



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

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

Wednesday, November 9, 2022

6:00 pm **Work Session**
7:00 pm Regular Meeting

TAB	AGENDA ITEM
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WORK SESSION

-
- A. Call to Order, Pledge of Allegiance and followed by a Moment of Silence
-
- B. County Administrator and Finance Director's CIP Project Rankings comments
-
- C. Work Session: Capital Improvement Plan FY 2024 - 2028 Project Rankings
-
- D. Adjournment
-

REGULAR MEETING

1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE AND 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 October 11, 2022

5 – PUBLIC HEARINGS:

ZMP 22:04 Vaughn Property Group, LLC – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 Parcel 1. The subject property is located along the west line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

ZMP 22:05 Vaughn Property Group, LLC – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 Parcel 2. The subject property is located along the east line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

6 – PRESENTATIONS: None

7 – SITE DEVELOPMENT PLANS: None

8 – SUBDIVISIONS: None

9 – UNFINISHED BUSINESS: None

10 – NEW BUSINESS: None

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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.*

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

12 – ADJOURNMENT

Douglas Miles

Community Development Director Review

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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 Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman 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 Chairman shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chairman 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 Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman'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 Chairman 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**

**Carysbrook Performing Arts Center
8660 James Madison Hwy
Fork Union, VA 23055**

**October 11, 2022
Regular Meeting at 7:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair
Mike Goad, Commissioner
Ed Zimmer, Commissioner
Howard Lagomarsino, Commissioner
Patricia Eager, Board of Supervisors Representative

ABSENT:

Gequetta "G" Murray-Key, Vice Chair

STAFF PRESENT:

Eric Dahl, County Administrator
Fred Payne, County Attorney
Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Jon-Mikel Whalen, Planner / GIS Technician
Valencia Porter, Administrative Programs Specialist

CIP STAFF PRESENT:

Eric Hess, Fluvanna County Sheriff
Calvin Hickman, Public Works Director
John Lye, Lake Monticello Fire & Rescue
Tori Melton, Finance Director
Sean Peterson, Captain, Sheriff's Office
Bobby Popowicz, Public Works Asst. Director
Aaron Spitzer, Parks & Recreation Director

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

At 6:00 pm, Chair Bibb, called to order the Work Session of October 11, 2022. After the recitation of the Pledge of Allegiance a Moment of Silence was observed during this time.

B. CAPITAL IMPROVEMENTS PLAN FY 2024 - FY 2028

Fluvanna County's new Capital Improvement Plan (CIP) for FY24 – FY 28 has been prepared by the Finance Department in conjunction with the County Administrator. The CIP Plan has been forwarded to the Planning Commission for their review, in accordance with Virginia State Code §15.2-2239: Local Planning Commissions to prepare and submit annually capital improvement programs to the governing body, in our case it is to the Fluvanna County Board of Supervisors.

The Public Works Director, Parks and Recreation Director, Sheriff's Office Fleet Manager, Lake Monticello Fire Rescue Chief and Fluvanna County Schools Executive Director for Operations all provided brief presentations on their proposed funding projects and they answered questions.

Several of the same CIP requests from last year were presented so there was little change in these requests to the Planning Commissioners just more of status updates on these projects. The Schools Division had taken care of their additional school bus orders with other funding.

Mr. Dahl then summarized the next steps within the CIP review process with Project Rankings scheduled to occur at the November 9th Planning Commission Work Session and then after the rankings a Public Hearing would be conducted on December 13th to complete the CIP process.

Chair Bibb adjourned the Work Session at 6:39 pm for a brief recess until 7:00 pm.

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 October 11, 2022. After the recitation of the Pledge of Allegiance and a Moment of Silence was observed during this time.

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

September 21st & October 5th Board Public Hearing results

Fluvanna County Economic Development Strategic Plan was adopted by the Board of Supervisors on September 21st and the 2040 Comprehensive Plan – Economic Development Chapter will be updated to reflect these new goals and objectives. Presentation to EDA and EDTAC will be conducted in November on the 2040 Plan.

Fluvanna Water & Wastewater Master Plan was adopted as prepared by Dewberry Engineering – Richmond office and the new Chapter 21 – Water and Wastewater Ordinances were adopted with new water and sewer connections to be established by the Fluvanna County Utilities Dept.

Wednesday, October 12th - White Oak Solar Community meeting

- When: Wednesday, October 12th from 6:30 pm – 8:00 pm
- Where: The Light Academy Cafeteria Room – 479 Cunningham Road
- What: proposed 38 megawatt Utility – scale solar energy facility by Commonwealth Energy Partners (CEP Solar) from Henrico County to conduct the community meeting.
- Solar energy project to be located off of Shores and Rockfish Run Roads.

Thursday October 27th Vaughn Properties Community meeting

- When: Thursday, October 27th from 6:00 pm – 7:00 pm
- Where: Administration Building – Morris Room at 132 Main Street
- What: two (2) Light Industrial (I-1) conditional rezoning requests
- 40 acres on the east side of Route 15 in southern Zion Crossroads
- 40 acres on the west side of Route 15 with Little Creek Road access
- Proposed office / warehouse / distribution / flex industrial uses

Day	Date	Time	Regular meeting or Advisory Group meeting	Location
WEDS	Oct 12th	6:30 PM	White Oak Solar 38 MW Facility – Shores Road	The Light Academy
THURS	Oct 27th	6:00 PM	Vaughn Properties - Route 15 & Little Creek Rd	Morris Rm
WEDS	Nov 9th	7:00 PM	CIP Project Rankings - Vaughn Public Hearings	Performing Arts Center
TUES	Dec 13th	7:00 PM	Comp Plan Work Session – CIP Public Hearing	Performing Arts Center

3. PUBLIC COMMENTS #1

Chair Bibb opened up the Public Comments at 7:08 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.

Linda Staiger at 2949 Ridge Road: announced that Saturday October 15, 2022 will be the First Annual ARTS of Fluvanna County Self-guided Studio Tour from 10:00 am – 6:00 pm with about sixty (60) Fluvanna County artists displaying art at their commercial and/or home-based studios.

With no one else wishing to speak in person or online, Chair Bibb closed the first round of Public Comments at 7:11 pm.

4. MINUTES:

MOTION:	September 13, 2022 minutes				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second		Motion	
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0-1 Approved				

5. PUBLIC HEARINGS:

AFD 22:01 SAH, LLC – Withdrawal from 640 AFD – Jason Overstreet, Senior Planner

Planning and Community Development received an application for a withdrawal of 19.63 acres from the existing North 640 Agricultural and Forestal District. The North 640 District is located in the Fork Union Election District and consists of approximately 2295.7 acres making it the largest AFD in Fluvanna. The District was renewed by the Board of Supervisors on January 22, 2020 for an additional ten (10) year period. The parcels proposed to be withdrawn are owned by SAH LLC and identified as Tax Map 29 Section A Parcel 37 in the amount of 8.39 acres and Tax Map 29 Section A Parcel 37. The total acreage of the subject parcels is 147.2 acres. The North 640 Agricultural and Forestal District is located within both Rural Preservation and Rural Residential Planning Areas.

The application to remove all of Tax Map 29 Section A Parcel 42 and 8.39 acres of Tax Map 29 Section A Parcel 37, totaling approximately 19.63 acres, from the North 640 Agricultural and Forestal District may be appropriate based on the above criteria. Removal of this parcel would

reduce the total acreage of the North 640 AFD from 2295.7 acres to 2276.2 acres which still complies with the minimum size requirement for an AFD. Remaining parcels will continue to be located within one mile of the boundary of the AFD core, as required. Additionally, the applicant has stated that it may be necessary to sell the farm in its entirety which could ultimately lead to a decrease of farm land within the County and increased development within the Rural Preservation Planning area. This would be against the stated purposes of the preservation and protection of rural areas if the entire farm was sold and developed by residential developers within this area.

Shannon Haislip, of SAH, LLC at 1330 Haislip Lane: Stated that he planned on keeping the remainder of his farm land and he does not want to see his farm property to be developed as a rural cluster subdivision. He would rather sell a portion of it so he can keep farming his own land.

Chair Bibb opened the Public Hearing at 7:18 pm and with no one coming forward to speak in the audience nor anyone online he closed the Public Hearing at 7:19 pm and returned the matter to the Planning Commission and then he asked for a motion after there was no additional discussion.

MOTION:	I move to recommend Approval of the proposed withdrawal of Tax Map 29 Section A Parcel 42 and 8.39 acres of Tax Map 29 Section A Parcel 37 from the North 640 Agricultural and Forestal District.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second			Motion
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0-1 Recommended Approval onto the November 16th Board meeting				

6. PRESENTATIONS:

Comprehensive Plan Update – Douglas Miles, AICP, CZA, Community Development Director

Mr. Miles he summarized where Fluvanna County staff was in the process with the 2040 Draft Comprehensive Plan, and with the completion of both the Historic Preservation and the Rural Preservation Advisory Groups, how the final advisory group reports would be completed soon.

The Historic Preservation Advisory Group members will present first tonight and go over current conditions and available preservation tools, along with recommend both Historic Tourism and Heritage programs and recommend Historic Overlay Districts and help to define the RCA areas.

The Rural Preservation Advisory Group members will present next the 2015 Rural Preservation Growth goal versus what actual Growth has occurred within the Rural Preservation Area and the current by right Rural Cluster versus the revised Rural Cluster provision and finally Infrastructure availability in Community Planning Areas will be the key to success for Fluvanna County growth.

Mr. Miles indicated that the advisory groups identified County Code & Ordinance revisions such as Subdivision Ordinance changes to Rural Cluster provisions; Zoning Ordinance changes to the Rural Cluster provisions and new Historic Overlay Districts and County Gateway Entrance areas.

He stated that Rural Crossroads Areas (RCA) along Route 53 will help to continue the rural service businesses in the historic buildings while preserving them and encouraging antique

shops, retail stores, and other similar uses.

The Cunningham Rural Crossroads Area (RCA) has the Cunningham Market as its hub along with other rural uses like Fruit Hill Orchard & Store and the Fluvanna Health Clinic located on Route 53 near the Fluvanna County High School serving those students and teachers with physicals.

The Nahor Rural Crossroads Area is comprised of historic buildings that have been adaptively re-used as a former general store as a karate studio; a lawn and garden center occupies the main corner building and a new dentist office is located there providing dental service needs.

Nahor Manor Road and Garden Lane comprise the crossroads with Thomas Jefferson Parkway with an additional CPA office and small business building located nearby. Garden Lane evokes this calm, serene historic area that remains out on Route 53 and has not been over developed with the main goal of preserving and protecting the Nahor area for generations to come there.

7. **SITE DEVELOPMENT PLANS:**

None

8. **SUBDIVISIONS:**

None

9. **UNFINISHED BUSINESS:**

None

10. **NEW BUSINESS:**

None

11. **PUBLIC COMMENTS #2:**

Chair Bibb opened up the Public Comments at 8:34 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.

Sandy Radford at 121 Mulberry Drive stated that the Advisory Group members did a good job presenting the Historic Preservation and Rural Preservation recommendations and she looked forward to seeing these goals and objectives being added into the new Comprehensive Plan.

Kathleen Kilpatrick at 1034 Red Bank Lane spoke on the importance that we remember the differences between a rural community and also working to preserve rural character and that the Comprehensive Planning process is important in order to Grow with Grace in the County.

Donna D'Aguanno at 148 Crepe Myrtle Drive she thanked the Planning Commissioners for appointing her to the Historic Preservation Advisory Group and stated her concerns with the loss of mature trees along the major roads in the County and the gateways into the County.

Haden Parrish at 4514 Ruritan Lake Road stated that the importance of the younger farmers to remain in farming and he believes that the education process will encourage farming to remain.

With no one else coming forward wishing to speak in person or online, Chair Bibb closed the

Public Comments period at 8:48 pm.

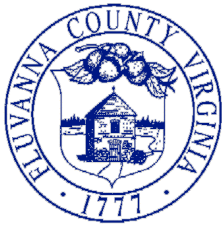
12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on October 11, 2022 at 8:48 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission

DRAFT



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Conditional Rezoning from A-1 to I-1

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

General Information: This rezoning request will be heard by the Planning Commission on Wednesday, November 9, 2022 at 7:00 pm in the Carysbrook Performing Arts Center.

Applicant: Vaughn Property Group, LLC / John Vaughn

Requested Action: **ZMP 22:04 Vaughn Property Group, LLC** – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 **Parcel 1**.

The subject property is located along the west line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Proposed Zoning: I-1, Limited Industrial Zoning District with proffered conditions

Existing Land Use: Vacant

Planning Area: Zion Crossroads Community Planning Area

Community Meeting:

The applicant conducted a community meeting on October 27, 2022 in the Morris Room of the Fluvanna County Administration Building. He discussed the forty (40) acre site located on the west side of Route 15 and approximately one (1) mile south of the intersection of US Route 15 and US Route 50 located in the Zion Crossroads area. The applicant indicated they propose to develop a flex industrial distribution center that includes three (3) buildings with approximately 200,000 square feet for a total of 600,000 square feet of industrial building space. There was a discussion about the required setbacks and buffers and parking and loading space requirements to include a stormwater management pond for on-site retention purposes for the proposed land uses.

Site Design Analysis:

The applicant's consultant, Bowman has prepared a rezoning conceptual layout to illustrate the required site design requirements contained within the Fluvanna County Zoning Ordinance such as an increased forty (40) foot buffer where twenty-five (25) feet is required. There will not be a five (5) foot sidewalk along Route 15 due to the higher posted speed limit. However, there will be a forty (40) foot planted evergreen strip for additional buffering along the main frontage road.

Planning Staff has begun to work with applicants to move towards the installation of sidewalks along the collector roads in the Zion Crossroads Community Planning Area to allow for better pedestrian movement or encourage internal sidewalks that would serve this industrial park area. The applicant would be showing sidewalks around the proposed buildings and parking lot areas as a part of both the Sketch Plan stage and the administrative site development plan review stage.

Site Screening and Buffer Areas:

The Fluvanna County Zoning Ordinance contains Landscaping requirements and Tree Protection options that can be selected by the applicant and his site consultant to provide the proper Buffer and Screening requirements while providing for the required VDOT site distance requirements:

Sec. 22-24-4. – MINIMUM STANDARDS

(A) The following shall be the minimum size of plant materials for site landscaping installation:

- | | |
|-------------------------------------------|---------------------------------------------|
| <i>(1) Large shade trees—1.5" caliper</i> | <i>(2) Medium shade trees—1.25" caliper</i> |
| <i>(3) Ornamental trees—1.25" caliper</i> | <i>(4) Evergreen trees—5' in height</i> |
| <i>(5) Shrubs—18" in height</i> | <i>(6) Ground cover—1 year plants</i> |

(B) All required landscaping shall be planted according to the following standards:

- (1) All trees to be planted shall meet the American Standard for nursery stock published by the American Nursery and Landscape Association.*
- (2) The planting of trees shall be done in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nursery and Landscape Association and the Virginia Society of Landscape Designers, or the Road and Bridge Specifications of the Virginia Department of Transportation.*
- (3) All required landscaping shall be planted between September 15 and June 30, provided that the ground is not frozen. (Ord. 8-1-12; Ord. 12-16-15)*

Sec. 22-24-7. – SCREENING

(A) Screening shall be required in the following instances:

- (1) Commercial and industrial uses shall be screened from view of adjacent properties in residential and agricultural zoning districts, except for commercial and industrial uses allowed by right in said districts.*

(2) *Parking lots, consisting of five (5) spaces or more, shall be screened from view of public roads, rights-of-way, and adjacent properties.*

(3) *Objectionable features, including but not limited to the following, shall be screened from the view of public roads, rights-of-way, and adjacent properties: i. Loading areas. ii. Refuse areas. iii. Storage yards. iv. Dry detention ponds. v. Maintenance areas.*

(4) *If the required screening is consistent with an approved Master Plan and is subject to the requirements of the R-3, Residential Planned Community zoning district.*

(5) *The Zoning Administrator may require the screening of any use, or portion thereof, upon determination that the use would otherwise have a direct negative visual impact on a property designated as historic by its inclusion within the Historic Preservation chapter of the approved Comprehensive Plan.*

(B) *When required, screening shall consist of the new plantings, existing vegetation, an opaque masonry wall or wooden fence, or combination thereof, to the reasonable satisfaction of the Zoning Administrator.*

Unless otherwise specified within this chapter, one of the following landscaping treatment options shall be utilized to meet the minimum screening requirements:

(1) *Evergreen Option: Two (2) rows of evergreen trees, shall be planted ten (10) feet on center, and staggered within a planting strip that is twenty-five (25) feet wide; or (Note: The applicant has chosen to increase the twenty-five (25) foot area to a minimum of a forty (40) foot wide area)*

(2) *Berm Option: Two (2) rows of evergreen shrubs shall be planted ten (10) feet on center and staggered. The berm shall be at least thirty (30) inches higher than the finished grade of the surrounding area and shall not have a slope steeper than 2:1. The berm shall be stabilized with groundcover or other vegetation;*

(3) *Mixed Vegetation Option: One (1) large shade tree, one (1) medium shade tree, one (1) evergreen tree, and three (3) evergreen shrubs for each twenty (20) linear feet, within a planting strip that is twenty-five (25) feet wide; or*

(4) *Woodlands Preservation Option: Existing woody vegetation shall be preserved as a buffer strip with a minimum width of seventy-five (75) feet. Additional tree or shrub plantings may be required by the Zoning Administrator. The woodlands preservation area shall be placed in a landscape easement, and the landscape plan shall demonstrate the techniques to be used for removing underbrush, pruning, and protecting the existing trees from any damage during site development;*

(5) *Structural Option: A wall or fence, no shorter than six (6) feet in height, shall be provided and one (1) evergreen tree or shrub shall be planted every ten (10) feet along the side of any such wall or fence facing a public street or use for which the screening shall benefit.*

(C) Within commercial, industrial, and multi-family residential developments, dumpsters and other refuse areas visible from public roads, rights-of-way, adjacent properties, and parking areas shall be completely screened from view by a wall or fence constructed using architectural block, brick, stone, vinyl, wood or a similar material that is compatible with the architecture of the principal structure. The use of durable, low-maintenance materials is encouraged.

(D) Parking lots of five (5) spaces or more shall be screened in accordance with Section 22-24-6 of this article. (Ord. 8-1-12)

The applicant and his site consultant have worked with the Zoning Administrator to incorporate the evergreen, mixed vegetation and structural options or combination thereof on the premises to provide the required buffers and screening but also to allow for economic development visibility.

The proposed light industrial park development will be required to screen any outside dumpsters and other refuse areas from adjacent properties and public roads and the parking areas shall be screened from view by site landscaping, fence or a wall compatible with the principal buildings.

