



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Carysbrook Performing Arts Center
8880 James Madison Highway
Fork Union, VA 23055

Tuesday, August 9, 2022

Regular Meeting at 7:00 pm

TAB	AGENDA ITEMS
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No Work Session at 6:00 pm

REGULAR MEETING

1 – CALL TO ORDER, Pledge of Allegiance and then followed by a Moment of Silence

2 – DIRECTOR'S REPORT – Douglas Miles, AICP, CZA, Community Development Director

3 – PUBLIC COMMENTS #1 (5 minutes per speaker)

4 – MINUTES: Review and Approval of Draft Minutes from July 12, 2022

5 – PUBLIC HEARINGS: None

6 – PRESENTATIONS: None

7 – SITE DEVELOPMENT PLANS: None

8 – SUBDIVISIONS: None

9 – UNFINISHED BUSINESS:

ZMP 22:03 Wolfpack Properties LLC - A request to conditionally rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 35 +/- acres of Tax Maps 9 Section A Parcels 11, 11B, 11C, 11D, 11F and 11G. The subject properties are generally located along the south line of Lake Monticello Road (SR 618) and west of Glen Burnie Road, approximately two (2) miles east on Lake Monticello Road from its intersection with Thomas Jefferson Parkway (SR 53) and are in the Rivanna (Lake Monticello) Community Planning Area and Palmyra Election District.

10 – NEW BUSINESS: None

11 – PUBLIC COMMENTS #2 (5 minutes per speaker)

12 – ADJOURNMENT

Douglas Miles

Community Development Director Review

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*For the Hearing-Impaired – Listening devices are available upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 434.591.1910.*

PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

ORDER

1. It shall be the duty of the Chair to maintain order and decorum at meetings. The Chair shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chair shall not be challenged and no debate shall be allowed until after the Chair declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chair shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chair shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE
 - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
 - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
 - Speakers should approach the lectern so they may be visible and audible to the Commission.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Commission.
 - All questions should be directed to the Chair. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chair's discretion.
 - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
 - Speakers with questions are encouraged to call County staff prior to the public hearing.
 - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
 - At the conclusion of the public hearing on each item, the Chair will close the public hearing.
 - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
 - Further public comment after the public hearing has been closed generally will not be permitted.

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**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

**Fluvanna County Library
214 Commons Boulevard
Palmyra, VA 22963**

**July 12, 2022
Work Session 6:00 pm
Regular Meeting 7:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair
Gequetta “G” Murray-Key, Vice Chair
Mike Goad, Commissioner
Howard Lagomarsino, Commissioner
Ed Zimmer, Commissioner
Patricia Eager, Board of Supervisors Representative

ABSENT:

Valencia Porter, Administrative Programs Specialist

STAFF PRESENT:

Eric Dahl, Fluvanna County Administrator
Douglas Miles, Community Development Director
Fred Payne, Fluvanna County Attorney
Jennifer Schmack, Economic Development Director
Jon-Mikel Whalen, Planner / GIS Technician

WORK SESSION

Fluvanna County Comprehensive Plan – Douglas Miles, AICP, CZA Spring Open House results and the ongoing Advisory Groups update: Rural and Historic Preservation Advisory Group work and the Zion Crossroads Stakeholders Group work and the ongoing draft document preparation.

2022 Zoning Text Amendments – the discussion of Brewpubs, Data centers, Emergency centers, Event facilities, (Farm) Machinery sales & service, Microbreweries and Vehicle impound facilities as the new commercial land uses which are proposed based upon the market driven factors and small business owner requests. Emphasis is being placed on new uses in B-1, I-1 and I-2 districts.

1. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 7:00 pm, Chair Bibb, called to order the Regular Meeting of July 12, 2022. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

2. DIRECTOR’S REPORT – Douglas Miles, AICP, CZA, Community Development Director

SUB 22:07 Colonial Circle 204 Single-Family and Townhouse Units

Stanley Martin Homes recorded these new residential lots on July 1st. The subdivision roads have been bonded and AQUA water and sewer lines have been bonded for site construction.

SDP 22:06 Colonial Circle Convenience Market – Preliminary Layout

7,000 square foot Neighborhood convenience market with gasoline and diesel pump islands was submitted for our site plan design review and discussion of EV charging stations and car wash to come later this Summer with the site developer and civil engineering consultant for future uses.

Palmyra Streetscape Improvements: Commonwealth Transportation Board (CTB) Approval

The Commonwealth Transportation Board (CTB) on June 21st they approved \$1,271,325 Transportation Alternative Program (TAP) grant funded dollars with VDOT administering streetscape construction project in conjunction with Fluvanna County providing a match.

The project will improve both pedestrian accessibility and safety with the construction of five foot sidewalks, crosswalks and curb ramps to provide pedestrian connectivity along stone Jail Street from Main Street and connect the existing Courthouse and Historic Courthouse.

3. **PUBLIC COMMENTS #1**

Chair Bibb opened up the Public Comments at 7:09 pm by giving each public speaker a limit of five (5) minutes to speak and asked that they state their name and their address for the record.

Donna D’Aguanno at 148 Crepe Myrtle Drive, (online) she had stated that she was very disappointed that the Colonial Circle development was clear-cut at Routes 53 and 618.

With no one else wishing to speak in person or online, Chair Bibb closed the first round of Public Comments at 7:20 pm.

4. **MINUTES:**

MOTION:	To Approve the minutes of the Planning Commission of June 07, 2022				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:			Second	Motion	
VOTE:	Yes	Yes	Yes	Yes	Abstained
RESULT:	4-0-1, Zimmer Abstained				

5. **PUBLIC HEARINGS:**

ZMP 22:03 Wolfpack Properties LLC A request to rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 35 +/- acres of Tax Maps 9 Section A Parcels 11, 11B, 11C, 11D, 11F and 11G. The subject properties are generally located along the south line of Lake Monticello Road (SR 618) and west of Glen Burnie Road, approximately two (2) miles east on Lake Monticello Road from its intersection with Thomas Jefferson Parkway (SR 53) and are in the Rivanna (Lake Monticello) Community Planning Area and Palmyra Election District.

Mr. Miles presented the proposed commercial B-1 rezoning case request along with explaining some of the proposed, draft proffers relative to buffers, site construction access and land uses.

The applicant, Joseph Jones of Wolfpack Properties, LLC provided a summary presentation and along with Justin Shimp, PE, Shimp Engineering and was able to provide additional information.

Mr. Zimmer: asked is the 100-foot buffer conceptual or has been added as one of the proffers?

Mr. Miles: stated one of the proffers.

Mr. Goad: Do you already have prospective businesses like a grocery store or emergency center?

Mr. Jones: There are no retail stores selected yet but there are hospital systems like Bon Secours and Sentara we have begun having conversations with to provide potential emergency services.

Vice Chair Murray-Key: As far as the Lake Monticello residents going in and out of a potential new gate would they have to pay additional LMOA fees or will this new gate already be taken care of?

Mr. Jones: A bar code access gate could be installed there and we are working with the LMOA.

Chair Bibb opened the Public Hearing at 7:47 pm, allowing the public to speak for 5 (five) minutes and he asked that they state their name and property address then provide any public comments.

Corven Flynn at 319 Shiloh Church Road: stated he has three (3) concerns. First, the amount of available B-1 property and meaning when you increase the supply and decrease the demand and so all the property values including that is developed now like the other Lake shopping centers could suffer from a financial standpoint. Second, the application process on the checklist states that the technical review committee provides a professional critique of the application and plans. Third, I want to ask did the administration follow the process in this particular rezoning application and if they did not then why do we have a review process to consider rezoning application cases?

Tom Diggs at 947 Jefferson Drive spoke in support of the proposed commercial rezoning case.