Transportation Analysis:

James Madison Highway (Route 15) is classified by VDOT as a Minor Arterial Road with access to Interstate 64 approximately 2 miles to the north. A trip generation study was performed by EPR on November 2, 2022 at the request of the applicant for Fluvanna County and VDOT. The Route 15 through traffic volumes were based on the Starlite Park peak hour traffic volumes found in the Zion Crossroads Small Area Study. These volumes are from 2019, but they are greater than the most recent VDOT counts from 2021 for Route 15 in this area. The proposed site conceptual layout is expected to generate 2,881 daily trips, 438 morning peak hour trips and 385 afternoon peak hour trips. With full build out of both proposed site conceptual layouts, and each with 591,600 square feet of flex industrial space, the traffic study document has determined: *a 300 foot northbound left turn lane, with a 200 foot taper and a 100 foot southbound right turn lane with a 200 foot taper will be warranted on US Route 15 at the proposed site entrance areas.*

Proffered Conditions:

The purpose of the I-1, Limited Industrial Zoning District, is *“to permit certain light industries. The limitations ... are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.”* The applicant has proffered out these I-1 by right land uses as a part of their conditional rezoning of the subject properties:

Commercial Uses: Flea Markets, Self-storage facilities, Car washes and Shooting ranges, indoors.

Industrial Uses: Solid Waste collection facilities

Miscellaneous Uses: Wood storage, temporary

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county’s primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.”* The applicant and his consultant have worked with County Staff to better align with the comprehensive plan’s goals and objectives in order to further implement them by bring forward a well thought out site design for future office and industrial employment.

Economic Development Chapter:

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas”* and *“Zion Crossroads is considered the most viable area to attract light industrial, technology businesses, medical facilities, and retail.”* The subject property is located in close proximity to other light industrial land uses near US 250 and it is adjacent to single-family homes which provides an available pool of potential employees for some of these by right I-1, Limited Industrial zoning district land uses.

Conclusion:

The 2015 Comprehensive Plan states *“it is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area. Each application is considered by the county to see if the proposed development is well planned within the context of the surrounding community.”* Planning Staff has worked with the applicant and his consultant to come up with potential land uses that could be located within the proposed industrial buildings. We feel that the proposed I-1, Light Industrial conditional zoning case request is in compliance with the Zion Crossroads Community Planning Area goals and objectives for new industrial uses.

Suggested Motion:

I move that the Planning Commission recommend [Approval / denial / deferral] of ZMP 22:04, a request to amend the Fluvanna County Zoning Map with respect to approximately 40 +/- acres of Tax Map 11 Section 9 Parcel 1 to conditionally rezone the same from A-1 Agricultural, General to I-1, Industrial, Limited with proffered conditions dated October 18, 2022.

Attachments:

Rezoning Application and Statement of Proffers
Bowman Conceptual Layout Plan dated 10/24/22
Community Meeting and County APO Letters

Zion Crossroads I Flex Industrial Distribution Center Project Vaughn Property Group

Property Information

Parcel: 11-9-1

Area: 39.92 Ac

Zoned: A-1

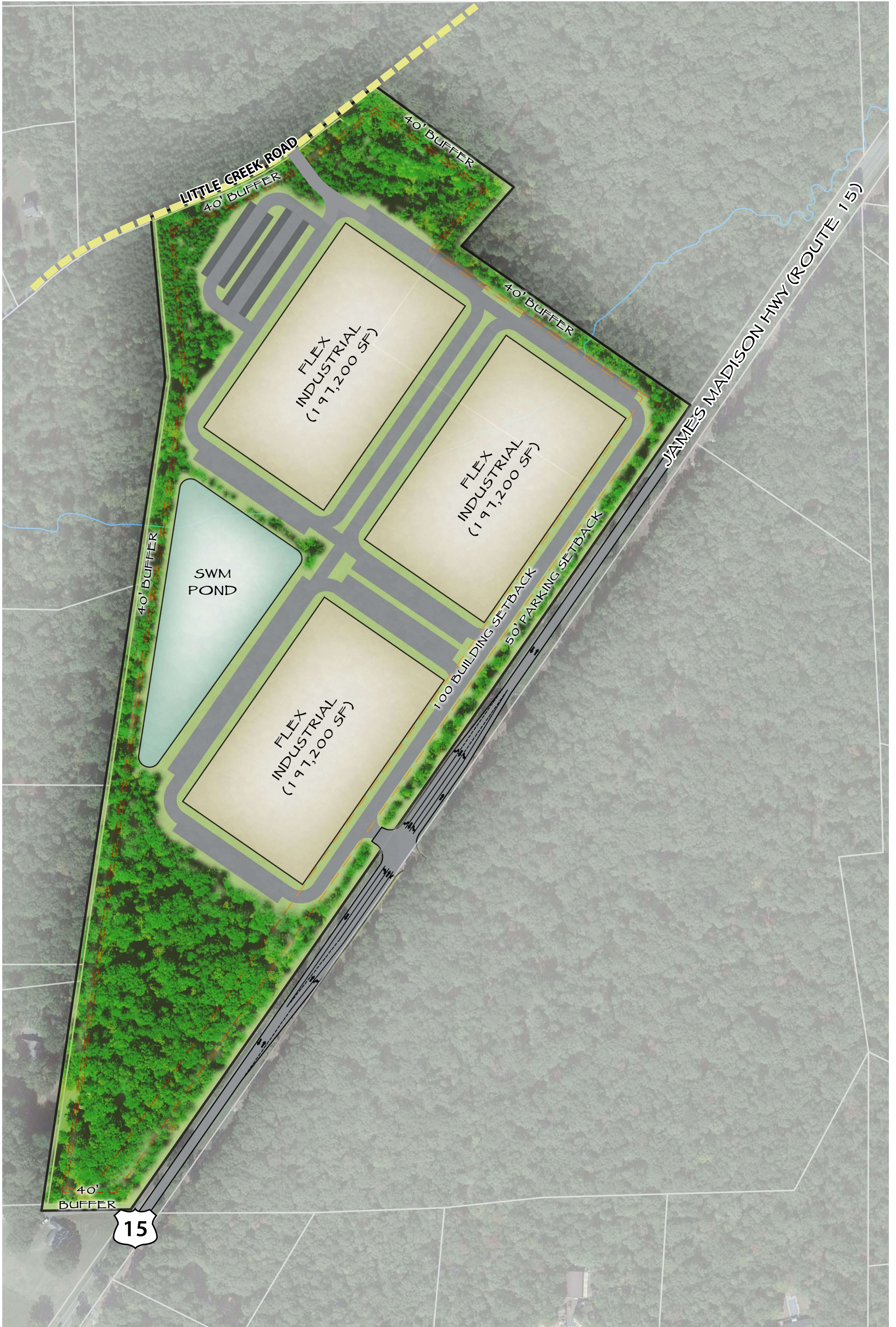
Columbia Election District

Vaughn Property Group, LLC is the contract purchaser of the above-referenced Property and is serving as the applicant for the proposed rezoning application. This application requests a rezoning to establish a new, flex industrial center as described below.

The Property comprises approximately 40 acres and is currently zoned A-1 Agricultural General zoning district pursuant to the Fluvanna County Zoning Guidelines. The Property is located in the Columbia Election District, and within the Zion Crossroads Community Planning Area (CPA) as defined in the Fluvanna County Comprehensive Plan. These areas are designated to receive higher densities of residential and commercial growth. In addition, the Zion Crossroads Community Planning Area is envisioned to provide Regional Employment and expand and diversify local tax revenue by encouraging higher intensity commercial development, encouraging businesses and retail that are locally-based, and providing additional opportunity to expand light industry development.

The property is located along Route 15 approximately 1.1 miles south of the intersection of US Route 15 and US Route 250. It has approximately 2,260 linear feet of frontage along US Route 15 and proposes to provide access to the property in the form of an entrance along Route 15 and a secondary entrance along Little Creek Road. The proposed development will enhance existing transportation elements and will provide improvements which comprise of right and left turn lanes with tapers in accordance with VDOT standards. The property is also located in close proximity to the Central Water System – Fluvanna County Public Utilities and has access to power.

The Applicant proposes to develop a flex industrial distribution center which includes 3 buildings with approximately 200,000 square feet each for a total of 600,000 square feet. In addition to the Route 15 roadway improvements, the development will include internal circulation patterns, required setbacks and buffers, parking, loading and associated infrastructure, including a stormwater management pond. In order to achieve this vision, the Applicant proposes to rezone the property to the I-1, Industrial Limited.



15

LITTLE CREEK ROAD
40' BUFFER

FLEX INDUSTRIAL
(197,200 SF)

FLEX INDUSTRIAL
(197,200 SF)

FLEX INDUSTRIAL
(197,200 SF)

SWM POND

40' BUFFER

40' BUFFER

40' BUFFER

JAMES MADISON HWY (ROUTE 15)

100' BUILDING SETBACK
50' PARKING SETBACK

40' BUFFER



0 100 200 400 Feet

ZION CROSSROADS I
FLUVANNA COUNTY
CONCEPTUAL LAYOUT

Date: 10-24-2022



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, John Vaughn, does hereby voluntarily proffer, as the agent for the contract purchaser of the property (the "Property") respectively, which is subject of this conditional rezoning request, that the development of the property shall be in strict accordance with the following conditions set forth in this submission:

We present this statement of proffers for Tax Map 11 Section 9 Parcel 1:

1. Conceptual Rezoning Exhibit:

An Illustrative Exhibit is attached as Exhibit A. This exhibit is conceptual in nature and is shown in consideration of the rezoning request for this parcel. The final site plan shall establish the ultimate site layout and shall provide for the safe and convenient vehicular circulation within the site.

2. Excluded Uses:

The following permitted by right land uses shall be excluded from the Property under I-1 Zoning Section 22-11-2.1:

Commercial Uses: Flea Markets, Self-storage facilities, Car washes, Shooting ranges indoor.

Industrial Uses: Solid waste collection facilities.

Miscellaneous Uses: Wood storage, temporary

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.

Bowman



VAUGHN PROPERTY GROUP, LLC

10/18/2022
Date

COMMONWEALTH OF VIRGINIA

CITY/COUNTY

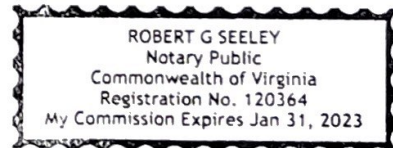
I, Robert Seeley, a Notary for the State of Virginia

Do verify that the foregoing instrument was signed before me this the 18 day of
OCT, 2022

My commission expires: 1-31-23



Notary Public





COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

RECEIVED

OCT 03 2022

Fluvanna County
 Planning Dept

Owner of Record: Ruth Oliver **Applicant of Record:** John Vaughn
 Address: 3961 Pomeroy Drive Winston-Salem NC 27105 Address: 44129 Eastgate View Dr Chantilly VA 20152
 Phone: 336-767-6196 Fax: _____ Phone: 202-415-0221 Fax: _____
 Email: _____ Email: Jvaughn@VaughnPropertiesLLC.com

Representative: _____
 Address: _____
 Phone: _____ 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) 11-9-1
Acreage 40 **Current Zoning** A-1

Is parcel in Land Use Valuation Program? No Yes

Location of Parcel: _____

Deed Book and Page: _____

If any Deed Restrictions, please attach a copy

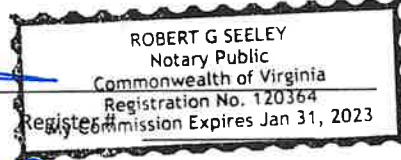
Requested Zoning I-1 **Proposed Use of Property** Flex Industrial

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 in all respects true and correct to the best of our knowledge.

Date: 10/2/2022 Signature of Owner/Applicant: _____
 Subscribed and sworn to before me this 2 day of OCT, 2022
 My commission expires: 1-31-23 Notary Public: Robert G Seeley



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: <u>10/3/22</u>	Pre-Application Meeting:	PH Sign Deposit Received: <u>10/3/22</u>	Application #: <u>ZMP 22:04</u>
\$1,000 fee paid: <u>check 1266</u>		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: <u>Columbia</u>	Planning Area: <u>Zions Crossroads Community</u>		
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

2022.10.22
Fluvanna County
Planning Dept

Name: John Vaughn
Address: 44129 Eastgate View Drive
City: Chantilly
State: VA Zip Code: 20152

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.

[Handwritten Signature]
Applicant Signature

10/2/2022
Date

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

Office Use Only	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP _____ : ZTA _____ :	
\$90 deposit paid per sign*:	Approximate date to be returned:

RECEIVED

OCT 03 2022

Fluvanna County
Planning Dept

RUTH C. OLIVER
3961 Pomeroy Drive
Winston-Salem, North Carolina 27105
(336) 767-6196

June 6, 2022

To: Planning and Zoning Department Fluvanna County Virginia

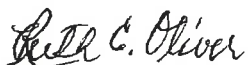
RE: Authority to Discuss Potential Rezoning of map #11-9-1 and 11-9-2

Dear Sir or Madam:

I am one of the owners and serve as Power of Attorney on behalf of the other owners of the properties located at map numbers 11-9-1 and 11-9-2.

We have been in discussions with the John Vaughn and Vaughn Property Group, LLC for the purchase of these parcels. The terms have not been agreed upon, but we do authorize John Vaughn to speak with your office regarding the potential rezoning of the property.

Very truly yours,



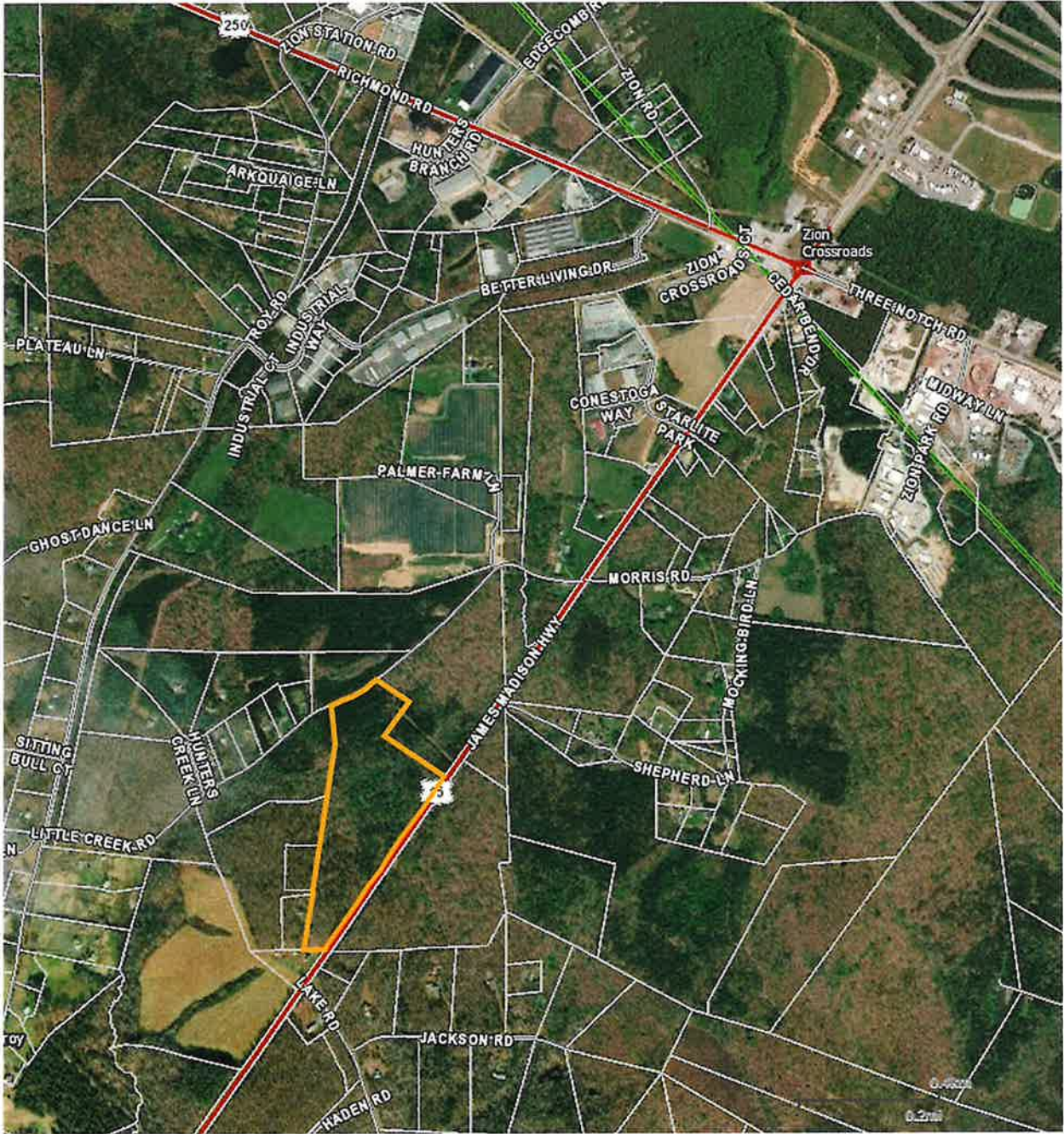
Ruth C. Oliver



RECEIVED

OCT 03 2022

Fluvanna County
Planning Dept





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: November 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 November 9, 2022 Planning Commission meeting.



COUNTY OF FLUVANNA

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www.fluvannacounty.org

PUBLIC HEARING NOTICE

November 1, 2022

ZMP 22:04 & ZMP 22:05 Vaughn Property Group LLC / Tax Map 11 Section 9 Parcels 1 and 2

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

Meeting: Planning Commission Regular Meeting

Date: **Wednesday, November 9, 2022 at 7:00 pm**

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

ZMP 22:04 Vaughn Property Group, LLC – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 Parcel 1. The subject property is located along the west line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

ZMP 22:05 Vaughn Property Group, LLC – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 Parcel 2. The subject property is located along the east line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia 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 Hearings 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 these applications or the scheduled public hearings, then please contact me at dmiles@fluvannacounty.org or call me at 434.591.1910 with questions. We have provided the two (2) proposed conceptual layout plans.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

VAUGHN PROPERTY GROUP LLC

Vaughn Property Group LLC
PO BOX 221252
CHANTILLY, VA 20153
jvaughn@vaughnpropertiesllc.com
202-615-0221

October 17, 2022
Re: Community Meeting

Dear Neighbor,

Vaughn Property Group LLC invites you to review information and provide comments regarding our request for rezoning of the tax parcel 11-9-1. The 40-acre property is located along route 15. The applicant seeks to establish a flex industrial use for this property. The intended use is to provide warehouse space for usage comparable to distribution centers. This Community meeting is the first opportunity to learn more about this proposed project and provide feedback. This application will subsequently be scheduled for public hearings with the Planning Commission and Board of Supervisors.

We invite you to ask questions and share comments about the proposed rezoning request and County review procedures at a community meeting. This in-person meeting will be held in the Morris Room, 132 Main Street, Palmyra, Va. 22963 on Thursday, October 27, 2022 at 6 pm.

There are several ways that you can learn more about this project, share your comments, or ask questions about this proposal:

1. Attend the in-person community meeting in the Morris Room, 132 Main Street, Palmyra, Va. 22963 on Thursday, October 27, 2022 at 6 pm.
2. Contact me directly to review the full application packet and I will coordinate with you on the best way for you to view the application. You can contact me by phone or email using the contact information provided at the top left corner of this letter.

We look forward to hearing from you.

John Vaughn

MEMORANDUM

TO: JOHN VAUGHN

FROM: JEANIE ALEXANDER, P.E.

ORGANIZATION: VAUGHN PROPERTY GROUP, LLC

DATE: NOVEMBER 2, 2022

PHONE NUMBER: 202.615.0221

SENDER'S REFERENCE NUMBER:

RE: ZION CROSSROADS I: ZMP 22-04

YOUR REFERENCE NUMBER:

URGENT FOR YOUR USE PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

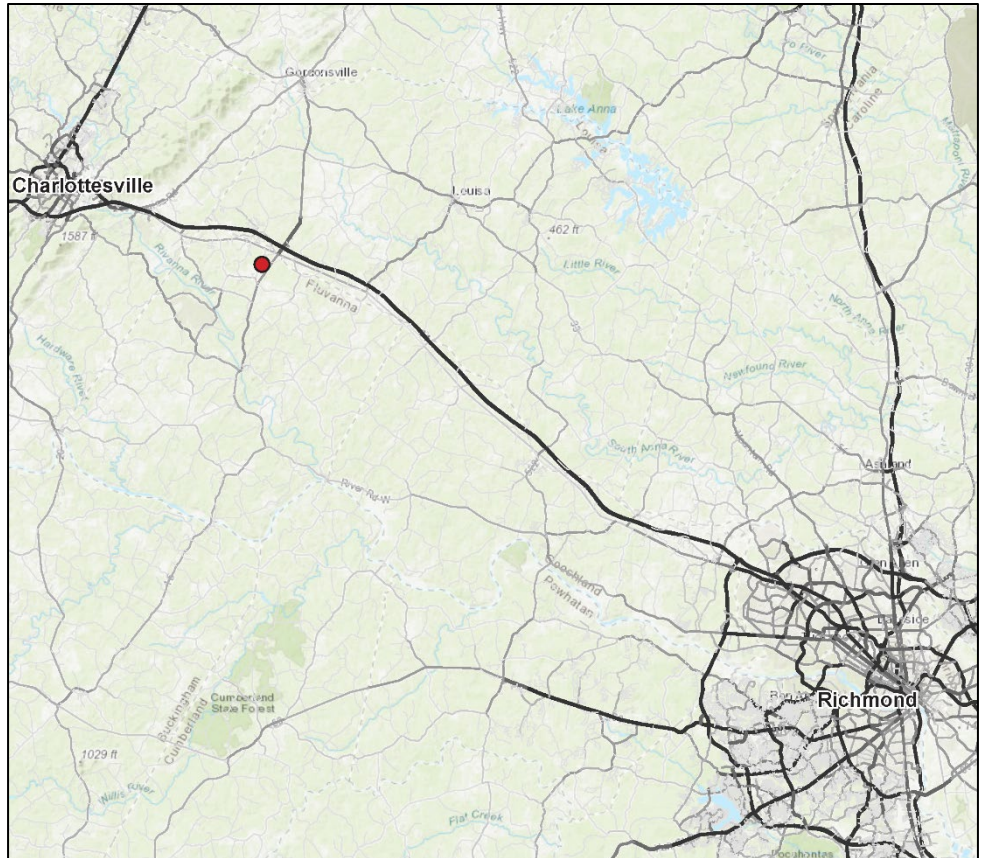
Introduction and Background

A trip generation study was requested by Fluvanna County and VDOT staff to understand the potential traffic impacts of the Zion Crossroads I industrial development rezoning. The project is located on the west side of Route 15 approximately 1.3 miles south of Route 250 (Richmond Road). **Figure 1** illustrates the project location within the regional context and **Figure 2** within the local context.

The project includes 591,600 square feet of flex industrial space. The primary access is proposed on Route 15 and a secondary emergency access is proposed on Little Creek Road. **Figure 3** illustrates the conceptual plan for the site created by Bowman Engineering.

Immediately opposite the site, on the east side of Route 15, an identical 591,600 square-foot flex industrial space is proposed, Zion Crossroads II. This memo focuses on the Zion Crossroads I site. However, the turn lane warrant analyses include the traffic to be generated by Zion Crossroads I and II sites.

Figure 1: Project Location within Regional Context



This memo summarizes the trip generation and turn lane warrant analyses for the Zion Crossroads I site.

Figure 2: Project Location within Local Context

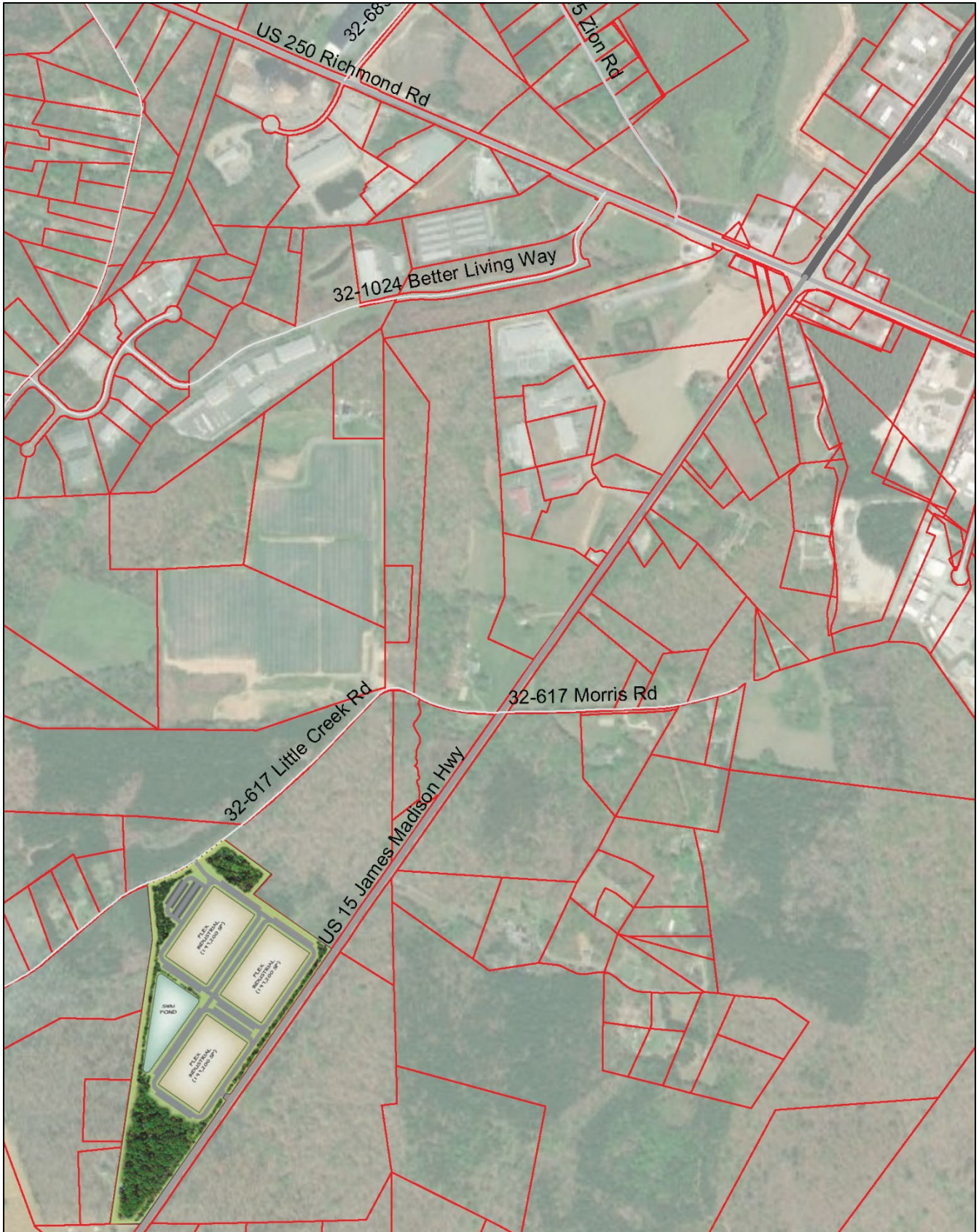
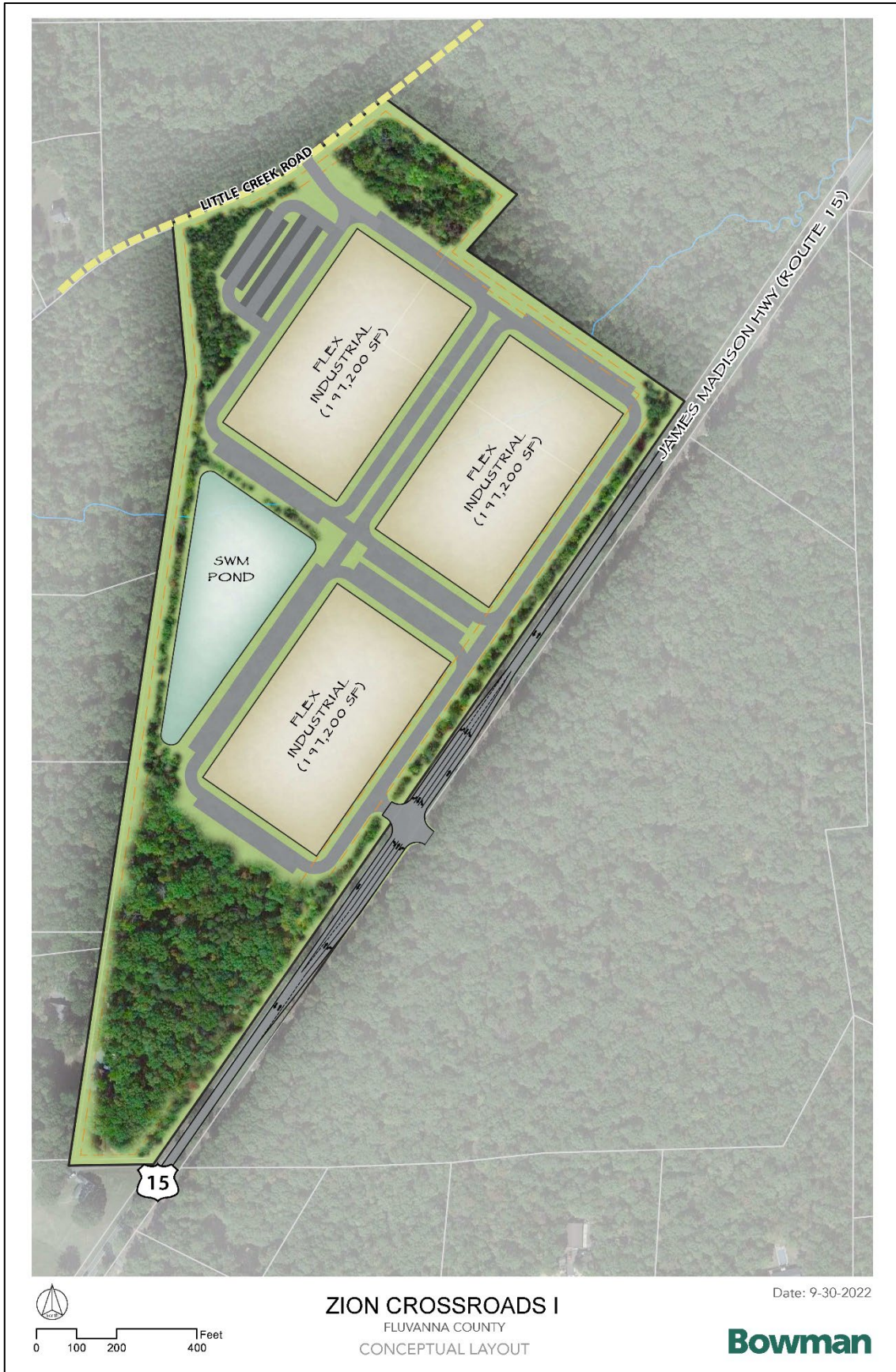


Figure 3: Conceptual Site Plan



Trip Generation

The proposed site includes 591,600 square feet of flex industrial space. The *ITE Trip Generation Manual 11th Edition* was used to estimate the trips generated by the proposed development. **Table 1** summarizes the land use description, ITE land use code, size, and anticipated trips for the project.

Table 1: Site Trip Generation

use	LU code	unit	qty	daily	AM			PM		
					in	out	total	in	out	total
Light Industrial	110	sf	591,600	2,881	385	53	438	54	331	385

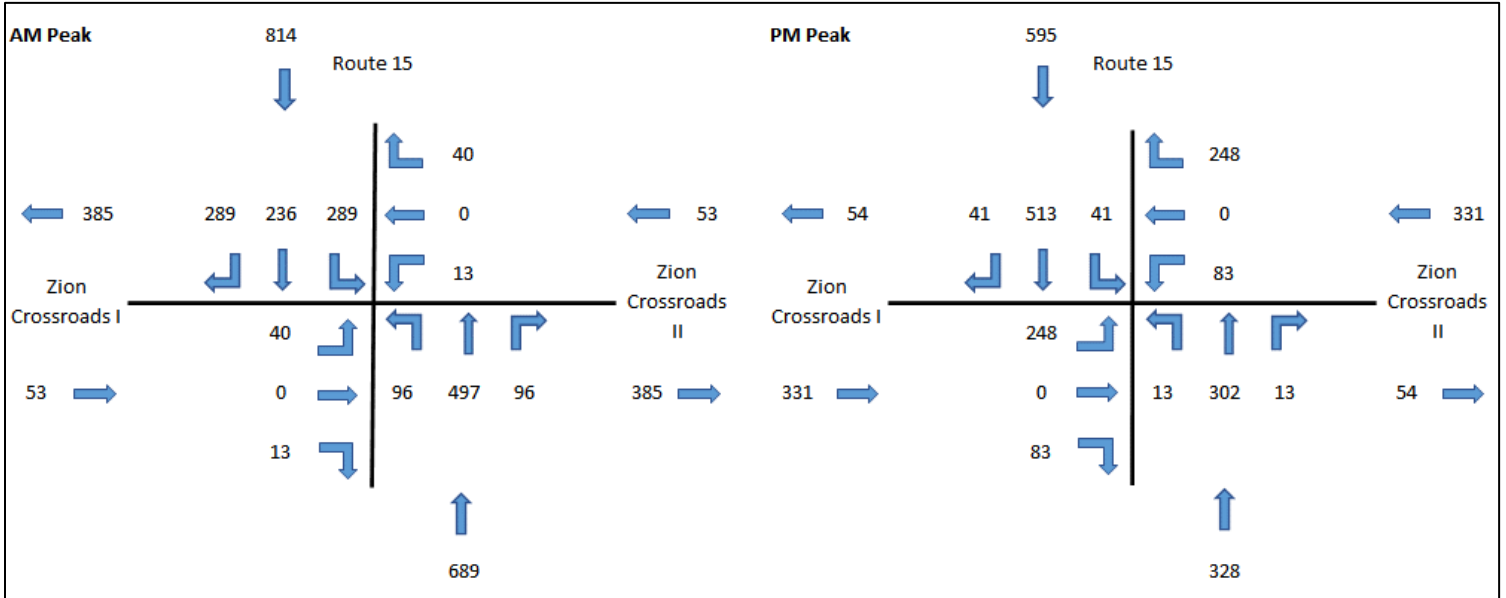
As indicated in Table 1, the development is expected to generate 2,881 daily trips, 438 morning peak hour trips, and 385 afternoon peak hour trips.

Turn Lane Warrant Analysis

A turn lane warrant analysis per the *VDOT Roadway Design Manual* was performed at the primary site entrance on Route 15. Turn lanes were not considered for the Little Creek Road entrance as this is to be used for emergencies. The traffic volumes used as the basis of the turn lane warrant analyses are shown in **Figure 4** and were based on the following assumptions:

- Trip generation shown in Table 1.
- 75% of the site traffic is oriented to/from the north.
- Site traffic consists of 80% trucks during the AM peak and 70% trucks during the PM peak. These percentages are based on the Walmart Distribution Center volumes from the *Zion Crossroads Small Area Study*. The Route 15 and Walmart Distribution Center intersection count sheets and summaries are included in **Attachment A**.
- Recommended turn lane truck adjustments are from the *VDOT Roadway Design Manual* Appendix F, Page F-71, Table 3-2.
- Route 15 through traffic volumes are based on the Starlite Park peak hour traffic volumes in the *Zion Crossroads Small Area Study*. These volumes are from 2019 but are greater than the most recent VDOT counts (2021) for Route 15 in this area. The Route 15 and Starlit Park intersection count sheets and summaries are included in **Attachment B**.
- Zion Crossroads II site is fully developed.

Figure 4: Turn Lane Warrant Traffic Volumes



The results of the turn lane warrant analysis are shown in **Table 2** and the warrant forms are included in **Attachment C**.

Table 2: Site Trip Generation

Approach and Movement	Turn Lanes Warranted		Recommendation
	AM	PM	
Northbound Left Turn	300-foot lane	300-foot lane	300-foot turn lane with 200-foot taper
Southbound Right Turn	turn lane and taper	turn lane and taper	100-foot turn lane with 200-foot taper

As shown in Table 2, with full build out of the site, both a right turn lane and left turn lane are warranted at the Route 15 site entrance.

Findings and Recommendations

Based on the analyses summarized in this memorandum, the principal findings are:

- The Zion Crossroads I site is expected to generate 2,881 daily trips, 438 morning peak hour trips, and 385 afternoon peak hour trips.
- With full build out of the Zion Crossroads I and II sites, a 300-foot northbound left turn lane with a 200-foot taper will be warranted and a 100-foot southbound right turn lane with a 200-foot taper will be warranted.