Debra Kurre at 19 Laguna Road spoke in favor of this request, asked Aqua to fix water problems. She suggested that the county get a true traffic impact analysis when reviewing new rezonings.

Katherine Gardner at 669 Taylor Ridge Way (online) she spoke in favor of the rezoning case request and stated she was a lifelong Fire and EMS first responder and that a new emergency center is needed and that additional retail grocery store, medical and dental offices are needed.
Donna D’Aguanno at 148 Crepe Myrtle Drive (online) she spoke in favor of the zoning request.

Gregg Roberts at 2448 Lake Monticello Road: (online) stated he would like to know if there was going to be a privacy fence or a landscaped buffer between his property and the B-1 development.
Mr. Miles: stated yes there would be a 50 foot buffer or fence installed adjacent to your property as required in the Ordinance by the site developer of the property at the time of site plan review.

Chair Bibb closed the public hearing at 8:14 pm.

After a discussion with the applicant about the proffered conditions that were not signed and Mr. Payne, County Attorney indicated that they should be signed. Chair Bibb asked is there a motion.

MOTION:	I move the Planning Commission recommends deferral of ZMP 22:03, Wolfpack Properties LLC a request to rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 35 +/- acres of Tax Maps 9 Section A Parcels 11, 11B, 11C, 11D, 11F and 11G. The subject properties are generally located along the south line of Lake Monticello Road (SR618) and west of Glen Burnie Road, approximately two (2) miles east on Lake Monticello Road from its intersection with Thomas Jefferson Parkway (SR53) and are in the Rivanna (Lake Monticello) Community Planning Area and Palmyra Election District with Draft Proffers dated July 8, 2022.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	Deferred 5-0 to the August 9, 2022 Regular meeting				

Chair Bibb took a five minute recess at 8:55 pm and then reopened the meeting at 9:00 pm.

ZTA 22:01 An Ordinance to amend Chapter 22 Zoning of the Fluvanna County Code and pursuant to Fluvanna County Code Section 22-20-1(c) and by the Addition of Definitions and the Amendment of a Definition known as Agricultural Enterprises under 22-22-1 Definitions; Uses Permitted by Special Use Permit in A-1 Zoning Under 22-4-2.2 to Permit an Event Facility, Machinery Sales and Service, Microbrewery and Vehicle Impound Facility; Uses Permitted by Right in R-3 Zoning Under 22-7-9.1 to Permit a Brewpub; Uses Permitted by Special Use Permit in R-3 Zoning Under 22-7-9.2 to Permit a Microbrewery; Uses Permitted by Right in B-1 Zoning Under 22-9-2.1 to Permit a Brewpub, Emergency Center, Event Facility, Machinery Sales and Service, and Microbrewery; Uses by Special Use Permit in B-1 Zoning Under 22-9-2.2 to Permit a Vehicle Impound Facility; Uses Permitted by Right in B-C Zoning Under 22-10-3 to Permit a Brewpub; Uses Permitted by Special Use Permit in B-C Zoning Under 22-10-4 to Permit a Microbrewery; Uses Permitted by Right in I-1 Zoning Under 22-11-2.1 to Permit a Data Center, Machinery Sales and Service and Vehicle Impound Facility, Uses Permitted by Right in I-2 Zoning Under 22-12-2.1 to Permit a Data Center, Machinery Sales and Service and Vehicle Impound Facility.

Zoning Text Amendment Requests—Douglas Miles, Community Development Director

Agricultural Enterprise Definition:

Agricultural Enterprise: Agricultural related use that provides an agricultural service or produces goods from agricultural resources. These include processes that are a direct outgrowth, yet more intensive, of the products derived through agriculture, as defined.

Relates uses include sawmill these uses include **farm brewery, cidery, distillery, meadery,** winery and other similar facilities. (Existing Fluvanna County definition)

Brewpub & Microbrewery Definitions:

Brewpub: A restaurant that prepares, as an accessory use, handcrafted natural beer intended for the consumption on the premises.

Microbrewery: A facility for the production and packaging of malt beverages with alcohol content as defines by federal or Virginia law, and distribution, retail, wholesale, or both, for consumption on or off premises. Permitted accessory uses may include an on-site retail sales establishment and a tasting room. Microbreweries are licensed by the Virginia Department of Alcohol Beverage Control and shall operate in accordance with any requirements by the Code of Virginia or any other applicable laws.

Data Center – Industrial Use definition:

Data center: A facility used primarily for management, processing, storage and transmission of facts and information in digital form, which houses computer and network equipment, servers, systems and other associated components related to digital data operations. The facility may also include accessory uses like air handlers, power generators, water-cooling and storage facilities, utility substations, and other associated infrastructure to support its operations.

Emergency Center with Helipad Definition:

Emergency center: A facility that offers the same level of service offered at a hospital emergency room that must be staffed 24 hours a day, 365 days a year, including weekends, holidays, and during inclement weather. An emergency center can accept ambulance transports and have medical flight capabilities with helicopter landing and take-off areas as approved helipads and/or heliport areas.

Event Facility Definition:

Event facility: A place of public assembly, used primarily as a facility for hosting functions including, but not limited to, weddings, receptions, banquets, anniversaries, meetings or conferences. The event facility may be located in a building or tent, be in an uncovered, outdoor gathering space of less than 200 people or a combination thereof. An event facility is a place that charges a fee or that requires compensation to use the space or charges an entry fee or other fee for the uses related to the facility.

Facilities exclusively used by membership groups such as civic or service clubs or fraternal organizations are not included in this definition – see Lodge definition.

Event Facility: Not Lodge or Outdoor Gathering:

Lodge: A facility, owned or operated by a corporation, association, person or persons, for social, educational or recreational purposes, to which membership is required for participation and not primarily operated for profit nor to render a service that is customarily carried on as a business. A lodge does not include facilities for members to reside. (existing Fluvanna County definition for reference)

Outdoor gathering: Any temporary organized gathering expected to attract 200 or more people at one time in open spaces outside an enclosed structure. Included in this use type would be entertainment and music festivals, church revivals, carnivals and fairs, and similar transient amusement and recreational activities not otherwise listed in this section.

Neither of these existing Zoning Ordinance definitions are used for an Event Facility that is a for profit business or assembly hall use.

Farm Machinery / Vehicle Impound Facility:

Machinery sales and service: shall mean the sale and service of machinery such as, but not necessarily limited to, farm tractors, and other similar implements such as backhoes, bulldozers, and forklifts and together with attachments and implements of such machinery such as combines, harvesters, mowers, and buckets, etc.

Vehicle impound facility: A facility for the temporary, screened storage of operable or inoperable vehicles to be claimed by their titleholders or agents; or those vehicles that are awaiting insurance adjustments or claims within 30 days or less for insurance purposes.

Vehicle Impound Facility Zoning Research:

Automotive Repair Service: A facility for the general repair, rebuilding, or the reconditioning of engines, motor vehicles, or trailers, or providing collision services, to include body, frame or fender repair and overall painting with towing as accessory use to an Automotive Repair Service use.

Automotive Land Uses:

In the City of Charlottesville and Albemarle County historically is where tow trucks have been located and they are also commercially taxed by each of those localities rather than housed and taxed within Fluvanna County.

More Vehicle recovery operators are now looking to locate in the Count’s commercial corridors such as US 250 & Route 15 to serve I-64 and they could be commercially taxed within Fluvanna County for local revenue.

Vehicle Impound Facility: (22-22-1 Definitions) A facility that provides for the temporary, screened storage of operable or inoperable vehicles to be claimed by their titleholders or agents; or those vehicles that are awaiting insurance adjustments or claims within 30 days or less for insurance purposes (Proposed)

Vehicle Impound Facilities are used by Virginia jurisdictions to impound vehicles that have been left along public roadways or have not paid personal property taxes for years and;

They are used by the private vehicle recovery operators to temporarily store the damaged vehicles removed from the public roads for insurance claim purposes by vehicle owners

Salvage and Scrap Yard: Facilities engaged in the storage, sale and dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms.

Typical land uses are retail or wholesale sales of used auto parts that are placed up onto racks and is not a Vehicle Impound Facility that has a time limit and does not allow for disassembly of autos as insurance claims are being processed on them

Chair Bibb opened up the Public Hearing at 9:20 pm and he asked the speakers to provide their name and address and to keep their comments to five minutes.

Suzy Morris at 6840 Thomas Jefferson Parkway: Spoke about the zoning ordinance and why are we putting businesses into A-1 with an SUP when they need to be in B-1, I-1 and/or I-2 zoning.

Tom Beecher at 216 Lowfields Lane: Spoke in opposition relative to the event facility land use.
Jack Beuth at 121 Middleton Mills Lane: Spoke in opposition relative to the event facility use.

Chair Bibb closed the public hearing at 9:40 pm and opened up the discussion with the Planning Commissioners who were very supportive of potential new businesses being defined and being placed in the Fluvanna County Zoning Ordinance. Chair Bibb then asked do we have a motion.

MOTION:	I move that the Planning Commission recommends, in conformance with section 22-20-1 (B) of the Zoning Ordinance Approval of ZTA 22:01 an ordinance to amend chapter 22 zoning of the Fluvanna County code by the addition of definitions and the amendment of a definition know as agricultural enterprises under 22-22-1 definitions; uses permitted by special use permit in A-1 zoning under 22-4-2.2 to permit an event facility, machinery sales and service, microbrewery and vehicle impound facility; uses permitted by right in R-3 zoning under 22-7-9.1 to permit a brewpub; uses permitted by special use permit a R-3 zoning under 22-7-9.2 to permit a microbrewery; uses permitted by right in B-1 zoning under 22-9-2.1 to permit a brewpub, emergency center, event facility, machinery sales and service, and microbrewery; uses by special use permit in B-1 zoning under 22-9-2.2 to permit a vehicle impound facility; uses permitted by right in B-C zoning under 22-10-3 to permit a brewpub; uses permitted by special use permit in B-C zoning under 22-10-4 to permit a
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	microbrewery; uses permitted by right in I-1 zoning under 22-11-2.1 to permit a data center, machinery sales and service and vehicle impound facility, uses permitted by right in I-2 zoning under 22-12-2.1 to permit a data center, machinery sales and service and vehicle impound facility.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	Recommended Approval 5-0 onto August 17th Public Hearing				

7. SITE DEVELOPMENT PLANS:

None

8. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

Comprehensive Plan Advisory Group Appointments – Kathleen Kilpatrick was considered for the Historic Preservation Advisory Group and which will be starting on Thursday, July 28th.

MOTION:	I move that Planning Commission appoint Kathleen Kilpatrick to the Historic Preservation Advisory Group as a part of the 2040 Comp Plan.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

11. PUBLIC COMMENTS #2:

Chair Bibb opened up the Public Comments at 10:15 pm by giving each speaker a limit of five (5) minutes to speak and asked that they state their full name and property address for the record.

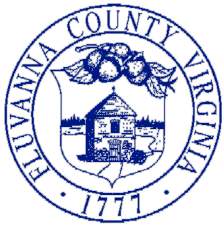
Donna Deguano at 148 Crepe Myrtle Drive: (online) Spoke about solar energy facilities and that they should be located within commercial and industrial areas and not be located in rural areas.

With no one else coming forward wishing to speak in person or online, Chair Bibb closed the Public Comments period at 10:20 pm.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on July 12, 2022 at 10:20 pm.

Barry A. Bibb, Chair
Fluvanna County Planning Commission



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
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www.fluvannacounty.org

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: B-1, General Business District

From: Douglas Miles, AICP, CZA
District: Palmyra Election District

General Information:

This conditional rezoning request is to be heard by the Planning Commission as an Unfinished Business item, on Tuesday, **August 9, 2022** at 7:00 pm at the Carysbrook Performing Arts Center.

Board Public Hearing:

This conditional rezoning request is scheduled to be heard by the Board of Supervisors as a **Public Hearing** on Wednesday, **August 17, 2022** at 7:00 pm at the Carysbrook Performing Arts Center.

Owner/Applicant:

Joseph Jones / Wolfpack Properties, LLC

Representative:

Justin Shimp, PE / Shimp Engineering

Requested Action:

ZMP 22:03 Wolfpack Properties LLC - A request to conditionally rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 35 +/- acres of Tax Maps 9 Section A Parcels 11, 11B, 11C, 11D, 11F and 11G. The subject properties are generally located along the south line of Lake Monticello Road (SR 618) and west of Glen Burnie Road, approximately two (2) miles east on Lake Monticello Road from its intersection with Thomas Jefferson Parkway (SR 53) and are in the Rivanna (Lake Monticello) Community Planning Area and Palmyra Election District.

Existing Zoning:

A-1, General Agricultural Zoning District

Proposed Zoning:

B-1, General Business Zoning District with proffered conditions

Existing Land Use:

Vacant or single family dwellings to be removed on the premises

Property Proposal:

The property is located within the Rivanna Community Planning Area and a new commercial center and medical emergency center would further enhance the commercial mixed-uses found in the Lake Monticello community. The property owner proposes to facilitate the construction of a new emergency center to help meet the need for providing senior medical services as specified in the Rivanna Plan recommendations. The closest available emergency center is located 13 miles away in Zion Crossroads with drive time averaging 25 minutes which is very long during medical emergencies. The growing needs overall in Fluvanna County for emergency medical care covers all demographic age groups and the chance to provide most medical services to our community.

The American Community Survey (ACS) five (5) year estimates indicate that sixty (60) percent of the Lake Monticello residents are over the age of 60 and that is projected to increase and to become an even greater need. Therefore, the time has come for Fluvanna County to seek out better medical providers and emergency center facilities to be located in the county rather than long commutes to surrounding jurisdictions. As the County is also experiencing a similar rise in senior medical services and overall human services needs with rural areas needing to consider to further enhance the emergency medical center offerings and to potentially tap into an available medical and surgical workforce that resides in Lake Monticello and that commutes out to UVA.

Emergency center: A facility that offers the same level of service offered at a hospital emergency room that must be staffed 24 hours a day, 365 days a year, including weekends, holidays, and during inclement weather. An emergency center can accept ambulance transports and have medical flight capabilities with helicopter landing and take-off areas as approved helipads and/or heliport areas. (proposed Zoning Ordinance definition through the ZTA 22:01 request)

Transportation Planning:

Wolfpack Properties, LLC is the Applicant for a proposed conditional rezoning and they are seeking to rezone six (6) parcels that comprise 35 +/- acres located on Lake Monticello Road (SR 618) Please see the applicant's VDOT 2019 Traffic Data, ITE Trip Generation Summary and Warrant Analysis Exhibits that were filed in conjunction with this rezoning application request.

Fluvanna County will require any accessory helicopter landing and takeoff area that it will need to be both permitted and constructed through the proper approvals to serve the future emergency center use. Fluvanna County Fire and Rescue Squad volunteers along with the Lake Monticello volunteers will continue to work within the existing confines of having emergency only landings.

The potential for adding an additional retail grocery store, emergency center and supporting retail and medical services is very important given that diesel and gas fuel prices and the higher costs for all electric vehicle voltage charges will continue to increase in the coming months and years.