End of Memorandum

Attachments

- A: Walmart Distribution Center Traffic Volumes
- B: Starlite Park Traffic Volumes

- C: Turn Lane Warrant Forms

Attachments

Attachment A

Walmart Distribution Center Traffic Volumes

Walmart Distribution Center Truck Percentages from Zion Crossroads Small Area Study

Vehicle Type	AM Truck Peak Hour 7:45-8:45				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	8	2	26	33	69
Total Vehicles	10	3	29	42	84
	80%	67%	90%	79%	82%

Vehicle Type	PM Truck Peak Hour 4:15-5:15				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	3	5	16	16	40
Total Vehicles	3	8	25	23	59
	100%	63%	64%	70%	68%

Vehicle Type	AM Combined Peak Hour 7-8				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	6	3	26	26	61
Total Vehicles	7	3	30	39	79
	86%	100%	87%	67%	77%

Vehicle Type	PM Combined Peak Hour 4:45-5:45				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	3	2	16	16	37
Total Vehicles	3	7	24	20	54
	100%	29%	67%	80%	69%

Vehicle Type	AM Car Peak Period 6-9				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	13	6	68	81	168
Total Vehicles	18	9	79	107	213
	72%	67%	86%	76%	79%

Vehicle Type	PM Car Peak Period 4-7				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	8	8	45	54	115
Total Vehicles	11	16	71	74	172
	73%	50%	63%	73%	67%

Study assumes 80% trucks in AM peak

Study assumes 70% trucks in PM peak

Peggy Malone & Associates

(888) 247-8602

File Name : 3-Rt 15 and Liberty Trail_Walmart AM

Site Code :

Start Date : 10/3/2019

Page No : 1

Groups Printed- Car

Start Time	Route 15 Southbound				Liberty Trail/Walmart Westbound				Route 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
06:00 AM	61	1	0	62	0	0	1	1	1	27	0	28	91
06:15 AM	75	0	0	75	0	0	0	0	1	50	0	51	126
06:30 AM	87	1	0	88	1	1	0	2	3	62	0	65	155
06:45 AM	112	1	0	113	0	0	0	0	2	58	0	60	173
Total	335	3	0	338	1	1	1	3	7	197	0	204	545
07:00 AM	113	0	0	113	0	2	0	2	5	78	0	83	198
07:15 AM	142	1	0	143	0	2	0	2	1	60	0	61	206
07:30 AM	144	0	0	144	0	0	0	0	3	78	0	81	225
07:45 AM	126	0	0	126	0	0	0	0	4	75	0	79	205
Total	525	1	0	526	0	4	0	4	13	291	0	304	834
08:00 AM	96	0	0	96	1	1	0	2	1	70	0	71	169
08:15 AM	110	1	0	111	0	1	0	1	2	81	0	83	195
08:30 AM	91	0	0	91	0	1	0	1	2	60	0	62	154
08:45 AM	73	0	0	73	1	3	0	4	1	48	0	49	126
Total	370	1	0	371	2	6	0	8	6	259	0	265	644
Grand Total	1230	5	0	1235	3	11	1	15	26	747	0	773	2023
Apprch %	99.6	0.4	0		20	73.3	6.7		3.4	96.6	0		
Total %	60.8	0.2	0	61	0.1	0.5	0	0.7	1.3	36.9	0	38.2	

Start Time	Route 15 Southbound			Liberty Trail/Walmart Westbound			Route 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	113	0	113	0	2	2	5	78	83	198
07:15 AM	142	1	143	0	2	2	1	60	61	206
07:30 AM	144	0	144	0	0	0	3	78	81	225
07:45 AM	126	0	126	0	0	0	4	75	79	205
Total Volume	525	1	526	0	4	4	13	291	304	834
% App. Total	99.8	0.2		0	100		4.3	95.7		
PHF	.911	.250	.913	.000	.500	.500	.650	.933	.916	.927

Peggy Malone & Associates
(888) 247-8602

File Name : 3-Rt 15 and Liberty Trail_Walmart AM
 Site Code :
 Start Date : 10/3/2019
 Page No : 1

Groups Printed- Truck

Start Time	Route 15 Southbound				Liberty Trail/Walmart Westbound				Route 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
06:00 AM	2	1	0	3	1	3	0	4	7	6	0	13	20
06:15 AM	3	1	0	4	0	8	0	8	6	6	0	12	24
06:30 AM	2	0	0	2	0	4	0	4	6	8	0	14	20
06:45 AM	2	0	0	2	2	4	0	6	10	9	0	19	27
Total	9	2	0	11	3	19	0	22	29	29	0	58	91
07:00 AM	4	1	0	5	1	4	0	5	6	8	0	14	24
07:15 AM	4	0	0	4	0	3	0	3	6	12	0	18	25
07:30 AM	7	1	0	8	0	11	0	11	2	3	0	5	24
07:45 AM	11	4	0	15	2	8	0	10	12	9	0	21	46
Total	26	6	0	32	3	26	0	29	26	32	0	58	119
08:00 AM	10	1	0	11	0	7	0	7	8	14	0	22	40
08:15 AM	11	3	0	14	0	6	0	6	5	11	0	16	36
08:30 AM	12	0	0	12	0	5	0	5	8	6	0	14	31
08:45 AM	9	1	0	10	0	5	0	5	5	9	0	14	29
Total	42	5	0	47	0	23	0	23	26	40	0	66	136
Grand Total	77	13	0	90	6	68	0	74	81	101	0	182	346
Apprch %	85.6	14.4	0		8.1	91.9	0		44.5	55.5	0		
Total %	22.3	3.8	0	26	1.7	19.7	0	21.4	23.4	29.2	0	52.6	

Start Time	Route 15 Southbound			Liberty Trail/Walmart Westbound			Route 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	11	4	15	2	8	10	12	9	21	46
08:00 AM	10	1	11	0	7	7	8	14	22	40
08:15 AM	11	3	14	0	6	6	5	11	16	36
08:30 AM	12	0	12	0	5	5	8	6	14	31
Total Volume	44	8	52	2	26	28	33	40	73	153
% App. Total	84.6	15.4		7.1	92.9		45.2	54.8		
PHF	.917	.500	.867	.250	.813	.700	.688	.714	.830	.832

Peggy Malone & Associates
(888) 247-8602

File Name : 3-Rt 15 and Liberty Trail_Walmart AM
 Site Code :
 Start Date : 10/3/2019
 Page No : 1

Groups Printed- Combined

Start Time	Route 15 Southbound				Liberty Trail/Walmart Westbound				Route 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
06:00 AM	63	2	0	65	1	3	1	5	8	33	0	41	111
06:15 AM	78	1	0	79	0	8	0	8	7	56	0	63	150
06:30 AM	89	1	0	90	1	5	0	6	9	70	0	79	175
06:45 AM	114	1	0	115	2	4	0	6	12	67	0	79	200
Total	344	5	0	349	4	20	1	25	36	226	0	262	636
07:00 AM	117	1	0	118	1	6	0	7	11	86	0	97	222
07:15 AM	146	1	0	147	0	5	0	5	7	72	0	79	231
07:30 AM	151	1	0	152	0	11	0	11	5	81	0	86	249
07:45 AM	137	4	0	141	2	8	0	10	16	84	0	100	251
Total	551	7	0	558	3	30	0	33	39	323	0	362	953
08:00 AM	106	1	0	107	1	8	0	9	9	84	0	93	209
08:15 AM	121	4	0	125	0	7	0	7	7	92	0	99	231
08:30 AM	103	0	0	103	0	6	0	6	10	66	0	76	185
08:45 AM	82	1	0	83	1	8	0	9	6	57	0	63	155
Total	412	6	0	418	2	29	0	31	32	299	0	331	780
Grand Total	1307	18	0	1325	9	79	1	89	107	848	0	955	2369
Apprch %	98.6	1.4	0		10.1	88.8	1.1		11.2	88.8	0		
Total %	55.2	0.8	0	55.9	0.4	3.3	0	3.8	4.5	35.8	0	40.3	

Start Time	Route 15 Southbound			Liberty Trail/Walmart Westbound			Route 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	117	1	118	1	6	7	11	86	97	222
07:15 AM	146	1	147	0	5	5	7	72	79	231
07:30 AM	151	1	152	0	11	11	5	81	86	249
07:45 AM	137	4	141	2	8	10	16	84	100	251
Total Volume	551	7	558	3	30	33	39	323	362	953
% App. Total	98.7	1.3		9.1	90.9		10.8	89.2		
PHF	.912	.438	.918	.375	.682	.750	.609	.939	.905	.949

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File Name : 3- Rt. 15 & Liberty Trail_Walmart PM
 Site Code :
 Start Date : 10/16/2019
 Page No : 1

Groups Printed- Cars

Start Time	Rt 15 Southbound				Liberty Trail_Walmart Westbound				Rt 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
04:00 PM	85	0	0	85	1	5	0	6	2	108	0	110	201
04:15 PM	84	0	0	84	0	5	0	5	4	102	0	106	195
04:30 PM	71	0	0	71	0	1	0	1	2	124	0	126	198
04:45 PM	115	0	0	115	0	1	0	1	1	124	0	125	241
Total	355	0	0	355	1	12	0	13	9	458	0	467	835
05:00 PM	102	0	0	102	3	2	0	5	0	139	0	139	246
05:15 PM	85	0	0	85	1	3	0	4	2	122	0	124	213
05:30 PM	78	0	0	78	1	2	0	3	1	137	0	138	219
05:45 PM	74	2	0	76	0	0	0	0	2	85	0	87	163
Total	339	2	0	341	5	7	0	12	5	483	0	488	841
06:00 PM	71	0	0	71	0	1	0	1	1	118	0	119	191
06:15 PM	59	1	0	60	1	3	0	4	1	92	0	93	157
06:30 PM	67	0	0	67	1	1	0	2	1	85	0	86	155
06:45 PM	61	0	0	61	0	2	0	2	3	75	0	78	141
Total	258	1	0	259	2	7	0	9	6	370	0	376	644
Grand Total	952	3	0	955	8	26	0	34	20	1311	0	1331	2320
Apprch %	99.7	0.3	0		23.5	76.5	0		1.5	98.5	0		
Total %	41	0.1	0	41.2	0.3	1.1	0	1.5	0.9	56.5	0	57.4	

Start Time	Rt 15 Southbound			Liberty Trail_Walmart Westbound			Rt 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	115	0	115	0	1	1	1	124	125	241
05:00 PM	102	0	102	3	2	5	0	139	139	246
05:15 PM	85	0	85	1	3	4	2	122	124	213
05:30 PM	78	0	78	1	2	3	1	137	138	219
Total Volume	380	0	380	5	8	13	4	522	526	919
% App. Total	100	0		38.5	61.5		0.8	99.2		
PHF	.826	.000	.826	.417	.667	.650	.500	.939	.946	.934

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File Name : 3- Rt. 15 & Liberty Trail_Walmart PM
 Site Code :
 Start Date : 10/16/2019
 Page No : 1

Groups Printed- Trucks

Start Time	Rt 15 Southbound				Liberty Trail_Walmart Westbound				Rt 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
04:00 PM	7	0	0	7	0	5	0	5	4	3	0	7	19
04:15 PM	5	0	0	5	1	4	0	5	1	5	0	6	16
04:30 PM	5	1	0	6	2	1	0	3	3	6	0	9	18
04:45 PM	5	0	0	5	2	4	0	6	8	5	0	13	24
Total	22	1	0	23	5	14	0	19	16	19	0	35	77
05:00 PM	8	2	0	10	0	7	0	7	4	4	0	8	25
05:15 PM	9	0	0	9	0	2	0	2	3	1	0	4	15
05:30 PM	4	1	0	5	0	3	0	3	1	2	0	3	11
05:45 PM	3	1	0	4	0	2	0	2	5	1	0	6	12
Total	24	4	0	28	0	14	0	14	13	8	0	21	63
06:00 PM	4	1	0	5	0	1	0	1	6	2	0	8	14
06:15 PM	8	0	0	8	1	7	0	8	6	5	0	11	27
06:30 PM	4	2	0	6	2	3	0	5	4	1	0	5	16
06:45 PM	5	0	0	5	0	6	0	6	9	0	0	9	20
Total	21	3	0	24	3	17	0	20	25	8	0	33	77
Grand Total	67	8	0	75	8	45	0	53	54	35	0	89	217
Apprch %	89.3	10.7	0		15.1	84.9	0		60.7	39.3	0		
Total %	30.9	3.7	0	34.6	3.7	20.7	0	24.4	24.9	16.1	0	41	

Start Time	Rt 15 Southbound			Liberty Trail_Walmart Westbound			Rt 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	5	0	5	1	4	5	1	5	6	16
04:30 PM	5	1	6	2	1	3	3	6	9	18
04:45 PM	5	0	5	2	4	6	8	5	13	24
05:00 PM	8	2	10	0	7	7	4	4	8	25
Total Volume	23	3	26	5	16	21	16	20	36	83
% App. Total	88.5	11.5		23.8	76.2		44.4	55.6		
PHF	.719	.375	.650	.625	.571	.750	.500	.833	.692	.830

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File Name : 3- Rt. 15 & Liberty Trail_Walmart PM
 Site Code :
 Start Date : 10/16/2019
 Page No : 1

Groups Printed- Combined

Start Time	Rt 15 Southbound				Liberty Trail_Walmart Westbound				Rt 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
04:00 PM	92	0	0	92	1	10	0	11	6	111	0	117	220
04:15 PM	89	0	0	89	1	9	0	10	5	107	0	112	211
04:30 PM	76	1	0	77	2	2	0	4	5	130	0	135	216
04:45 PM	120	0	0	120	2	5	0	7	9	129	0	138	265
Total	377	1	0	378	6	26	0	32	25	477	0	502	912
05:00 PM	110	2	0	112	3	9	0	12	4	143	0	147	271
05:15 PM	94	0	0	94	1	5	0	6	5	123	0	128	228
05:30 PM	82	1	0	83	1	5	0	6	2	139	0	141	230
05:45 PM	77	3	0	80	0	2	0	2	7	86	0	93	175
Total	363	6	0	369	5	21	0	26	18	491	0	509	904
06:00 PM	75	1	0	76	0	2	0	2	7	120	0	127	205
06:15 PM	67	1	0	68	2	10	0	12	7	97	0	104	184
06:30 PM	71	2	0	73	3	4	0	7	5	86	0	91	171
06:45 PM	66	0	0	66	0	8	0	8	12	75	0	87	161
Total	279	4	0	283	5	24	0	29	31	378	0	409	721
Grand Total	1019	11	0	1030	16	71	0	87	74	1346	0	1420	2537
Apprch %	98.9	1.1	0		18.4	81.6	0		5.2	94.8	0		
Total %	40.2	0.4	0	40.6	0.6	2.8	0	3.4	2.9	53.1	0	56	

Start Time	Rt 15 Southbound			Liberty Trail_Walmart Westbound			Rt 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	120	0	120	2	5	7	9	129	138	265
05:00 PM	110	2	112	3	9	12	4	143	147	271
05:15 PM	94	0	94	1	5	6	5	123	128	228
05:30 PM	82	1	83	1	5	6	2	139	141	230
Total Volume	406	3	409	7	24	31	20	534	554	994
% App. Total	99.3	0.7		22.6	77.4		3.6	96.4		
PHF	.846	.375	.852	.583	.667	.646	.556	.934	.942	.917

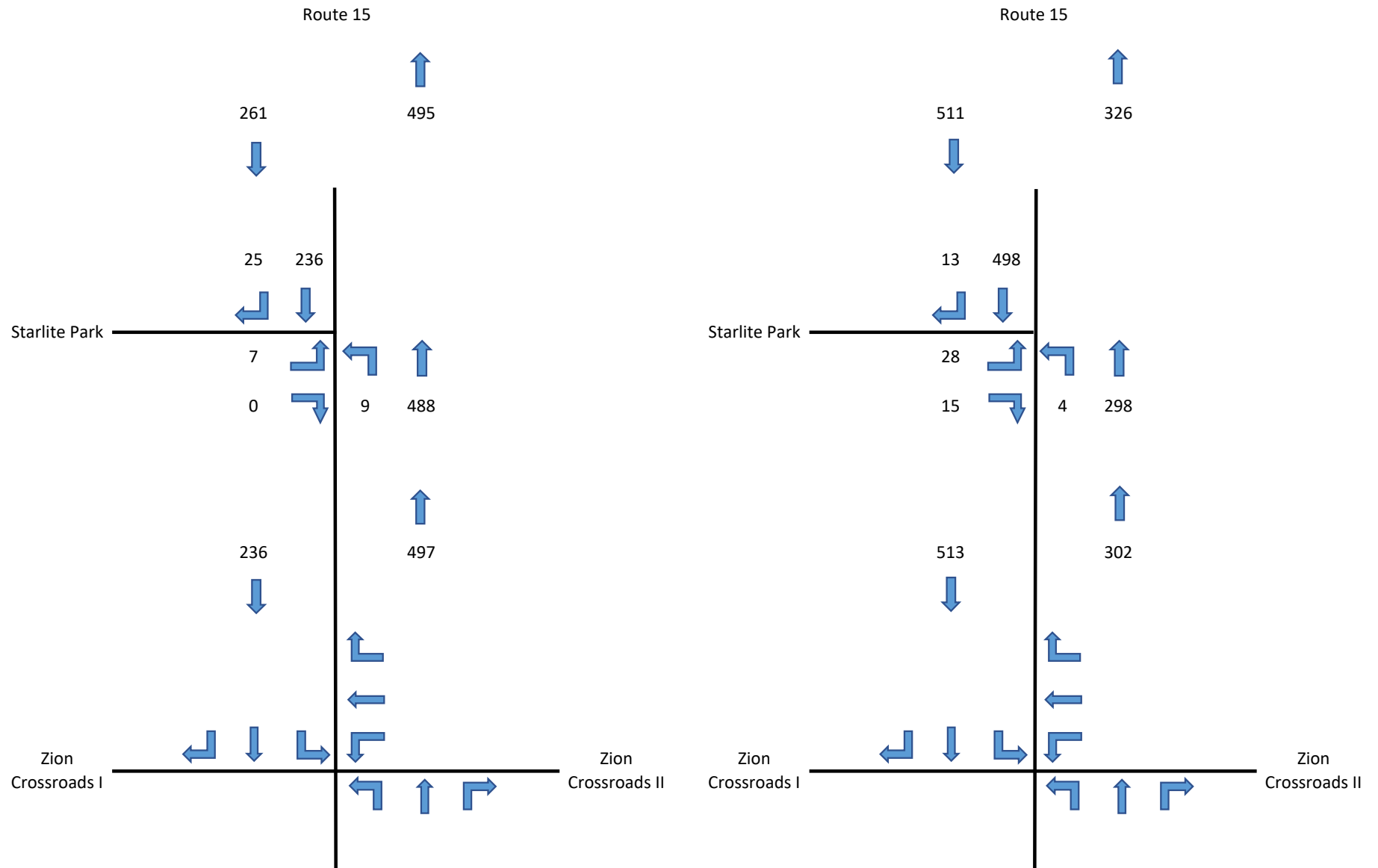
Attachment B

Starlite Park Traffic Volumes

Starlite Park and Route 15 Traffic Volumes from Zions Crossroads Study Combined Cars and Trucks

Weekday AM: 7:00-8:00

Weekday PM: 4:45-5:45



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File Name : 13-Rt 15 and Starlite Park AM
Site Code :
Start Date : 10/3/2019
Page No : 1

Groups Printed- Car

Start Time	Route 15 Southbound				Route 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
06:00 AM	2	17	0	19	62	4	0	66	0	1	0	1	86
06:15 AM	0	23	0	23	95	2	0	97	0	0	0	0	120
06:30 AM	3	30	0	33	99	0	0	99	0	0	0	0	132
06:45 AM	1	43	0	44	121	1	0	122	0	3	0	3	169
Total	6	113	0	119	377	7	0	384	0	4	0	4	507
07:00 AM	6	41	0	47	119	2	0	121	0	1	0	1	169
07:15 AM	5	64	0	69	117	1	0	118	0	0	0	0	187
07:30 AM	7	51	0	58	118	1	0	119	0	1	0	1	178
07:45 AM	6	57	0	63	107	4	0	111	0	2	0	2	176
Total	24	213	0	237	461	8	0	469	0	4	0	4	710
08:00 AM	4	47	0	51	90	1	0	91	1	2	0	3	145
08:15 AM	3	45	0	48	96	0	0	96	0	2	0	2	146
08:30 AM	4	62	0	66	95	0	0	95	1	4	0	5	166
08:45 AM	6	45	0	51	66	1	0	67	0	4	0	4	122
Total	17	199	0	216	347	2	0	349	2	12	0	14	579
Grand Total	47	525	0	572	1185	17	0	1202	2	20	0	22	1796
Apprch %	8.2	91.8	0		98.6	1.4	0		9.1	90.9	0		
Total %	2.6	29.2	0	31.8	66	0.9	0	66.9	0.1	1.1	0	1.2	