JAUNT shuttle service from even more rural areas such as Buckingham County into Fluvanna County could potentially increase and allow for other regional residents to shop and seek medical services at this new commercial location. They may not continue into Albemarle and the City of Charlottesville and thereby decreasing the pass through commute times and potentially allowing

for retail tax revenues to be captured within Fluvanna County rather than the typical commercial retail tax leakage into other areas.

Projected AQUA Water Usage:

The applicant's engineering consultant has worked with AQUA Virginia on these projected water usage figures based on potential land uses of: a Shopping Center, a Hospital use and/or Medical office uses:

Shopping centers can use about 300 gallons per day (gpd) per every 1,000 square feet; Hospitals 300 gpd per bed or exam room; and Medical offices 5 gpd per employee with an overall rate of ten (10) gallons per minute. A professional estimate has been provided of 81,000 square feet of retail shopping center space; 25,000 square feet of hospital space; and 39,000 square feet of medical office space uses approximately 36,000 total gallons per day which is currently available within the AQUA water system.

Additional water and sewer consumption rate engineering site work would be performed at the time of Schematic Plan and Site development plan review and approval as the land uses are considered for site construction. AQUA engineering work has been performed previously when the one hundred twenty (120) senior apartments were being proposed at Village Oaks so the fire suppression calculations have been performed and confirmed by the AQUA engineers. They will work directly with the developer once they have actual users in order to determine what type of water and sewer supply will be needed.

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area which makes up approximately 40 percent of the county's population and mainly in the Lake Monticello community. The Rivanna Community Planning Area is the most developed area in the county and it contains a mixture of residential and commercial uses. Medium and small commercial uses, along with the office, civic and residential uses all combine to form a series of neo-traditional developments that are interconnected with surrounding development at the Lake gate areas. The proposed request is located in the Neighborhood Mixed Use area which includes a mix of retail and office uses providing employment opportunities to the surrounding residents.

Zoning Ordinance:

B-1 Zoning District:

The applicant has proffered out B-1, General Business by right land uses that include Automobile sales; Boarding houses; Self-storage facilities and Indoor Shooting ranges and these by special use permit only land uses Adult entertainment establishments; Adult retail stores; Lumberyards; Railroad facilities and Transportation facilities. These same type uses have been typical uses to be proffered out in other B-1, General Business zoning district conditional rezoning requests that are not appropriate to support the residential mixed-use needs at the regional neighborhood scale.

The applicant intends to retain the commercial land uses that relate to retail shopping centers and outparcels such as Bakeries, Daycare centers, Financial institutions, Grocery stores, Hospitals, Medical clinics and offices, Pharmacies, Restaurants, and Retail stores and shops that will tend to create more of a Village center to serve the surrounding community. The property was originally proposed to be developed as a limited rural cluster subdivision within the Rivanna Community Planning Area. These commercial and medical office uses will serve the surrounding community better than residential homes that do not contribute to the Fluvanna County business tax base.

Neighborhood Meeting:

A neighborhood community meeting was held back on Wednesday, June 29, 2022 at 7:00 pm by the applicant and consultant in the Lake Monticello Rescue Squad building with approximately twenty (20) residents in attendance. The main topics of discussion focused upon the potential for additional traffic along Lake Monticello Road (SR 618) and also in close vicinity to the Lake Monticello Main gate that at times, traffic backs up during peak am and pm periods onto Lake Monticello Road.

Update: The applicant has conducted on-site meetings with LMOA Administration and LMOA Public Safety officials in order to work on a private agreement on a potential LMOA gate onto Jefferson Drive. The Lake Monticello Owners' Association (LMOA) will be the entity in which to work out a potential agreement with as VDOT and Fluvanna County staff members are mainly concerned with where traffic would be accessing Lake Monticello Road (SR 618) and it would be addressed at the time of Schematic Plan review and the administrative site plan review stages.

The applicant indicated that they seek to establish a traditional commercial center use which may include uses such as an anchor grocery store, emergency center, outparcel bank, retail, office and sit-down restaurant uses that would provide the necessary neighborhood services that are lacking around the Lake Monticello development. Additional uses such as a new daycare center for both area residents and employees of the commercial uses and emergency center could be considered.

Conclusion:

When reviewing this conditional rezoning application, the Planning Commission should take into consideration any potential adverse impacts that the development may have on this portion of Fluvanna County and traffic generation issues have been analyzed by the applicant's engineering consultant. There are additional concerns along the Lake Monticello Road (SR 618) corridor to be addressed and as it has been discussed the opportunity to consider having an additional gate access into Lake Monticello in the rear portion of this proposed development. It would allow for the specific LMOA traffic to not have to use the additional ingress and egress areas onto SR 618.

This needs to be eventually studied further by the applicant's consultant in conjunction with both the VDOT Louisa Residency staff and LMOA Public Safety staff to reach agreements on a potential gate to lessen the Am/Pm peak period traffic impact upon Lake Monticello's main gate. VDOT would only be involved where the commercial entrance would be designed to line up with

the Village Oaks Phase IV subdivision entrance for traffic analysis to be completed during the site development plan review and approval process based upon the range of proposed land uses.

Suggested Motion:

I move that the Planning Commission recommends (Approval/denial/deferral) of ZMP 22:03, a request to amend the Fluvanna County Zoning Map on 35 +/- acres of Tax Map 9 Section A Parcels 11, 11B, 11C, 11D, 11F and 11G to rezone the same from A-1, General Agricultural, to B-1, General Business and subject to the proffers dated August 3, 2022 and with the Illustrative Exhibit A received on August 3, 2022.

Attachments:

Application and Statement of Proffers 8-3-22
Adjacent Property Owner Letter 7-12-22
Applicant's Illustrative Exhibit A 8-3-22
B-1 Zoning District land use summary



COUNTY OF FLUVANNA

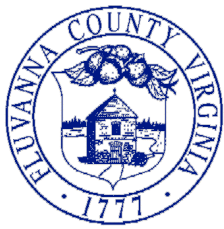
"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: July 1, 2022
From: Valencia Porter
To: Douglas Miles
Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the July 12, 2022 Planning Commission meeting.



COUNTY OF FLUVANNA

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PUBLIC HEARING NOTICE

July 1, 2022

ZMP 22:03 Wolfpack Properties LLC / Tax Map 9 Section A Parcels 11, 11B, 11C, 11D, 11F & 11G

This is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Meeting: Planning Commission Public Hearing

Date: **Tuesday, July 12, 2022 at 7:00 pm**

Location: Fluvanna County Library Meeting Room
214 Commons Boulevard Palmyra, VA 22963

ZMP 22:03 Wolfpack Properties LLC - A request to rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 35 +/- acres of Tax Maps 9 Section A Parcels 11, 11B, 11C, 11D, 11F and 11G. The subject properties are generally located along the south line of Lake Monticello Road (SR 618) and west of Glen Burnie Road, approximately two (2) miles east on Lake Monticello Road from its intersection with Thomas Jefferson Parkway (SR 53) and are in the Rivanna (Lake Monticello) Community Planning Area and Palmyra Election District.

Please be advised that you can attend the meeting in person, join the meeting via Zoom or by a phone call where you will have an opportunity to provide any Public comments. Instructions for participation in the Public Hearing will be available on the County's website along with the Meeting Agenda and Staff Reports.

You can contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding this application or this scheduled public hearing, then please contact me at dmiles@fluvannacounty.org or call me at 434.591.1910 with questions. We have provided the applicant's proposed rezoning concept plan.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

ADJACENT PROPERTY OWNERS ZMP 22:03

TAX MAP	NAME	ADDRESS	CITY/STATE/ZIP
9-A-9	WASHINGTON STREET PALMYRA LLC	1023 WASHINGTON ST APT 1	HOBOKEN, NJ 07030
9-A-10	SUSAN RINGWOOD	2224 LAKE MONTICELLO RD	PALMYRA, VA 22963
9-A-11E	GREGORY W & MARIA ANNE ROBERTS	2448 LAKE MONTICELLO RD	PALMYRA, VA 22963
9-A-11A	TIMOTHY J HOFFMAN	477 PERKINS RD	KENTS STORE, VA 23084
18A-2-396	PAUL A & JUANITA S LOWE	7 CHESTNUT CT	PALMYRA, VA 22963
18A-2-29	ROGER WAYNE & ANNETTE D NORTON	21 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-397	BONNIE WATSON MACKEY	5 CHESTNUT CT	PALMYRA, VA 22963
18A-2-28	CHRISTIAN DWIGHT MANLY OWENS	19 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-398	WILLIAM W & BONNIE L OPYOKE	3 CHESTNUT CT	PALMYRA, VA 22963
18A-2-27	REBECCA A SORG	17 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-399	JOHN D CHILSON	1 CHESTNUT CT	PALMYRA, VA 22963
18A-2-26	VICKIE VASILIKI POND	15 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-400	JOANNE T KLEIN	753 JEFFERSON DR	PALMYRA, VA 22963
18A-2-25	WILLIAM W JR & CATHERINE H WRIGHT	13 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-401	IMELDA B HUERTA	755 JEFFERSON DR	PALMYRA, VA 22963
18A-2-24	BARRY E. & BROOKE J HEATH	11 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-23	VIVIAN KELLOGG	9 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-402	PATRICK A & ELSY Y HEALY	10249 BATTLEFIELD DR	MANASSAS, VA 20110
18A-2-22	WEBBER LAND TRUST C/O MICHELE JORDAN, TRUSTEE	3445 SEMINOLE TRL # 291	CHARLOTTESVILLE, VA 22911
18A-2-403	KENNETH FRIEND	759 JEFFERSON DR	PALMYRA, VA 22963
18A-2-21	BARBARA E VORNDICK	5 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-20	HOLLY CASON DEGRAFF	3 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-404	FREEMAN S & EILEEN J WATKINS	761 JEFFERSON DR	PALMYRA, VA 22963
18A-2-19	SIVYA T KAMBALE & MASIKA KABUYAYA	801 JEFFERSON DR	PALMYRA, VA 22963
18A-2-405	SAMUEL D KIDD	763 JEFFERSON DR	PALMYRA, VA 22963
18A-2-406	VALARIE JOHNSON	765 JEFFERSON DR	PALMYRA, VA 22963

[illegible]



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

RECEIVED

JUN 22 2022

Fluvanna County
Planning Dept

Owner of Record: Wolfpack Properties LLC

Applicant of Record: same as owner

Address: P.O. Box 4884 Glen Allen, Va. 23058

Address:

Phone: (804) 687-5003

Fax:

Phone:

Fax:

Email: JunahJones@protonmail.com

Email:

Representative: Shimp Engineering PC

Address: 912 E. High Street, Charlottesville, VA, 22902

Phone: (434) 227-5140

Fax:

Email:

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:

Tax Map and Parcel(s) 9-A-11, 9-A-11 B, 9-A-11 C, 9-A-11 D, 9-A-11 F, and 9-A-11 G

Acreage 34.92

Current Zoning A-1

Is parcel in Land Use Valuation Program? ☐ No ☐ Yes

Deed Book and Page:

Location of Parcel: Lake Monticello Road

If any Deed Restrictions, please attach a copy

Requested Zoning B-1 Proposed Use of Property Commercial

Affidavit to Accompany Petition for Rezoning

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are true and correct to the best of our knowledge.

Date: 6/22/2022 Signature of Owner/Applicant:

Subscribed and sworn to before me this

22

day of

June, 2022

Register # 767 5991

My commission expires:

06/30/2024

Notary Public:

Caitlin Solis

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

Office Use Only

Date Received:

Pre-Application Meeting:

PH Sign Deposit Received:

Application #: ZMP 22:03

\$1,000 fee paid:

check 1022

Mailing Costs: \$20.00 per Adjacent Property Owner after first 15, Certified. Paid:

Proffer or Master Plan Amendment: \$750.00 plus mailing costs. Paid:

Election District:

Palmyra

Planning Area:

Bivanna Community

Public Hearings

Planning Commission

Board of Supervisors

Advertisement Dates:

Advertisement Dates:

APO Notification:

APO Notification:

Date of Hearing:

Date of Hearing

Decision:

Decision:



RECEIVED

COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

JUN 22 2022

Fluvanna County
Planning Dept

Name: Wolfpack Properties LLC

Address: P.O. Box 4884
P.O. box

City: Glen Allen

State: VA Zip Code: 23058

I hereby certify that the sign issued to me is my responsibility while in my possession.
Incidents which cause damage, theft, or destruction of these signs will cause a partial or full
forfeiture of this deposit.

Joseph A. Wolfpack Properties, LLC. 6/22/22
Applicant Signature Date

*Number of signs depends on number of roadways property adjoins.

Office Use Only	
Application #: BZA : CPA : SUP : ZMP <u>22: 03</u> ZTA :	
\$90 deposit paid per sign*: <u>check 1023</u>	Approximate date to be returned:



Commonwealth of Virginia

County of Fluvanna

Rezoning Application Checklist

RECEIVED

JUN 22 2022

Fluvanna County
Planning Dept

The following information shall be submitted with the application and is to be provided by the applicant for the processing of the application:

Applicant must supply	Staff Checklist
Completed Rezoning Application signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application	
<ul style="list-style-type: none"> Statement on proposed use of property and reason for rezoning Ten (10) copies of plats showing existing and proposed improvements (if applicable) Deed restrictions (if applicable) Copy of the Tax Map showing the site (preferred) General Location Map (preferred) 	
Supporting photographs are not required, but suggested for evidence	

All maps and plans submitted are to be either 8.5"x 11" or 11"x 17". One original of any size may be for staff use at the public hearing.

Staff Only	Staff Checklist
Preliminary review by planning staff for completeness and content:	
<ul style="list-style-type: none"> Technical Review Committee review and comment Determine all adjacent property owners Placed as a Public Hearing on the next available agenda of the Planning Commission. 	
Notification of the scheduled Public Hearing to the following:	
<ul style="list-style-type: none"> Applicant All adjacent property owners Local Newspaper advertisement 	
Staff Report to include, but not be limited to:	
<ul style="list-style-type: none"> General information regarding the application Any information concerning utilities or transportation Consistency with good planning practices Consistency with the comprehensive plan Consistency with adjacent land use Any detriments to the health, safety and welfare of the community. 	

STATEMENT OF PROFFERS

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, Wolfpack Properties, LLC, as the Developer (the “Developer”) of record of Tax Map 9 Section A Parcels 11, 11B, 11C, 11D, 11F, and 11G (collectively, the “Property”) which is the subject of this Conditional Rezoning request, ZMP 22:03, does hereby voluntarily proffer that development of the Property shall be in strict accordance with the following conditions set forth in this submission:

The Developer presents this statement of proffers for Tax Map 9 Section A Parcels 11, 11B, 11C, 11D, 11F, 11G:

1. CONCEPTUAL REZONING EXHIBIT: An Illustrative Exhibit is attached as: **EXHIBIT A** and it is conceptual in nature and is shown in consideration of rezoning request ZMP 22:03. The final site plan(s) shall provide for safe and convenient vehicular and pedestrian circulation between sites to be occupied by complementary uses.

2. SCREENING: The Property shall be screened from view in substantial accordance with the Illustrative Exhibit, submitted August 3, 2022 as prepared by Shimp Engineering, PC along with the requirements of Section 22-24-7 of the Fluvanna County Zoning Ordinance. The Developer will maintain a one hundred (100) foot vegetative buffer along the shared property boundaries and with adjacent properties fronting on Jefferson Drive, starting at the intersection of Glen Burnie Road and Jefferson Drive.