Start Time	Route 15 Southbound			Route 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	6	41	47	119	2	121	0	1	1	169
07:15 AM	5	64	69	117	1	118	0	0	0	187
07:30 AM	7	51	58	118	1	119	0	1	1	178
07:45 AM	6	57	63	107	4	111	0	2	2	176
Total Volume	24	213	237	461	8	469	0	4	4	710
% App. Total	10.1	89.9		98.3	1.7		0	100		
PHF	.857	.832	.859	.968	.500	.969	.000	.500	.500	.949

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File Name : 13-Rt 15 and Starlite Park AM
Site Code :
Start Date : 10/3/2019
Page No : 1

Groups Printed- Truck

Start Time	Route 15 Southbound				Route 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
06:00 AM	0	6	0	6	3	0	0	3	0	0	0	0	9
06:15 AM	1	4	0	5	3	0	0	3	0	1	0	1	9
06:30 AM	0	4	0	4	8	0	0	8	0	0	0	0	12
06:45 AM	0	8	0	8	6	0	0	6	0	5	0	5	19
Total	1	22	0	23	20	0	0	20	0	6	0	6	49
07:00 AM	0	6	0	6	4	0	0	4	0	0	0	0	10
07:15 AM	1	3	0	4	3	1	0	4	0	0	0	0	8
07:30 AM	0	1	0	1	13	0	0	13	0	1	0	1	15
07:45 AM	0	13	0	13	7	0	0	7	0	2	0	2	22
Total	1	23	0	24	27	1	0	28	0	3	0	3	55
08:00 AM	0	7	0	7	6	0	0	6	0	0	0	0	13
08:15 AM	0	6	0	6	2	0	0	2	0	0	0	0	8
08:30 AM	0	5	0	5	8	0	0	8	1	2	0	3	16
08:45 AM	1	3	0	4	5	0	0	5	1	0	0	1	10
Total	1	21	0	22	21	0	0	21	2	2	0	4	47
Grand Total	3	66	0	69	68	1	0	69	2	11	0	13	151
Apprch %	4.3	95.7	0		98.6	1.4	0		15.4	84.6	0		
Total %	2	43.7	0	45.7	45	0.7	0	45.7	1.3	7.3	0	8.6	

Start Time	Route 15 Southbound			Route 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
07:45 AM	0	13	13	7	0	7	0	2	2	22
08:00 AM	0	7	7	6	0	6	0	0	0	13
08:15 AM	0	6	6	2	0	2	0	0	0	8
08:30 AM	0	5	5	8	0	8	1	2	3	16
Total Volume	0	31	31	23	0	23	1	4	5	59
% App. Total	0	100		100	0		20	80		
PHF	.000	.596	.596	.719	.000	.719	.250	.500	.417	.670

Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Entire Intersection Begins at 07:45 AM

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File Name : 13-Rt 15 and Starlite Park AM
Site Code :
Start Date : 10/3/2019
Page No : 1

Groups Printed- Combined

Start Time	Route 15 Southbound				Route 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
06:00 AM	2	23	0	25	65	4	0	69	0	1	0	1	95
06:15 AM	1	27	0	28	98	2	0	100	0	1	0	1	129
06:30 AM	3	34	0	37	107	0	0	107	0	0	0	0	144
06:45 AM	1	51	0	52	127	1	0	128	0	8	0	8	188
Total	7	135	0	142	397	7	0	404	0	10	0	10	556
07:00 AM	6	47	0	53	123	2	0	125	0	1	0	1	179
07:15 AM	6	67	0	73	120	2	0	122	0	0	0	0	195
07:30 AM	7	52	0	59	131	1	0	132	0	2	0	2	193
07:45 AM	6	70	0	76	114	4	0	118	0	4	0	4	198
Total	25	236	0	261	488	9	0	497	0	7	0	7	765
08:00 AM	4	54	0	58	96	1	0	97	1	2	0	3	158
08:15 AM	3	51	0	54	98	0	0	98	0	2	0	2	154
08:30 AM	4	67	0	71	103	0	0	103	2	6	0	8	182
08:45 AM	7	48	0	55	71	1	0	72	1	4	0	5	132
Total	18	220	0	238	368	2	0	370	4	14	0	18	626
Grand Total	50	591	0	641	1253	18	0	1271	4	31	0	35	1947
Apprch %	7.8	92.2	0		98.6	1.4	0		11.4	88.6	0		
Total %	2.6	30.4	0	32.9	64.4	0.9	0	65.3	0.2	1.6	0	1.8	

Start Time	Route 15 Southbound			Route 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	6	47	53	123	2	125	0	1	1	179
07:15 AM	6	67	73	120	2	122	0	0	0	195
07:30 AM	7	52	59	131	1	132	0	2	2	193
07:45 AM	6	70	76	114	4	118	0	4	4	198
Total Volume	25	236	261	488	9	497	0	7	7	765
% App. Total	9.6	90.4		98.2	1.8		0	100		
PHF	.893	.843	.859	.931	.563	.941	.000	.438	.438	.966

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File Name : 13- Rt. 15 & Starlite Park PM
 Site Code :
 Start Date : 10/16/2019
 Page No : 1

Groups Printed- Cars

Start Time	Rt 15 Southbound				Rt 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
04:00 PM	2	97	0	99	65	0	0	65	6	6	0	12	176
04:15 PM	0	102	0	102	77	2	0	79	2	4	0	6	187
04:30 PM	1	101	0	102	69	0	0	69	0	1	0	1	172
04:45 PM	0	117	0	117	71	3	0	74	3	3	0	6	197
Total	3	417	0	420	282	5	0	287	11	14	0	25	732
05:00 PM	2	118	0	120	57	0	0	57	6	10	0	16	193
05:15 PM	6	134	0	140	65	1	0	66	1	6	0	7	213
05:30 PM	1	118	0	119	90	0	0	90	3	8	0	11	220
05:45 PM	5	78	0	83	57	1	0	58	1	5	0	6	147
Total	14	448	0	462	269	2	0	271	11	29	0	40	773
06:00 PM	3	99	0	102	65	2	0	67	3	10	0	13	182
06:15 PM	1	95	0	96	56	0	0	56	1	3	0	4	156
06:30 PM	0	89	0	89	37	0	0	37	2	0	0	2	128
06:45 PM	0	88	0	88	39	0	0	39	0	1	0	1	128
Total	4	371	0	375	197	2	0	199	6	14	0	20	594
Grand Total	21	1236	0	1257	748	9	0	757	28	57	0	85	2099
Apprch %	1.7	98.3	0		98.8	1.2	0		32.9	67.1	0		
Total %	1	58.9	0	59.9	35.6	0.4	0	36.1	1.3	2.7	0	4	

Start Time	Rt 15 Southbound			Rt 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	117	117	71	3	74	3	3	6	197
05:00 PM	2	118	120	57	0	57	6	10	16	193
05:15 PM	6	134	140	65	1	66	1	6	7	213
05:30 PM	1	118	119	90	0	90	3	8	11	220
Total Volume	9	487	496	283	4	287	13	27	40	823
% App. Total	1.8	98.2		98.6	1.4		32.5	67.5		
PHF	.375	.909	.886	.786	.333	.797	.542	.675	.625	.935

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File Name : 13- Rt. 15 & Starlite Park PM
 Site Code :
 Start Date : 10/16/2019
 Page No : 1

Groups Printed- Trucks

Start Time	Rt 15 Southbound				Rt 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
04:00 PM	1	3	0	4	3	0	0	3	0	0	0	0	7
04:15 PM	0	3	0	3	4	0	0	4	0	0	0	0	7
04:30 PM	1	3	0	4	3	0	0	3	0	0	0	0	7
04:45 PM	1	2	0	3	5	0	0	5	0	0	0	0	8
Total	3	11	0	14	15	0	0	15	0	0	0	0	29
05:00 PM	1	4	0	5	3	0	0	3	1	1	0	2	10
05:15 PM	2	3	0	5	5	0	0	5	0	0	0	0	10
05:30 PM	0	2	0	2	2	0	0	2	1	0	0	1	5
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	3	9	0	12	10	0	0	10	2	1	0	3	25
06:00 PM	1	4	0	5	2	0	0	2	0	0	0	0	7
06:15 PM	0	2	0	2	2	0	0	2	1	0	0	1	5
06:30 PM	0	0	0	0	1	0	0	1	0	0	0	0	1
06:45 PM	0	2	0	2	1	0	0	1	0	0	0	0	3
Total	1	8	0	9	6	0	0	6	1	0	0	1	16
Grand Total	7	28	0	35	31	0	0	31	3	1	0	4	70
Apprch %	20	80	0		100	0	0		75	25	0		
Total %	10	40	0	50	44.3	0	0	44.3	4.3	1.4	0	5.7	

Start Time	Rt 15 Southbound			Rt 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	1	3	4	3	0	3	0	0	0	7
04:45 PM	1	2	3	5	0	5	0	0	0	8
05:00 PM	1	4	5	3	0	3	1	1	2	10
05:15 PM	2	3	5	5	0	5	0	0	0	10
Total Volume	5	12	17	16	0	16	1	1	2	35
% App. Total	29.4	70.6		100	0		50	50		
PHF	.625	.750	.850	.800	.000	.800	.250	.250	.250	.875

Peggy Malone & Associates
(888) 247-8602

File Name : 13- Rt. 15 & Starlite Park PM
Site Code :
Start Date : 10/16/2019
Page No : 1

Groups Printed- Combined

Start Time	Rt 15 Southbound				Rt 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
04:00 PM	3	100	0	103	68	0	0	68	6	6	0	12	183
04:15 PM	0	105	0	105	81	2	0	83	2	4	0	6	194
04:30 PM	2	104	0	106	72	0	0	72	0	1	0	1	179
04:45 PM	1	119	0	120	76	3	0	79	3	3	0	6	205
Total	6	428	0	434	297	5	0	302	11	14	0	25	761
05:00 PM	3	122	0	125	60	0	0	60	7	11	0	18	203
05:15 PM	8	137	0	145	70	1	0	71	1	6	0	7	223
05:30 PM	1	120	0	121	92	0	0	92	4	8	0	12	225
05:45 PM	5	78	0	83	57	1	0	58	1	5	0	6	147
Total	17	457	0	474	279	2	0	281	13	30	0	43	798
06:00 PM	4	103	0	107	67	2	0	69	3	10	0	13	189
06:15 PM	1	97	0	98	58	0	0	58	2	3	0	5	161
06:30 PM	0	89	0	89	38	0	0	38	2	0	0	2	129
06:45 PM	0	90	0	90	40	0	0	40	0	1	0	1	131
Total	5	379	0	384	203	2	0	205	7	14	0	21	610
Grand Total	28	1264	0	1292	779	9	0	788	31	58	0	89	2169
Apprch %	2.2	97.8	0		98.9	1.1	0		34.8	65.2	0		
Total %	1.3	58.3	0	59.6	35.9	0.4	0	36.3	1.4	2.7	0	4.1	

Start Time	Rt 15 Southbound			Rt 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	1	119	120	76	3	79	3	3	6	205
05:00 PM	3	122	125	60	0	60	7	11	18	203
05:15 PM	8	137	145	70	1	71	1	6	7	223
05:30 PM	1	120	121	92	0	92	4	8	12	225
Total Volume	13	498	511	298	4	302	15	28	43	856
% App. Total	2.5	97.5		98.7	1.3		34.9	65.1		
PHF	.406	.909	.881	.810	.333	.821	.536	.636	.597	.951

Attachment C

Turn Lane Warrant Forms

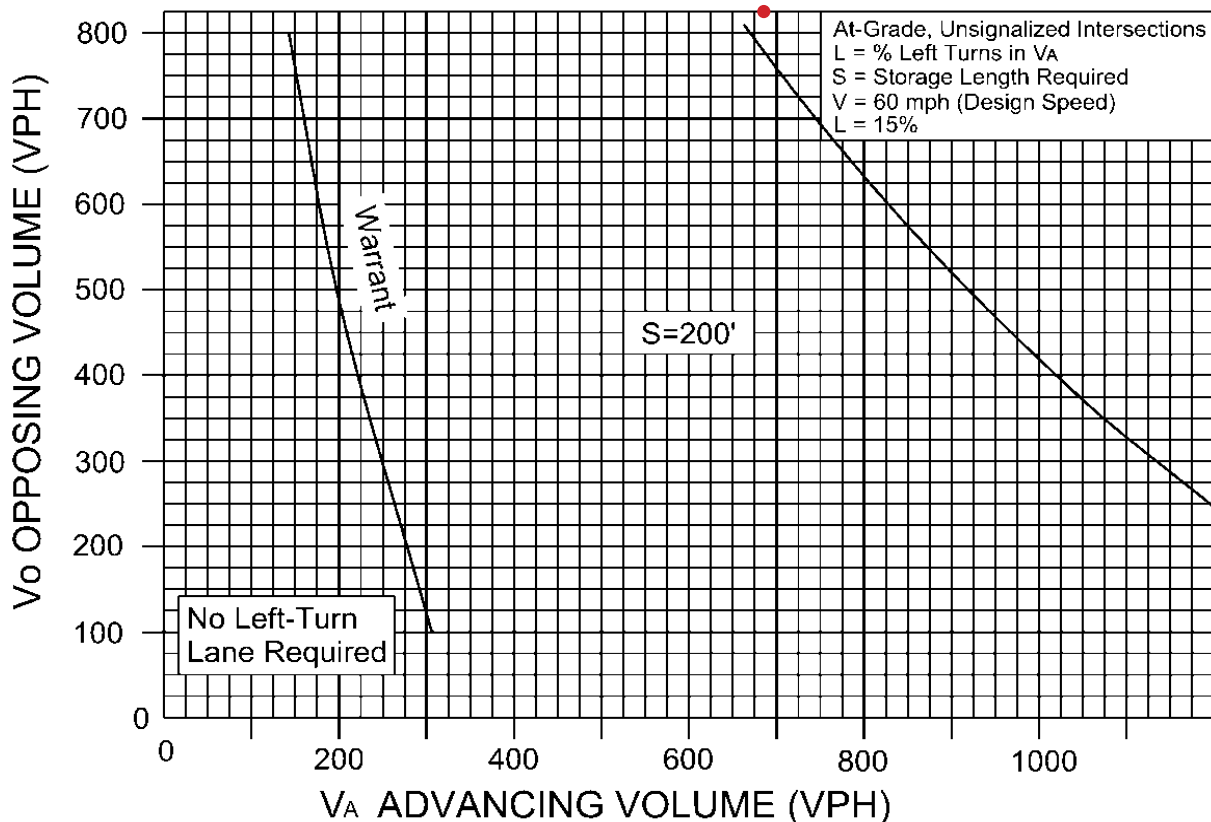
Warrant for Left-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance
Approach Direction: Northbound
Peak Hour: AM

Peak Hour Left Turns (V_L): 96 vph
Advancing Volume (V_A): 689 vph
Opposing Volume (V_O): 814 vph
Operating/Design Speed (V): 60 mph

% Left Turns in V_A (L): 15% (Calculated Value: 13.9%)
% Trucks in V_L : 80%

Conclusion: 300' (200' + 100' truck adjustment) Left Turn Lane Required



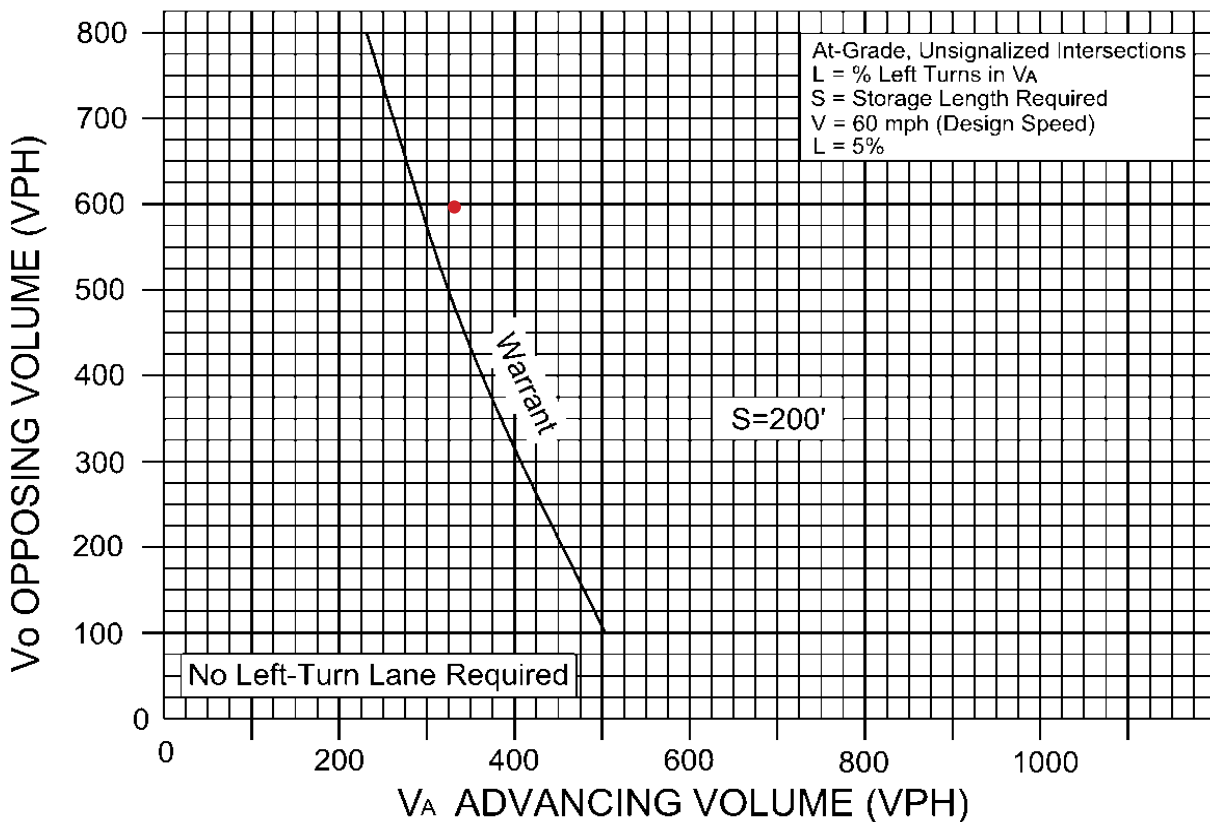
Warrant for Left-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance
Approach Direction: Northbound
Peak Hour: PM