3. CONSTRUCTION ENTRANCE: The VDOT approved construction entrance(s) for the Property, including primary ingress and egress for any logging operations, shall be established from Route 618. The Developer shall notify VDOT and Fluvanna County prior to commencing any construction or logging activity. No construction entrance shall be permitted to connect to Jefferson Drive, or any road inside the gates of Lake Monticello.

4. EXCLUDED USES:

The following permitted by right land uses shall be excluded from the Property under B-1 Zoning Section 22-9-2.1:

Commercial Uses: Automobile sales, Boarding houses; Self-storage facilities; and Shooting ranges, indoor

The following uses permitted by special use permit only shall be excluded from the Property under B-1 Zoning Section 22-9-2.2:

Commercial Uses: Entertainment establishments, adult; Retail stores, adult; and Transportation terminals.

Industrial Uses: Lumberyards, Railroad facilities

I hereby acknowledge as the Property Developer that the Conditional Rezoning of the Property gives rise to the need for these conditions and that these conditions are reasonable.



WOLFPACK PROPERTIES, LLC

Joseph T. Jodis - Managing Member

8/3/22

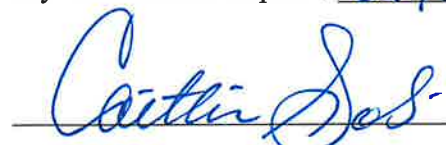
Date

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Fluvanna

I, Caitlin Solis, a Notary for the State of Virginia
do verify that the foregoing instrument was signed before me this the 3 day of
August, 2022.

My commission expires: 06/30/2024



Notary Public



RECEIVED

AUG 03 2022

**Fluvanna County
Planning Dept**

ILLUSTRATIVE EXHIBIT A



June 20, 2022

**Route 618 Commercial Rezoning
Traffic Study**

Wolfpack Properties LLC is the Applicant (the “applicant”) for a proposed rezoning in Fluvanna County, Virginia. The applicant seeks to rezone six parcels in the Rivanna Planning area, tax map parcels 9-A-11, 9-A-11G, 9-A-11F, 9-A-11B, 9-A-11C, and 9-A-11D (collectively, the “property”). The 35-acre property is located on Route 618 Lake Monticello Road, approximately two miles east from its intersection with Route 53 Thomas Jefferson Parkway. The property is currently zoned A-1 General Agricultural and the rezoning request to B-1 General Business seeks to establish a commercial center within the Rivanna Planning Area.

1. VDOT 2019 Traffic Data

The following table provides VDOT 2019 traffic data on the 4.03-mile segment of Route 618 Lake Monticello Road from Route 53 Thomas Jefferson Parkway to Route 600 S Boston Road. The speed limit on this portion of Route 618 is 45-mph. For further accuracy, estimated trips generated by the commercial shopping have been added to the 2019 AADT and accounted for in this warrant analysis. The trip generation is based on potential end users typical of a commercial center. Trip generation for the mixed-use development allows for use of an internal capture rate of 15%.

Route 618 Lake Monticello Rd. Background Traffic	
2-lane highway	
4.03-mile segment	
45-mph	
AADT (2019)	3,100
K	0.099
D	0.603
Peak Hour Total	307
Peak Hour Direction A (west)	185
Peak Hour Direction B (east)	122

Project Narrative For: Route 618 Commercial Center | Rezoning Request

Parcel Description: Tax Parcel 9-A-11, 9-A-11 B, 9-A-11 C, 9-A-11 D, 9-A-11 F, and 9-A-11 G

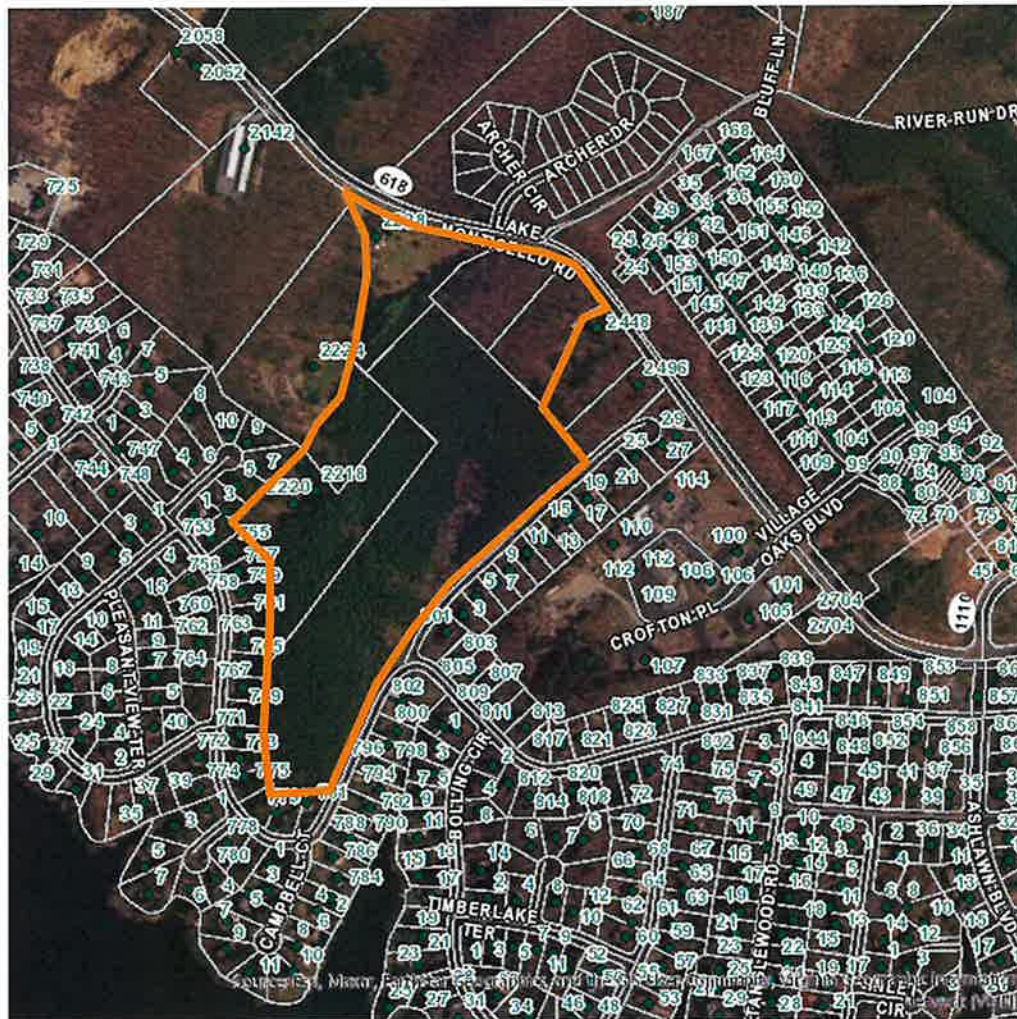
Initial Submittal: June 20, 2022

Pre-App Meeting Date: June 9, 2022

	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
TMP 9-A-11(B, C, D, F, and G)	34.94	A-1	B-1	Community Planning Area

Location:

Approximately 2 miles east on Lake Monticello Road from its intersection with Thomas Jefferson Parkway.