Peak Hour Left Turns (V_L): 13 vph
Advancing Volume (V_A): 328 vph
Opposing Volume (V_O): 595 vph
Operating/Design Speed (V): 60 mph

% Left Turns in V_A (L): 5% (Calculated Value: 4.0%)
% Trucks in V_L : 70%

Conclusion: 300' (200' + 100' truck adjustment) Left Turn Lane Required



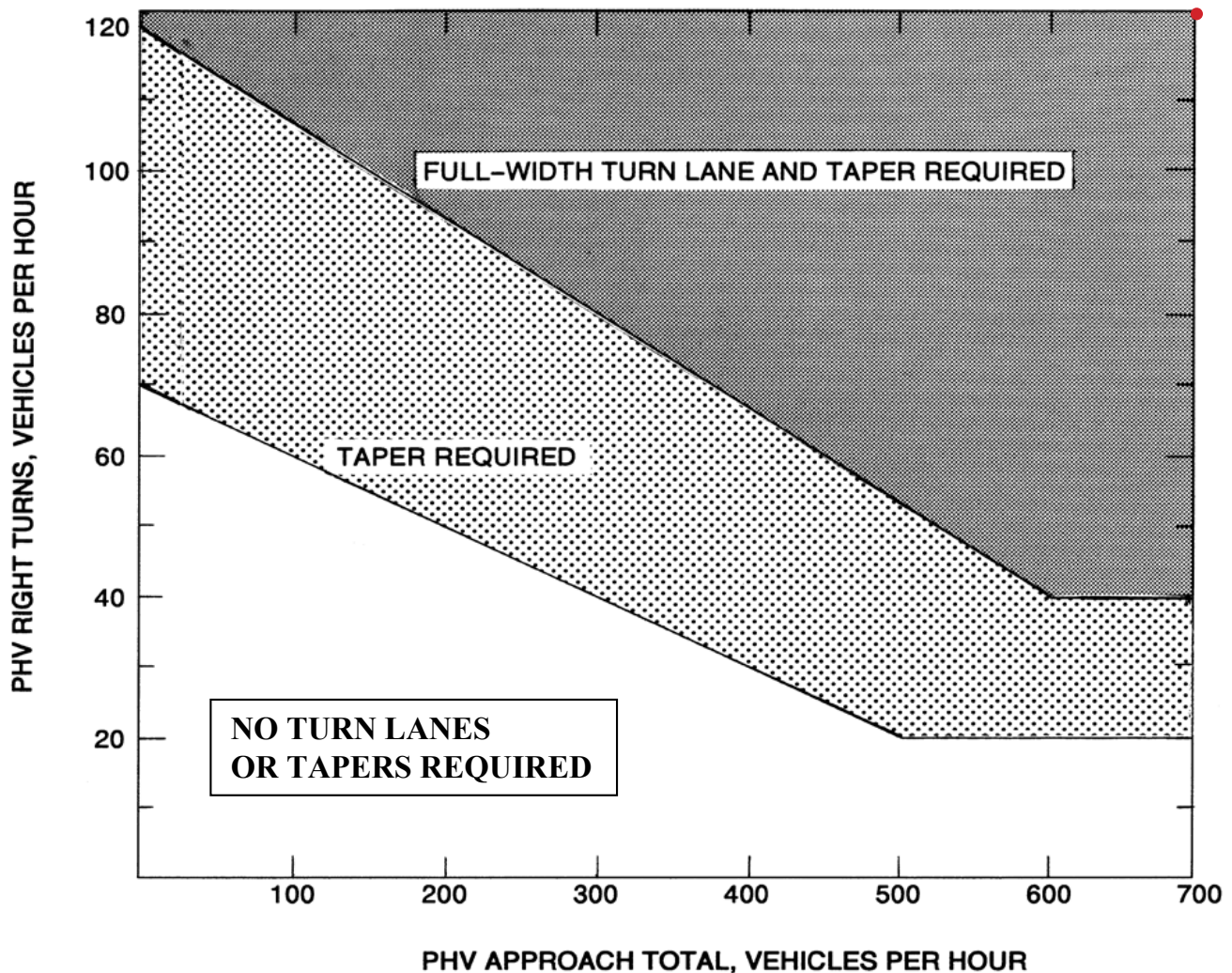
Warrant for Right-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance

Approach Direction: Southbound
Peak Hour: AM

PHV APPROACH TOTAL: 814 vph
PHV RIGHT TURNS: 289 vph

Conclusion: Full-width Turn Lane and Taper Required



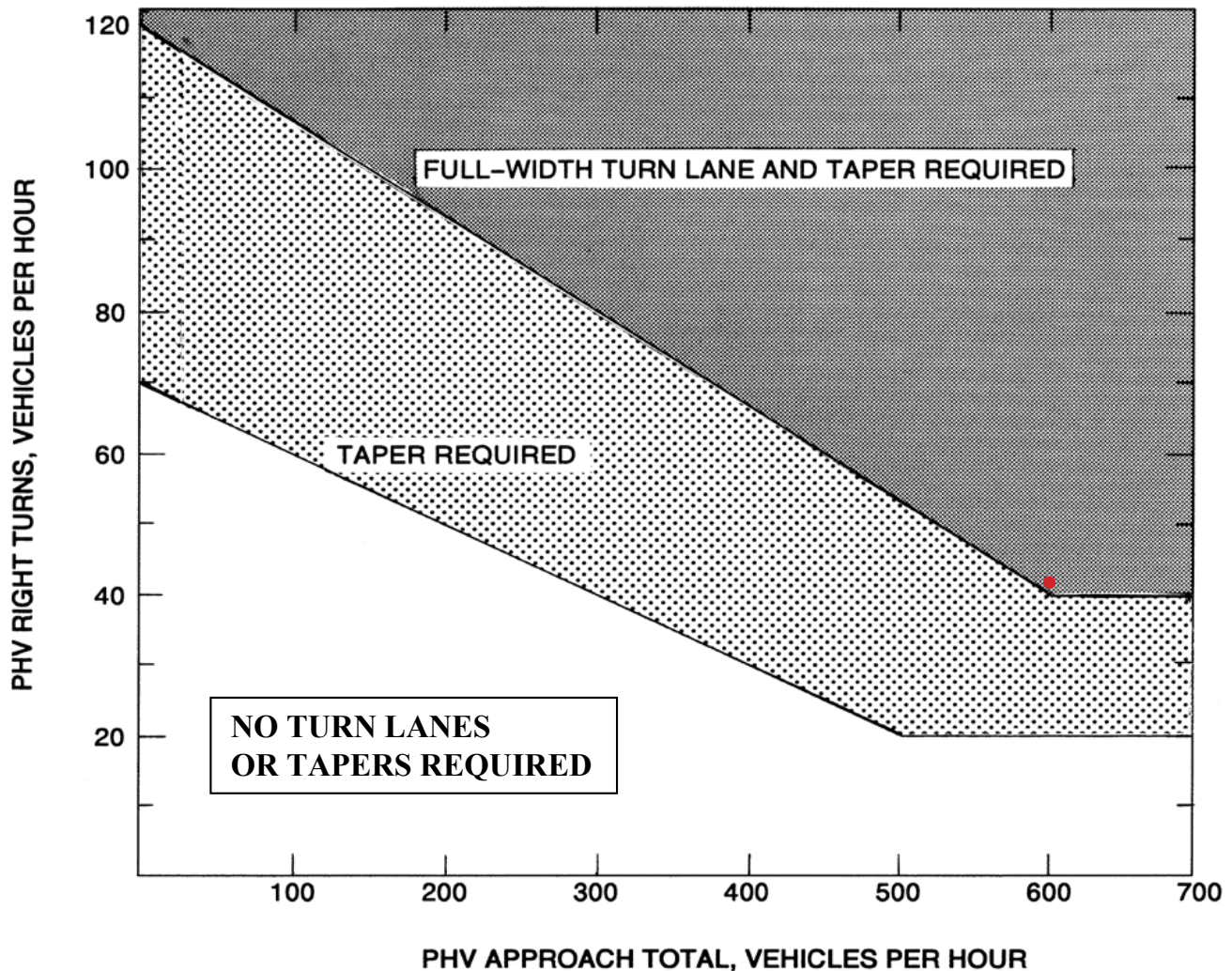
Warrant for Right-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance

Approach Direction: Southbound
Peak Hour: PM

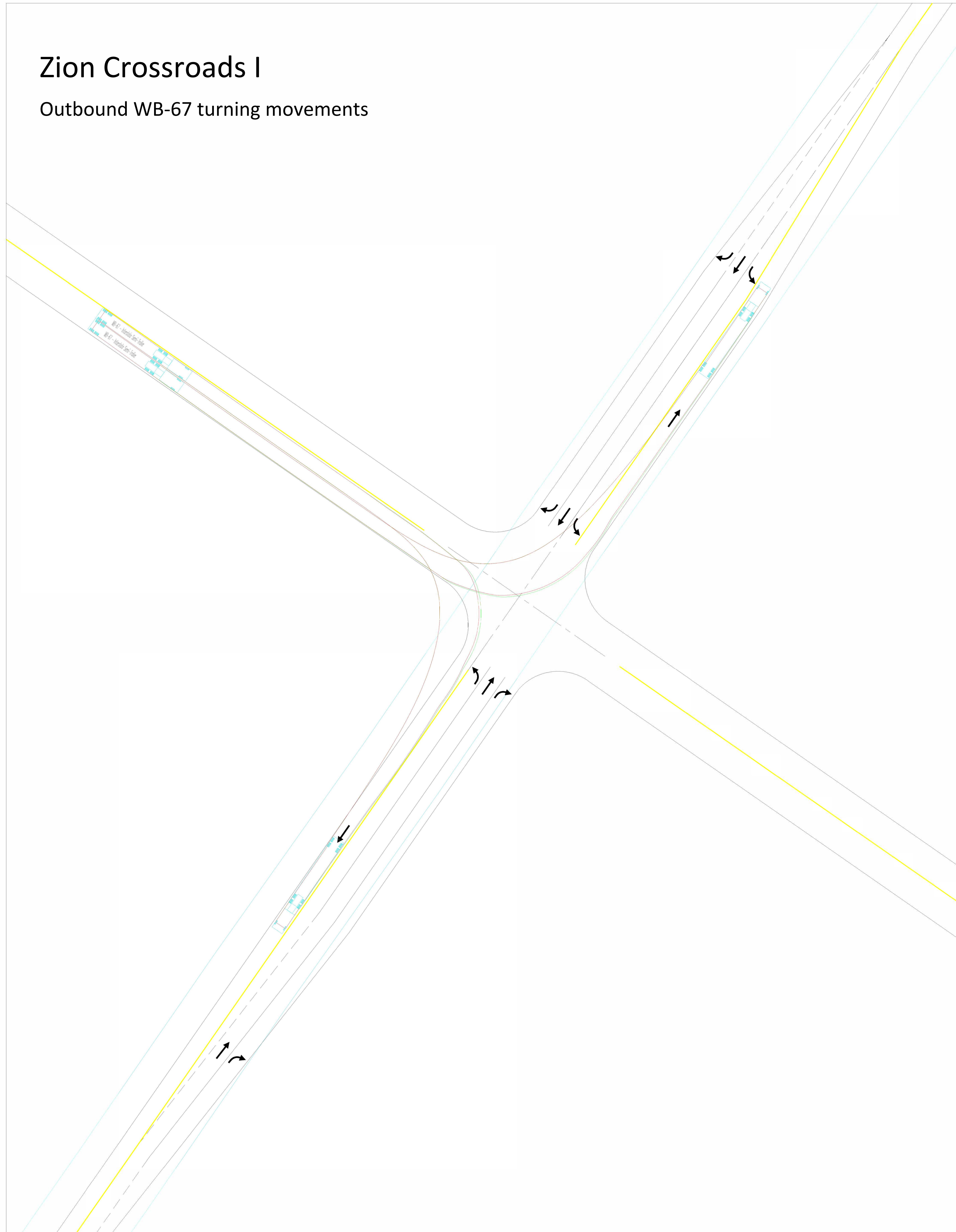
PHV APPROACH TOTAL: 595 vph
PHV RIGHT TURNS: 41 vph

Conclusion: Full-width Turn Lane and Taper Required



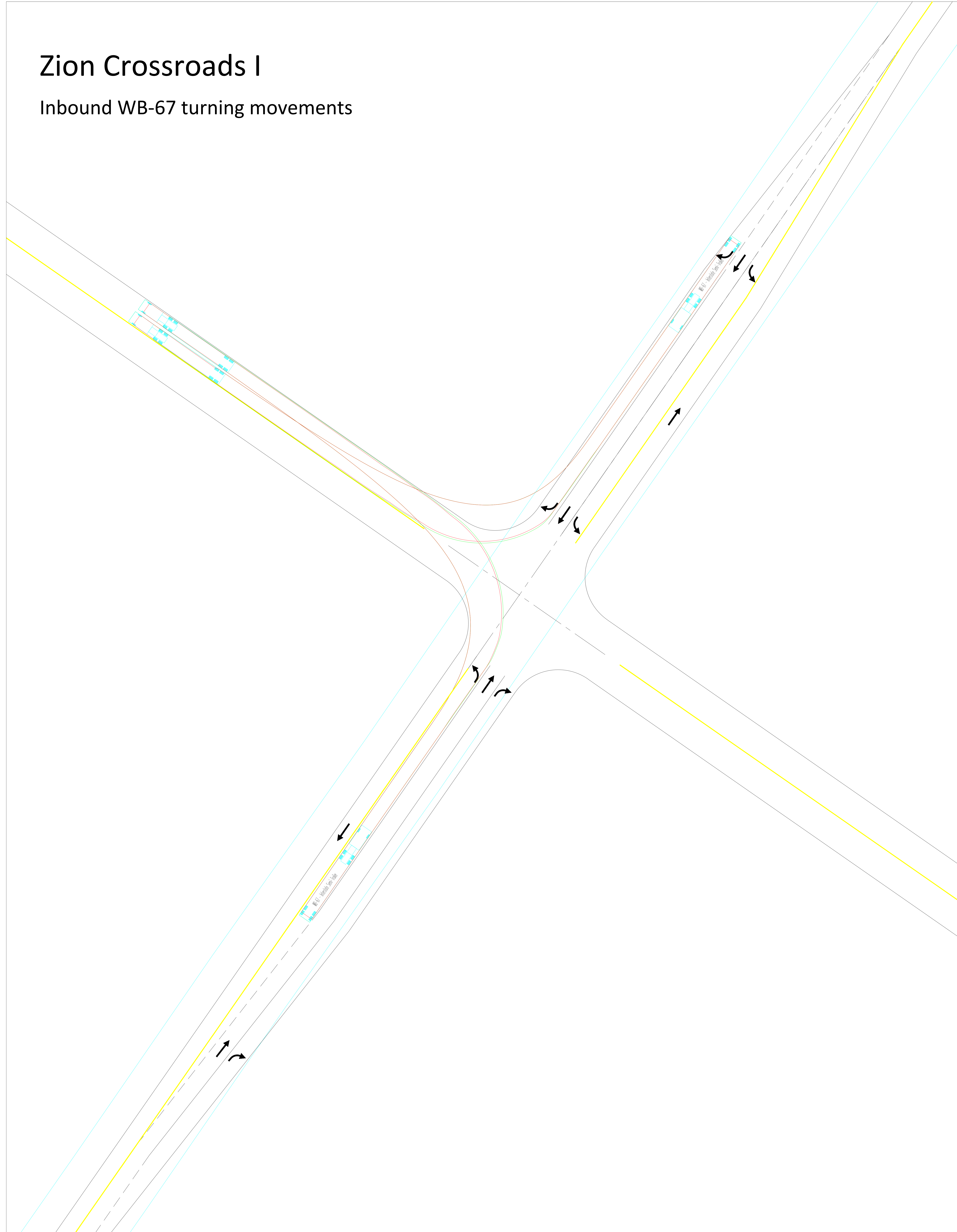
Zion Crossroads I

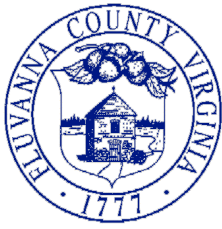
Outbound WB-67 turning movements



Zion Crossroads I

Inbound WB-67 turning movements





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

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Conditional Rezoning from A-1 to I-1

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

General Information: This rezoning request will be heard by the Planning Commission on Wednesday, November 9, 2022 at 7:00 pm in the Carysbrook Performing Arts Center.

Applicant: Vaughn Property Group, LLC / John Vaughn

Requested Action: **ZMP 22:05 Vaughn Property Group, LLC** – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 **Parcel 2**.

The subject property is located along the east line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Proposed Zoning: I-1, Limited Industrial Zoning District with proffered conditions

Existing Land Use: Vacant

Planning Area: Zion Crossroads Community Planning Area

Community Meeting:

The applicant conducted a community meeting on October 27, 2022 in the Morris Room of the Fluvanna County Administration Building. He discussed the forty (40) acre site located on the east side of Route 15 and approximately one (1) mile south of the intersection of US Route 15 and US Route 50 located in the Zion Crossroads area. The applicant indicated they propose to develop a flex industrial distribution center that includes three (3) buildings with approximately 200,000 square feet for a total of 600,000 square feet of industrial building space. There was a discussion about the required setbacks and buffers and parking and loading space requirements to include a stormwater management pond for on-site retention purposes for the proposed land uses.

Site Design Analysis:

The applicant’s consultant, Bowman has prepared a rezoning conceptual layout to illustrate the required site design requirements contained within the Fluvanna County Zoning Ordinance such as an increased forty (40) foot buffer where twenty-five (25) feet is required. There will not be a five (5) foot sidewalk along Route 15 due to the higher posted speed limit. However, there will be a forty (40) foot planted evergreen strip for additional buffering along the main frontage road.

Planning Staff has begun to work with applicants to move towards the installation of sidewalks along the collector roads in the Zion Crossroads Community Planning Area to allow for better pedestrian movement or encourage internal sidewalks that would serve this industrial park area. The applicant would be showing sidewalks around the proposed buildings and parking lot areas as a part of both the Sketch Plan stage and the administrative site development plan review stage.

Site Screening and Buffer Areas:

The Fluvanna County Zoning Ordinance contains Landscaping requirements and Tree Protection options that can be selected by the applicant and his site consultant to provide the proper Buffer and Screening requirements while providing for the required VDOT site distance requirements:

Sec. 22-24-4. – MINIMUM STANDARDS

(A) The following shall be the minimum size of plant materials for site landscaping installation:

- | | |
|-------------------------------------------|---------------------------------------------|
| <i>(1) Large shade trees—1.5" caliper</i> | <i>(2) Medium shade trees—1.25" caliper</i> |
| <i>(3) Ornamental trees—1.25" caliper</i> | <i>(4) Evergreen trees—5' in height</i> |
| <i>(5) Shrubs—18" in height</i> | <i>(6) Ground cover—1 year plants</i> |

(B) All required landscaping shall be planted according to the following standards:

- (1) All trees to be planted shall meet the American Standard for nursery stock published by the American Nursery and Landscape Association.*
- (2) The planting of trees shall be done in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nursery and Landscape Association and the Virginia Society of Landscape Designers, or the Road and Bridge Specifications of the Virginia Department of Transportation.*
- (3) All required landscaping shall be planted between September 15 and June 30, provided that the ground is not frozen. (Ord. 8-1-12; Ord. 12-16-15)*

Sec. 22-24-7. – SCREENING

(A) Screening shall be required in the following instances:

- (1) Commercial and industrial uses shall be screened from view of adjacent properties in residential and agricultural zoning districts, except for commercial and industrial uses allowed by right in said districts.*

(2) *Parking lots, consisting of five (5) spaces or more, shall be screened from view of public roads, rights-of-way, and adjacent properties.*

(3) *Objectionable features, including but not limited to the following, shall be screened from the view of public roads, rights-of-way, and adjacent properties: i. Loading areas. ii. Refuse areas. iii. Storage yards. iv. Dry detention ponds. v. Maintenance areas.*

(4) *If the required screening is consistent with an approved Master Plan and is subject to the requirements of the R-3, Residential Planned Community zoning district.*

(5) *The Zoning Administrator may require the screening of any use, or portion thereof, upon determination that the use would otherwise have a direct negative visual impact on a property designated as historic by its inclusion within the Historic Preservation chapter of the approved Comprehensive Plan.*

(B) *When required, screening shall consist of the new plantings, existing vegetation, an opaque masonry wall or wooden fence, or combination thereof, to the reasonable satisfaction of the Zoning Administrator.*

Unless otherwise specified within this chapter, one of the following landscaping treatment options shall be utilized to meet the minimum screening requirements:

(1) *Evergreen Option: Two (2) rows of evergreen trees, shall be planted ten (10) feet on center, and staggered within a planting strip that is twenty-five (25) feet wide; or (Note: The applicant has chosen to increase the twenty-five (25) foot area to a minimum of a forty (40) foot wide area)*

(2) *Berm Option: Two (2) rows of evergreen shrubs shall be planted ten (10) feet on center and staggered. The berm shall be at least thirty (30) inches higher than the finished grade of the surrounding area and shall not have a slope steeper than 2:1. The berm shall be stabilized with groundcover or other vegetation;*

(3) *Mixed Vegetation Option: One (1) large shade tree, one (1) medium shade tree, one (1) evergreen tree, and three (3) evergreen shrubs for each twenty (20) linear feet, within a planting strip that is twenty-five (25) feet wide; or*

(4) *Woodlands Preservation Option: Existing woody vegetation shall be preserved as a buffer strip with a minimum width of seventy-five (75) feet. Additional tree or shrub plantings may be required by the Zoning Administrator. The woodlands preservation area shall be placed in a landscape easement, and the landscape plan shall demonstrate the techniques to be used for removing underbrush, pruning, and protecting the existing trees from any damage during site development;*

(5) *Structural Option: A wall or fence, no shorter than six (6) feet in height, shall be provided and one (1) evergreen tree or shrub shall be planted every ten (10) feet along the side of any such wall or fence facing a public street or use for which the screening shall benefit.*

(C) Within commercial, industrial, and multi-family residential developments, dumpsters and other refuse areas visible from public roads, rights-of-way, adjacent properties, and parking areas shall be completely screened from view by a wall or fence constructed using architectural block, brick, stone, vinyl, wood or a similar material that is compatible with the architecture of the principal structure. The use of durable, low-maintenance materials is encouraged.

(D) Parking lots of five (5) spaces or more shall be screened in accordance with Section 22-24-6 of this article. (Ord. 8-1-12)

The applicant and his site consultant have worked with the Zoning Administrator to incorporate the evergreen, mixed vegetation and structural options or combination thereof on the premises to provide the required buffers and screening but also to allow for economic development visibility.

The proposed light industrial park development will be required to screen any outside dumpsters and other refuse areas from adjacent properties and public roads and the parking areas shall be screened from view by site landscaping, fence or a wall compatible with the principal buildings.

Transportation Analysis:

James Madison Highway (Route 15) is classified by VDOT as a Minor Arterial Road with access to Interstate 64 approximately 2 miles to the north. A trip generation study was performed by EPR on November 2, 2022 at the request of the applicant for Fluvanna County and VDOT. The Route 15 through traffic volumes were based on the Starlite Park peak hour traffic volumes found in the Zion Crossroads Small Area Study. These volumes are from 2019, but they are greater than the most recent VDOT counts from 2021 for Route 15 in this area. The proposed site conceptual layout is expected to generate 2,881 daily trips, 438 morning peak hour trips and 385 afternoon peak hour trips. With full build out of both proposed site conceptual layouts, and each with 591,600 square feet of flex industrial space, the traffic study document has determined: *a 300 foot northbound left turn lane, with a 200 foot taper and a 100 foot southbound right turn lane with a 200 foot taper will be warranted on US Route 15 at the proposed site entrance areas.*

Proffered Conditions:

The purpose of the I-1, Limited Industrial Zoning District, is *“to permit certain light industries. The limitations ... are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.”* The applicant has proffered out these I-1 by right land uses as a part of their conditional rezoning of the subject properties:

Commercial Uses: Flea Markets, Self-storage facilities, Car washes and Shooting ranges, indoors.

Industrial Uses: Solid Waste collection facilities

Miscellaneous Uses: Wood storage, temporary

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county’s primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.”* The applicant and his consultant have worked with County Staff to better align with the comprehensive plan’s goals and objectives in order to further implement them by bring forward a well thought out site design for future office and industrial employment.

Economic Development Chapter:

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas”* and *“Zion Crossroads is considered the most viable area to attract light industrial, technology businesses, medical facilities, and retail.”* The subject property is located in close proximity to other light industrial land uses near US 250 and it is adjacent to single-family homes which provides an available pool of potential employees for some of these by right I-1, Limited Industrial zoning district land uses.

Conclusion:

The 2015 Comprehensive Plan states *“it is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area. Each application is considered by the county to see if the proposed development is well planned within the context of the surrounding community.”* Planning Staff has worked with the applicant and his consultant to come up with potential land uses that could be located within the proposed industrial buildings. We feel that the proposed I-1, Light Industrial conditional zoning case request is in compliance with the Zion Crossroads Community Planning Area goals and objectives for new industrial uses.

Suggested Motion:

I move that the Planning Commission recommend [Approval / denial / deferral] of ZMP 22:05, a request to amend the Fluvanna County Zoning Map with respect to approximately 40 +/- acres of Tax Map 11 Section 9 Parcel 2 to conditionally rezone the same from A-1 Agricultural, General to I-1, Industrial, Limited with proffered conditions dated October 18, 2022.

Attachments:

Rezoning Application and Statement of Proffers
Bowman Conceptual Layout Plan dated 10/24/22
Community Meeting and County APO Letters

Zion Crossroads II Flex Industrial Distribution Center Project Vaughn Property Group

Property Information

Parcel: 11-9-2

Area: 39.92 Ac

Zoned: A-1

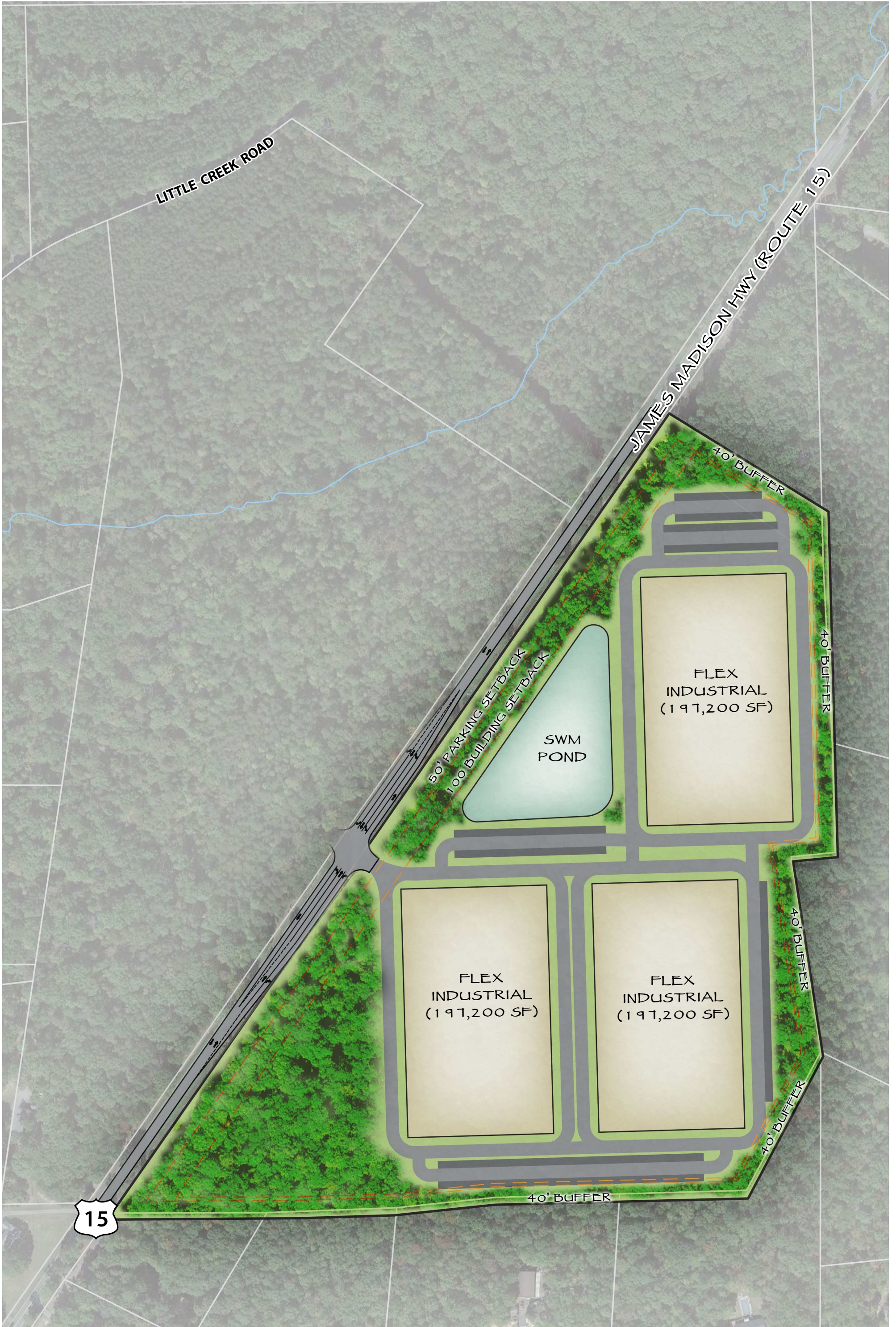
Columbia Election District

Vaughn Property Group, LLC is the contract purchaser of the above-referenced Property and is serving as the applicant for the proposed rezoning application. This application requests a rezoning to establish a new, flex industrial center as described below.

The Property comprises approximately 40 acres and is currently zoned A-1 Agricultural General zoning district pursuant to the Fluvanna County Zoning Guidelines. The Property is located in the Columbia Election District, and within the Zion Crossroads Community Planning Area (CPA) as defined in the Fluvanna County Comprehensive Plan. These areas are designated to receive higher densities of residential and commercial growth. In addition, the Zion Crossroads Community Planning Area is envisioned to provide Regional Employment and expand and diversify local tax revenue by encouraging higher intensity commercial development, encouraging businesses and retail that are locally-based, and providing additional opportunity to expand light industry development.

The property is located along Route 15 approximately 1.1 miles south of the intersection of US Route 15 and US Route 250. It has approximately 2,260 linear feet of frontage along US Route 15 and proposes to provide access to the property in the form of an entrance along Route 15. The proposed development will enhance existing transportation elements and will provide improvements which comprise of right and left turn lanes with tapers in accordance with VDOT standards. The property is also located in close proximity to the Central Water System – Fluvanna County Public Utilities and has access to power.

The Applicant proposes to develop a flex industrial distribution/data center project which includes 3 buildings with approximately 200,000 square feet each for a total of 600,000 square feet. In addition to the Route 15 roadway improvements, the development will include internal circulation patterns, required setbacks and buffers, parking, loading and associated infrastructure, including a stormwater management pond. In order to achieve this vision, the Applicant proposes to rezone the property to the I-1, Industrial, Limited District.



15

LITTLE CREEK ROAD

JAMES MADISON HWY (ROUTE 15)

50' PARKING SETBACK
100' BUILDING SETBACK

SWM POND

FLEX INDUSTRIAL
(197,200 SF)

FLEX INDUSTRIAL
(197,200 SF)

FLEX INDUSTRIAL
(197,200 SF)

40' BUFFER

40' BUFFER

40' BUFFER

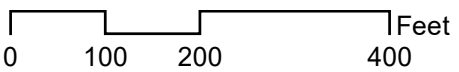
40' BUFFER

40' BUFFER



ZION CROSSROADS II
FLUVANNA COUNTY
CONCEPTUAL LAYOUT

Date: 10-24-2022



Bowman

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, John Vaughn, does hereby voluntarily proffer, as the agent for the contract purchaser of the property (the "Property") respectively, which is subject of this conditional rezoning request, that the development of the property shall be in strict accordance with the following conditions set forth in this submission:

We present this statement of proffers for Tax Map 11 Section 9 Parcel 2:

1. Conceptual Rezoning Exhibit:

An Illustrative Exhibit is attached as Exhibit B. This exhibit is conceptual in nature and is shown in consideration of the rezoning request for this parcel. The final site plan shall establish the ultimate site layout and shall provide for the safe and convenient vehicular circulation within the site.

2. Excluded Uses:

The following permitted by right land uses shall be excluded from the Property under I-1 Zoning Section 22-11-2.1:

Commercial Uses: Flea Markets, Self-storage facilities, Car washes, Shooting ranges indoor.

Industrial Uses: Solid waste collection facilities.

Miscellaneous Uses: Wood storage, temporary

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.

Bowman



VAUGHN PROPERTY GROUP, LLC

10/18/2022

Date


COMMONWEALTH OF VIRGINIA

CITY/COUNTY

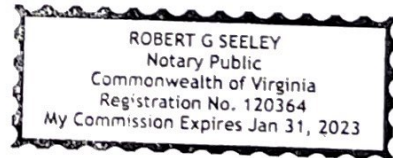
I ROBERT Seeley, a Notary for the State of Virginia

Do verify that the foregoing instrument was signed before me this the 18 day of
oct, 2022

My commission expires: 1-31-23



Notary Public





COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

RECEIVED

OCT 03 2022

Fluvanna County
Planning Dept

Owner of Record: Ruth Oliver

Applicant of Record: John Vaughn

Address: 3961 Pomeroy Dr. Winston-Salem NC 27105

Address: 44129 Eastgate View Drive Chertilly VA 20152

Phone: 336-767-6196 Fax: _____

Phone: 202-415-0221 Fax: _____

Email: _____

Email: JVaughn@VaughnPropertiesllc.com

Representative: _____

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.

Address: _____

Phone: _____ Fax: _____

Email: _____

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

Tax Map and Parcel(s) 11-9-2

Acreage 40 Current Zoning A-1

Is parcel in Land Use Valuation Program? No Yes

Location of Parcel: _____

Deed Book and Page: _____

If any Deed Restrictions, please attach a copy

Requested Zoning I-1 Proposed Use of Property Flex Industrial

Affidavit to Accompany Petition for Rezoning

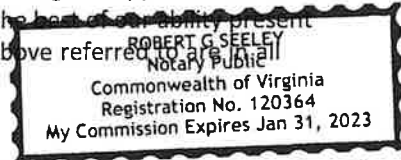
By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

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: 10/2/2022 Signature of Owner/Applicant: _____

Subscribed and sworn to before me this 2 day of OCT, 2022 Register # 120364

My commission expires: 1-31-23 Notary Public: _____



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: 10/3/22 Pre-Application Meeting: _____ PH Sign Deposit Received: 10/3/22 Application #: ZMP 22:05

\$1,000 fee paid: Check 1265 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: Columbia Planning Area: Zions Crossroads Community

Public Hearings

Planning Commission

Board of Supervisors

Advertisement Dates: _____

Advertisement Dates: _____

APO Notification: _____

APO Notification: _____

Date of Hearing: _____

Date of Hearing: _____

Decision: _____

Decision: _____



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

RECEIVED

OCT 03 2022

Fluvanna County
Planning Dept

Name: John Vaughn
Address: 44129 Eastgate View Drive
City: Charlottesville
State: VA Zip Code: 20152

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.