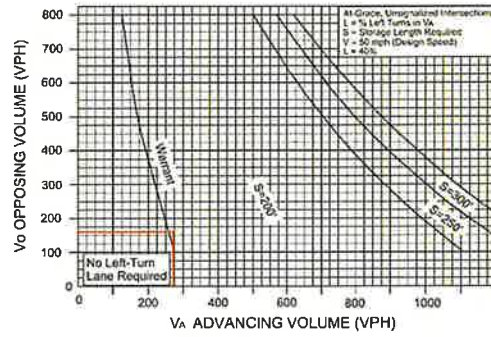


FIGURE 3-15 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

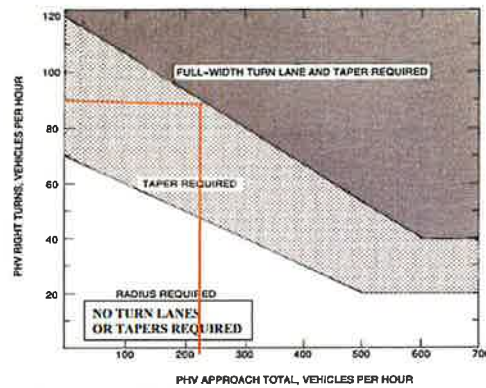


FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.

Adjusted right turns = PHV Right Turns - 20

If PHV is not known use formula: $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

- **ARTICLE 9. - BUSINESS, GENERAL, DISTRICT B-1 August 2022**

- **Sec. 22-9-1. - Statement of intent.**

Generally this district covers those areas of the County as defined by the Comprehensive Plan that are intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.

- **Sec. 22-9-2. - Use regulations.**

In Business, General, District B-1, structures to be erected or land to be used shall be for one (1) or more of the following uses, together with ordinary and necessary accessory uses, and no others.

(Ord. 12-16-15)

- **Sec. 22-9-2.1. - Uses permitted by right.**

The following uses shall be permitted by right:

Civic Uses

Amusements, public

Cultural services

Public recreation assembly

Public uses

Religious assembly

Sheltered care facilities

Commercial Uses

Assisted living facilities

Auction houses

Automobile repair service establishments

~~Automobile sales~~

Bakeries

Bed and breakfasts

Boarding houses

Butcher shops

Car washes

Cemeteries, commercial

Communications service

Corporate offices

Daycare centers

Financial institutions

Flea markets

Funeral homes

Garden center

Gas stations

Greenhouses, commercial

Grocery stores

Guidance services

Hospitals

Hotels

Indoor entertainment

Indoor recreation facilities

Laundries

Marinas, commercial

Medical clinics

Nursing homes

Offices

Parking facilities

Personal improvement services

Personal service establishments

Pharmacies

Professional schools

Recreational vehicle sales

Restaurants, fast food

Restaurants, general

Restaurants, small

Retail stores, general

Retail stores, large-scale

Retail stores, neighborhood convenience

Retail stores, specialty

~~Self-storage facilities~~

~~Shooting ranges, indoor~~

Studios, fine arts

Taxidermists

Vending carts

Veterinary offices

Miscellaneous Uses

Accessory uses

Utilities, minor

(Ord. 3-15-06; Ord. 11-20-07; Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12)

- **Sec. 22-9-2.2. - Uses permitted by special use permit only.**

The following uses shall be permitted by special use permit only:

Civic Uses

Educational facilities

Public assembly

Commercial Uses

Amusements, commercial

Dance halls

~~Entertainment establishments, adult~~

Halfway houses

Kennels, commercial

Landscaping materials supply

Laundromats

Lodges

Manufactured home sales

Outdoor entertainment

Outdoor recreation facilities

~~Retail stores, adult~~

~~Transportation terminals~~

Industrial Uses

Contractor's storage yards

~~Lumberyards~~

Machine shops

~~Railroad facilities~~

Research laboratories

Miscellaneous Uses

Outdoor gatherings

Telecommunication facilities

Utilities, major

Residential Uses

Dormitories

(Ord. 3-15-06; Ord. 11-20-07; Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12)

- **Sec. 22-9-3. - Requirements for permitted uses.**

All buildings, structures and uses in the B-1 District shall be subject to the provisions of Article 23: Site Development Plans of this Code.

(Ord. 12-16-15)

- **Sec. 22-9-4. - Area regulations.**

None, except for permitted uses utilizing individual sewerage disposal system. The required area for any such use shall be approved by the administrator who may consult with the health official.

- **Sec. 22-9-5. - Setback regulations.**

(A) Buildings shall be located not less than fifty feet (50') from any public right-of-way. This shall be known as the "setback line." All parking lots shall be located not less than twenty-five feet (25') from any public right-of-way.

(B) A variation to the setback regulations may be granted by the Planning Commission for projects in a designated growth area that meet new urban/neo-traditional planning principles, and further the objectives and goals set forth in the comprehensive plan. Appeals must be received in writing within thirty (30) days of the variation decision, and will then be forwarded to the Board of Supervisors for a final determination.

(Ord. 5-4-11)

- **Sec. 22-9-6. - Yard regulations.**

The minimum yard requirements for permitted uses adjoining or adjacent to a residential or agricultural district shall be fifty feet (50'). All parking lots and accessory uses shall be located not less than twenty-five feet (25') from any residential or agricultural district.

- **Sec. 22-9-7. - Height regulations.**

Buildings may be erected up to forty-five feet (45') in height from grade, except that:

(A) A public or semi-public building such as a school, place of worship, library, hotel and general hospital may be erected to a height of sixty feet (60') from grade provided that required front, side and rear yard each shall be increased one foot (1') for each foot in height over forty-five feet (45').

(B) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials sixty feet (60') limit. Parapet walls may be up to four feet (4') above the height of the building on which the walls rest.

- **Sec. 22-9-8. - Off-street parking.**

Off-street parking shall conform with Article 26: Off-Street Parking and Loading Spaces of this chapter.

- **Sec. 22-9-9. - Sign regulations.**

Sign regulations shall conform to Article 15 of this chapter.

- **Sec. 22-9-10. - Sidewalks.**

Sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

(Ord. 5-4-11)

BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Andrew Wills	July, 2022

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
BUILDING PERMITS ISSUED														
NEW - Single Family Detached (incl. Trades permits)	2018	8	3	15	11	13	17	13	10	8	8	6	9	121
	2019	8	10	14	9	12	9	10	14	13	2	11	7	119
	2020	12	13	22	14	8	18	19	17	15	20	22	11	191
	2021	15	9	19	20	16	22	15	11	8	22	12	8	177
	2022	17	11	20	11	18	31	10	0	0	0	0	0	118
NEW - Single Family Attached	2018	0	0	0	0	0	0	0	0	0	0	0	0	0
	2019	0	0	0	0	0	0	0	0	0	0	0	0	0
	2020	0	0	0	0	1	6	0	0	6	0	0	5	18
	2021	6	0	0	0	0	0	0	0	0	0	0	0	6
	2022	0	0	0	0	0	0	0	0	0	0	0	0	0
NEW - Mobile Homes	2018	0	0	1	1	0	0	0	0	0	0	0	0	2
	2019	0	0	0	0	0	0	0	0	1	0	0	0	3
	2020	0	0	1	0	0	1	0	0	1	0	0	0	3
	2021	0	0	0	0	0	0	0	0	0	0	1	0	1
	2022	0	0	0	0	0	1	0	0	0	0	0	0	1
Additions and Alterations	2018	19	6	10	19	8	13	26	25	32	42	22	21	243
	2019	35	33	37	27	38	38	44	34	34	36	35	31	422
	2020	37	38	23	30	30	22	27	20	30	34	35	23	349
	2021	28	14	43	39	31	40	30	29	26	30	35	33	378
	2022	33	48	60	45	47	50	51	0	0	0	0	0	334
* Trade permits count not in .														
Accessory Buildings	2018	2	3	3	6	2	1	4	2	1	2	2	2	30
	2019	2	4	6	4	4	3	3	8	2	8	4	4	52
	2020	2	4	4	4	5	5	1	7	8	3	5	1	49
	2021	1	3	3	6	3	6	1	3	2	4	4	2	38
	2022	3	4	13	6	5	2	5	0	0	0	0	0	38
Swimming Pools	2018	0	1	1	1	0	1	2	0	1	2	0	0	9
	2019	0	0	0	3	2	2	0	1	0	1	0	1	10
	2020	0	1	3	3	1	2	3	1	1	0	0	0	15
	2021	0	0	7	1	5	2	3	4	1	0	1	2	26
	2022	0	2	4	4	1	0	3	0	0	0	0	0	14
Commercial/ Industrial Build/Cell Towers	2018	0	0	0	0	0	2	0	0	0	0	0	0	2
	2019	0	0	1	1	0	2	0	0	0	0	0	0	4
	2020	0	0	1	0	1	0	0	3	0	0	2	0	7
	2021	1	0	1	0	0	0	1	0	0	0	2	0	5
	2022	0	0	0	0	0	2	3	0	0	0	0	0	5
TOTAL BUILDING PERMITS	2018	29	13	30	38	23	34	45	37	42	54	30	33	408
	2019	45	47	58	44	56	54	57	57	50	48	50	43	609
	2020	51	56	54	51	46	54	50	48	63	57	54	40	624
	2021	51	26	73	66	55	70	50	47	37	56	55	45	631
	2022	54	65	97	66	71	86	72	0	0	0	0	0	511
* Trade permits count not included as in previous years														
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2018	\$2,451,433	\$1,075,551	\$3,544,096	\$2,153,241	\$3,834,995	\$5,693,348	\$3,156,593	\$4,929,005	\$3,637,992	\$1,791,222	\$2,169,284	\$2,421,169	\$ 37,107,929
	2019	\$1,991,054	\$2,502,719	\$5,639,238	\$4,695,173	\$3,057,597	\$3,228,152	\$3,360,952	\$3,926,015	\$3,457,214	\$2,636,194	\$3,148,369	\$2,960,579	\$ 40,603,256
	2020	\$2,292,161	\$3,206,055	\$7,238,708	\$2,997,448	\$2,245,441	\$4,389,903	\$3,644,002	\$5,555,492	\$5,271,906	\$4,201,357	\$3,513,834	\$2,954,193	\$ 47,506,500
	2021	\$5,397,000	\$1,687,484	\$2,506,869	\$4,952,702	\$3,473,256	\$5,766,891	\$2,885,146	\$2,053,053	\$2,046,134	\$3,637,390	\$4,633,868	\$2,712,396	\$ 41,734,789
	2022	\$5,073,054	\$3,017,155	\$5,012,175	\$2,937,240	\$5,654,955	\$9,371,750	\$11,374,772	\$0	\$0	\$0	\$0	\$0	\$ 42,441,101

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
LAND DISTURBING PERMITS ISSUED														
LAND DISTURBING PERMITS	2018	10	4	16	13	11	17	13	7	9	6	7	8	121
	2019	8	12	16	9	14	10	12	14	13	2	11	8	129
	2020	11	10	26	13	8	24	13	19	20	19	13	16	192
	2021	22	10	18	20	18	22	16	11	4	23	13	8	185
	2022	16	13	19	11	18	34	11	0	0	0	0	0	122
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2018	163	148	173	186	215	176	164	220	144	221	154	141	2,105
	2019	237	207	232	297	305	246	324	332	295	298	204	216	3,193
	2020	213	197	302	369	371	304	434	368	439	464	407	412	4,280
	2021	430	349	465	431	402	426	333	355	419	453	422	356	4,841
	2022	304	414	551	449	439	486	594	0	0	0	0	0	3,237
FEES COLLECTED														
Building Permits	2018	\$8,988	\$4,311	\$9,939	\$14,765	\$13,796	\$23,633	\$14,993	\$8,748	\$10,826	\$12,613	\$9,556	\$14,570	\$ 146,738
	2019	\$11,377	\$13,617	\$14,005	\$14,308	\$11,228	\$16,260	\$13,778	\$18,772	\$14,375	\$8,468	\$14,747	\$11,059	\$ 161,994
	2020	\$12,863	\$15,468	\$18,152	\$16,803	\$13,147	\$28,068	\$23,193	\$28,887	\$24,237	\$19,359	\$15,359	\$15,871	\$ 231,407
	2021	\$18,733	\$15,400	\$15,654	\$21,333	\$16,184	\$23,031	\$27,000	\$11,923	\$9,144	\$20,620	\$15,563	\$9,211	\$ 203,766
	2022	\$21,100	\$19,347	\$23,488	\$15,404	\$19,739	\$23,621	\$18,713	\$0	\$0	\$0	\$0	\$0	\$ 141,412
Land Disturbing Permits	2018	\$1,450	\$5,975	\$1,890	\$1,625	\$1,625	\$2,850	\$1,625	\$1,175	\$1,125	\$875	\$10,675	\$2,150	\$ 33,040
	2019	\$1,000	\$1,500	\$1,625	\$1,125	\$3,553	\$1,250	\$2,975	\$6,556	\$1,920	\$250	\$1,375	\$1,125	\$ 24,251
	2020	\$1,375	\$1,250	\$6,365	\$1,625	\$1,000	\$3,000	\$2,125	\$8,369	\$2,500	\$2,375	\$4,294	\$1,875	\$ 36,153
	2021	\$5,678	\$1,250	\$14,463	\$2,500	\$2,250	\$2,750	\$13,581	\$2,824	\$500	\$4,848	\$1,625	\$1,000	\$ 53,268
	2022	\$2,000	\$2,050	\$9,963	\$1,375	\$2,250	\$10,014	\$1,375	\$0	\$0	\$0	\$0	\$0	\$ 29,027
Zoning Permits/ Proffers	2018	\$1,400	\$800	\$1,750	\$1,600	\$1,400	\$2,200	\$2,050	\$1,400	\$1,050	\$1,400	\$700	\$1,400	\$ 17,150
	2019	\$1,200	\$1,800	\$2,200	\$1,550	\$2,050	\$1,350	\$1,950	\$2,300	\$1,700	\$1,150	\$1,450	\$1,400	\$ 20,100
	2020	\$1,650	\$1,600	\$3,000	\$1,700	\$15,550	\$3,050	\$2,350	\$2,300	\$2,900	\$2,850	\$1,600	\$1,700	\$ 26,250
	2021	\$2,150	\$1,150	\$3,650	\$2,950	\$2,650	\$3,400	\$2,450	\$1,850	\$1,300	\$2,900	\$1,900	\$1,150	\$ 27,500
	2022	\$1,900	\$1,400	\$3,900	\$1,650	\$2,300	\$3,900	\$1,800	\$0	\$0	\$0	\$0	\$0	\$ 16,850
TOTAL FEES	2018	\$11,838	\$11,086	\$13,579	\$17,990	\$16,821	\$28,683	\$18,668	\$11,323	\$13,001	\$14,888	\$20,931	\$14,120	\$ 196,928
	2019	\$13,577	\$16,917	\$17,830	\$16,983	\$16,831	\$18,860	\$18,703	\$27,628	\$17,995	\$9,868	\$15,028	\$13,584	\$ 203,804
	2020	\$15,888	\$18,318	\$27,517	\$20,128	\$15,697	\$34,118	\$27,668	\$39,556	\$29,637	\$24,584	\$24,584	\$19,446	\$ 293,810
	2021	\$26,561	\$17,800	\$33,767	\$26,783	\$21,084	\$29,181	\$43,031	\$16,597	\$10,944	\$28,368	\$24,584	\$11,361	\$ 290,061
	2022	\$25,001	\$22,797	\$37,351	\$18,429	\$24,289	\$37,535	\$21,888	\$0	\$0	\$0	\$0	\$0	\$ 187,290