[Signature]
Applicant Signature

10/2/2022
Date

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

Office Use Only	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP <u>22</u> : <u>05</u> ZTA _____ :	
\$90 deposit paid per sign* <u>Check 1268</u>	Approximate date to be returned:

RECEIVED

OCT 03 2022

Fluvanna County
Planning Dept

RUTH C. OLIVER
3961 Pomeroy Drive
Winston-Salem, North Carolina 27105
(336) 767-6196

June 6, 2022

To: Planning and Zoning Department Fluvanna County Virginia

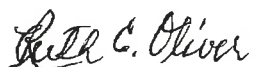
RE: Authority to Discuss Potential Rezoning of map #11-9-1 and 11-9-2

Dear Sir or Madam:

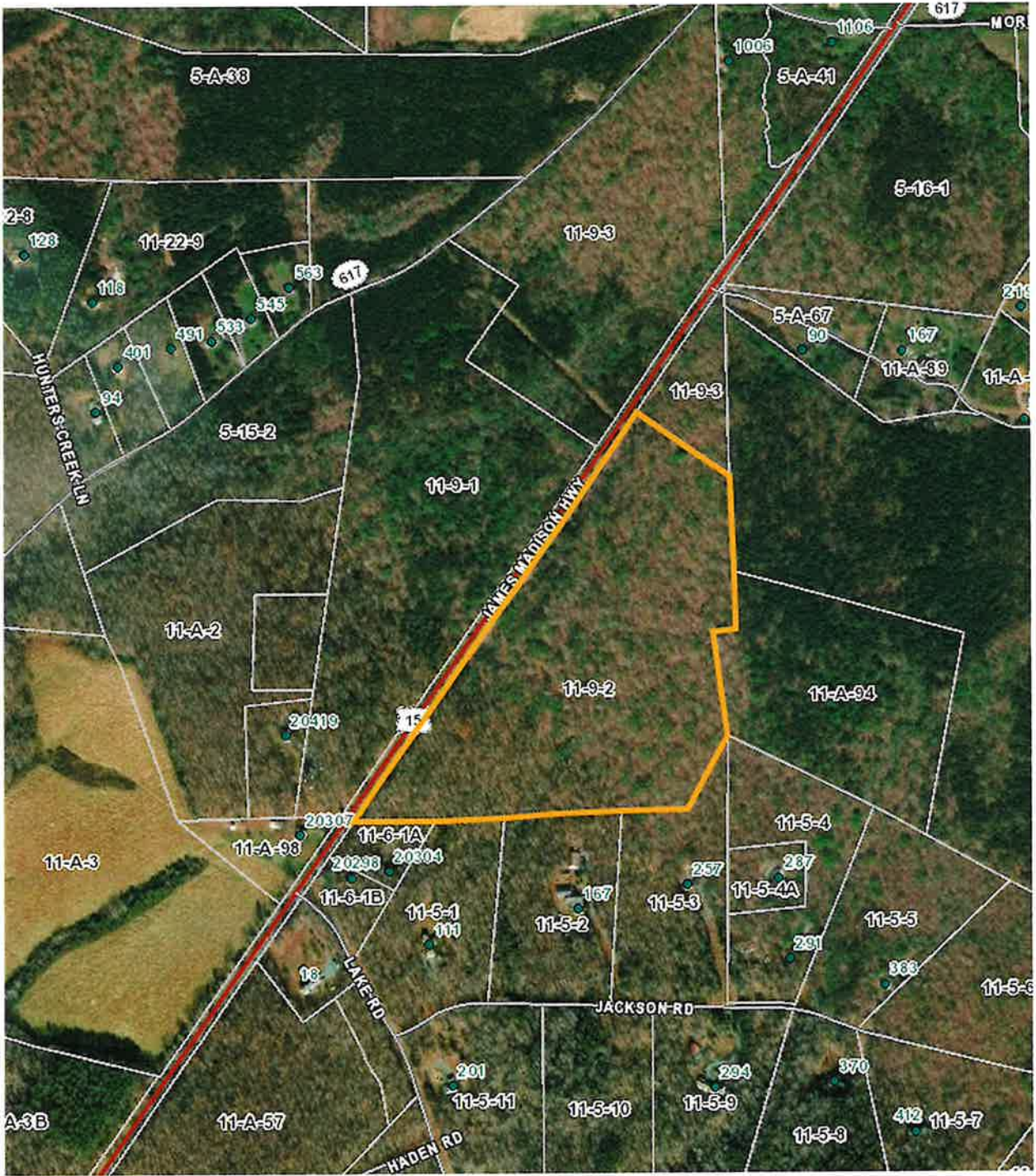
I am one of the owners and serve as Power of Attorney on behalf of the other owners of the properties located at map numbers 11-9-1 and 11-9-2.

We have been in discussions with the John Vaughn and Vaughn Property Group , LLC for the purchase of these parcels. The terms have not been agreed upon, but we do authorize John Vaughn to speak with your office regarding the potential rezoning of the property.

Very truly yours,



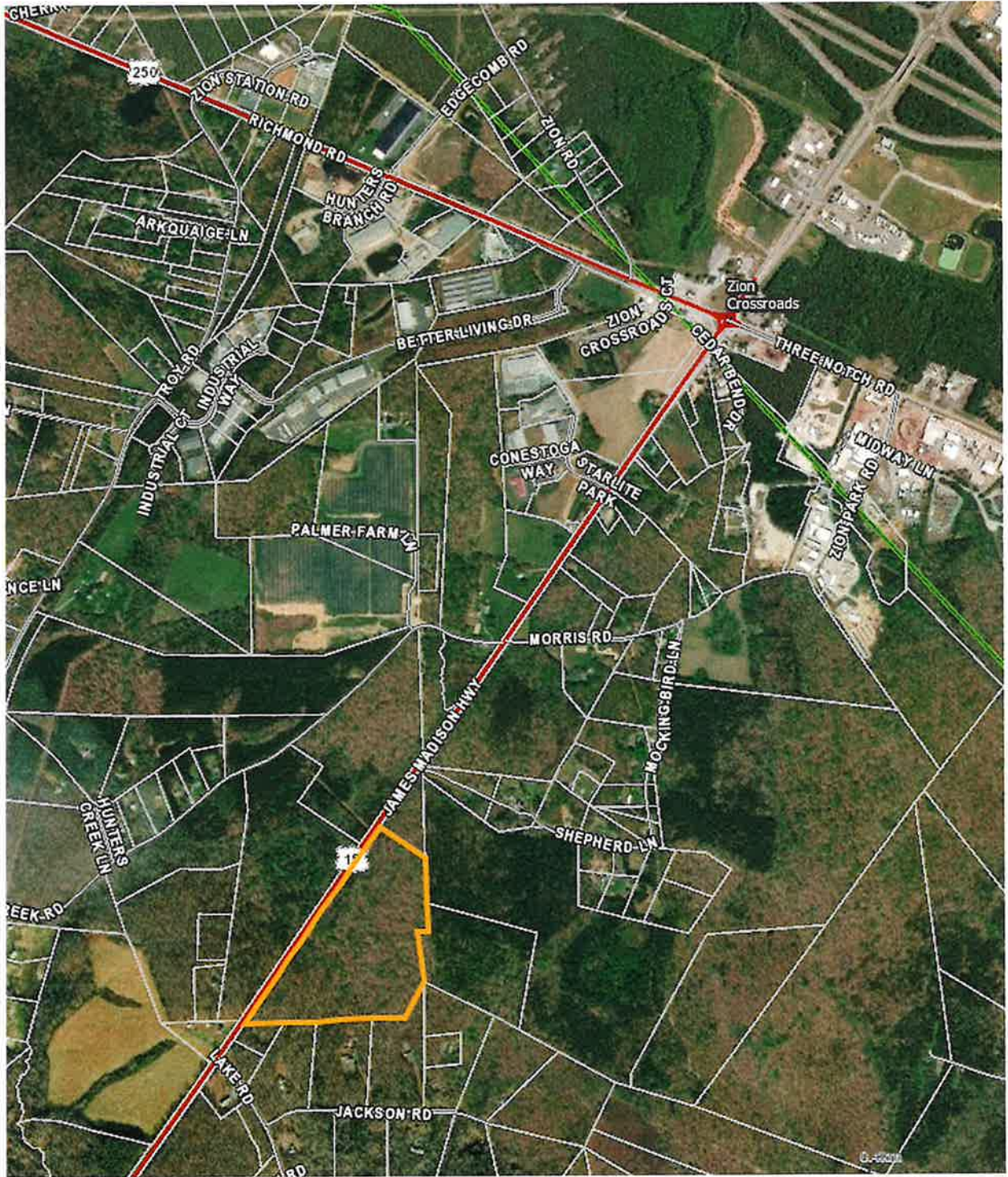
Ruth C. Oliver



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OCT 03 2022

Fluvanna County
Planning Dept



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OCT 03 2022

Fluvanna County
Planning Dept

MEMORANDUM

TO: JOHN VAUGHN

FROM: JEANIE ALEXANDER, P.E.

ORGANIZATION: VAUGHN PROPERTY GROUP, LLC

DATE: NOVEMBER 2, 2022

PHONE NUMBER: 202.615.0221

SENDER'S REFERENCE NUMBER:

RE: ZION CROSSROADS II: ZMP 22-05

YOUR REFERENCE NUMBER:

URGENT FOR YOUR USE PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

Introduction and Background

A trip generation study was requested by Fluvanna County and VDOT staff to understand the potential traffic impacts of the Zion Crossroads II industrial development rezoning. The project is located on the east side of Route 15 approximately 1.3 miles south of Route 250 (Richmond Road). **Figure 1** illustrates the project location within the regional context and **Figure 2** within the local context.

The project includes 591,600 square feet of flex industrial space. A single access is proposed on Route 15. **Figure 3** illustrates the conceptual plan for the site created by Bowman Engineering.

Immediately opposite the site, on the west side of Route 15, an identical 591,600 square-foot flex industrial space is proposed, Zion Crossroads I. This memo focuses on the Zion Crossroads II site. However, the turn lane warrant analyses include the traffic to be generated by Zion Crossroads I and II sites.

This memo summarizes the trip generation and turn lane warrant analyses for the Zion Crossroads II site.

Figure 1: Project Location within Regional Context

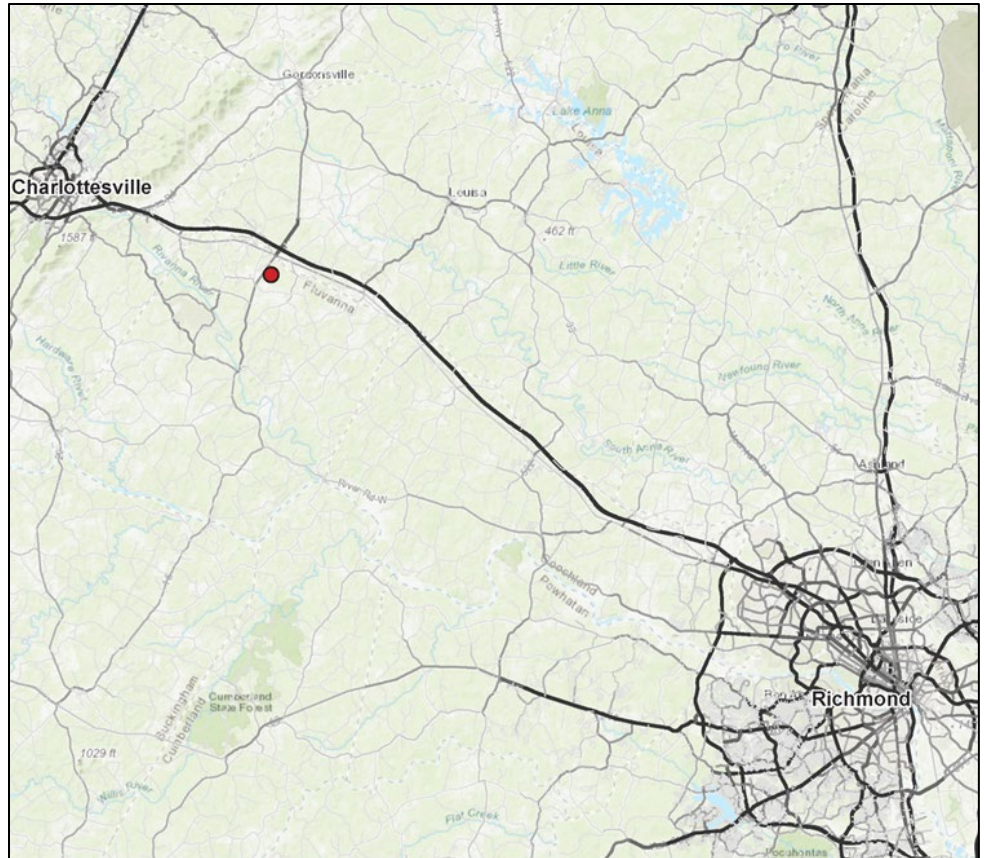


Figure 2: Project Location within Local Context

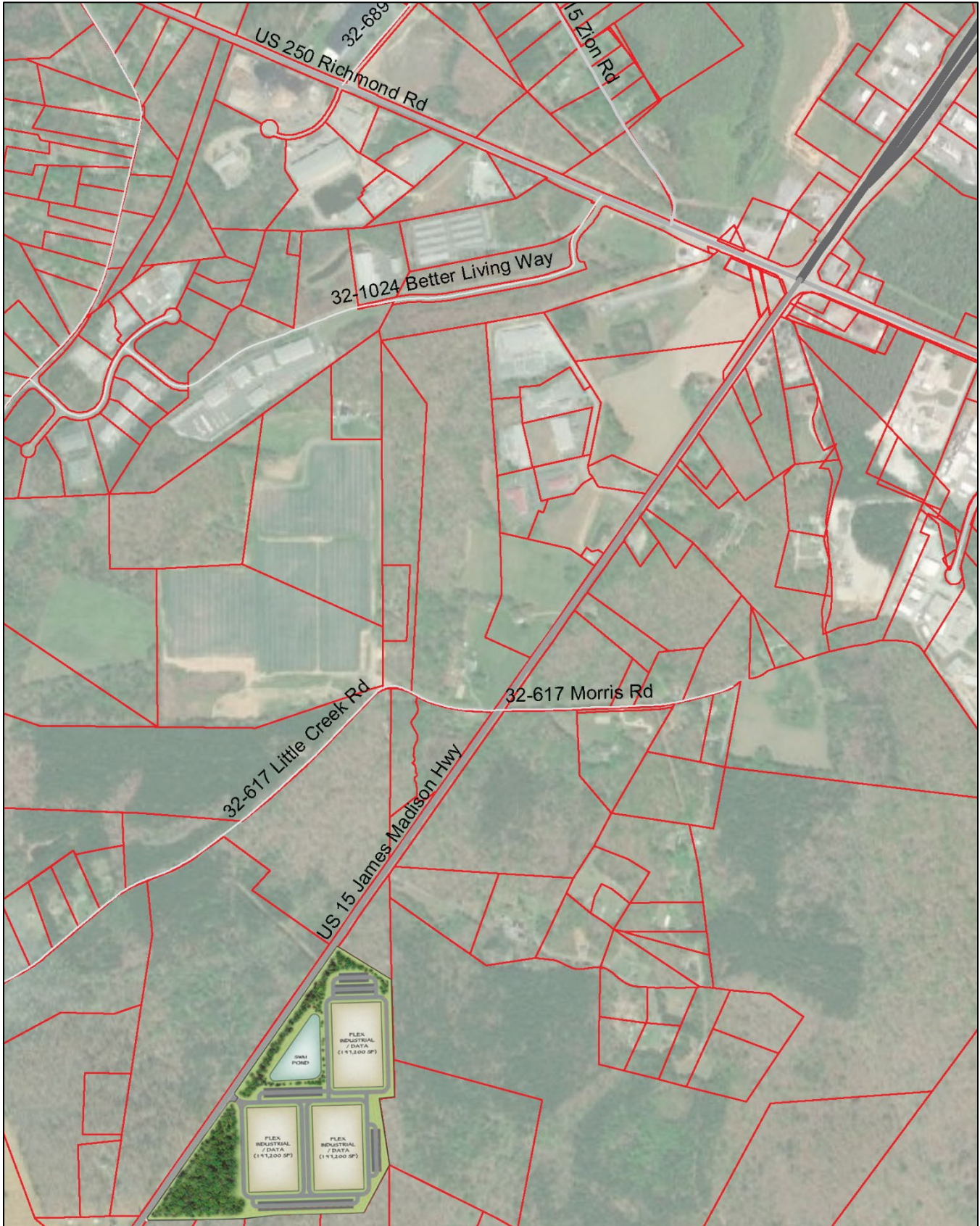


Figure 3: Conceptual Site Plan



Trip Generation

The proposed site includes 591,600 square feet of flex industrial space. The *ITE Trip Generation Manual 11th Edition* was used to estimate the trips generated by the proposed development. **Table 1** summarizes the land use description, ITE land use code, size, and anticipated trips for the project.

Table 1: Site Trip Generation

use	LU code	unit	qty	daily	AM			PM		
					in	out	total	in	out	total
Light Industrial	110	sf	591,600	2,881	385	53	438	54	331	385

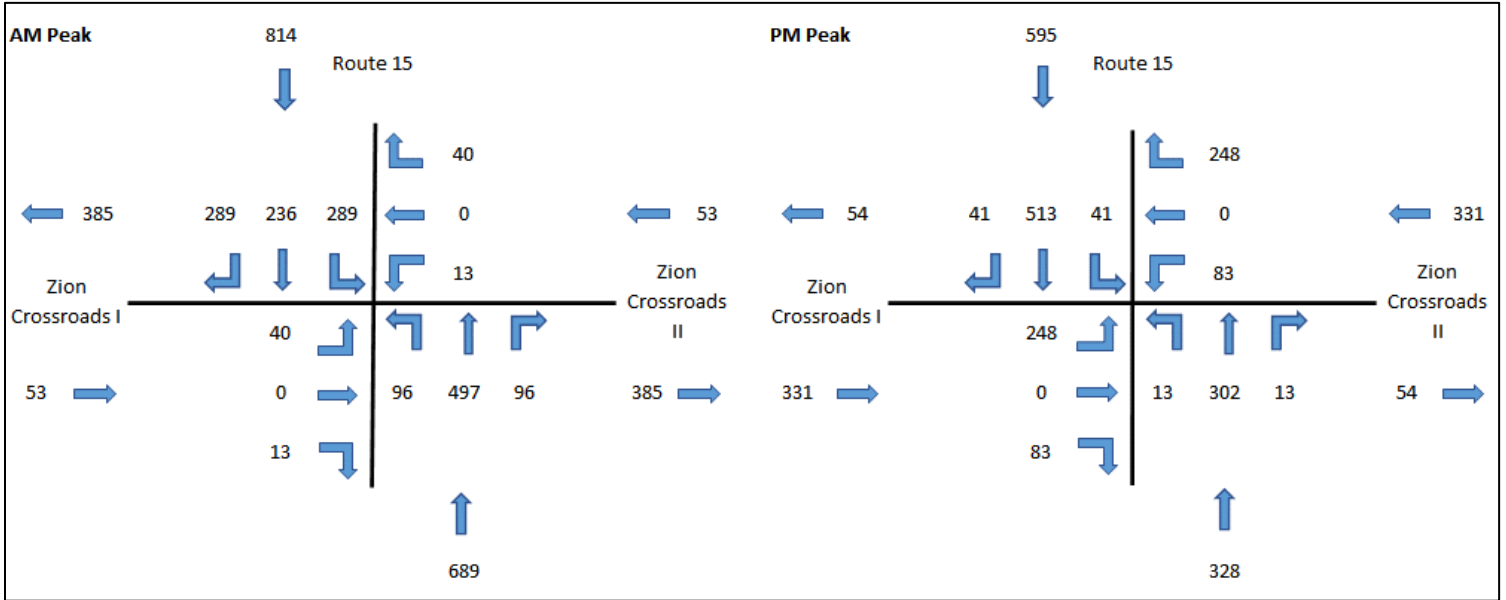
As indicated in Table 1, the development is expected to generate 2,881 daily trips, 438 morning peak hour trips, and 385 afternoon peak hour trips.

Turn Lane Warrant Analysis

A turn lane warrant analysis per the *VDOT Roadway Design Manual* was performed at the site entrance on Route 15. The traffic volumes used as the basis of the turn lane warrant analyses are shown in **Figure 4** and were based on the following assumptions:

- Trip generation shown in Table 1.
- 75% of the site traffic is oriented to/from the north.
- Site traffic consists of 80% trucks during the AM peak and 70% trucks during the PM peak. These percentages are based on the Walmart Distribution Center volumes from the *Zion Crossroads Small Area Study*. The Route 15 and Walmart Distribution Center intersection count sheets and summaries are included in **Attachment A**.
- Recommended turn lane truck adjustments are from the *VDOT Roadway Design Manual* Appendix F, Page F-71, Table 3-2.
- Route 15 through traffic volumes are based on the Starlite Park peak hour traffic volumes in the *Zion Crossroads Small Area Study*. These volumes are from 2019 but are greater than the most recent VDOT counts (2021) for Route 15 in this area. The Route 15 and Starlit Park intersection count sheets and summaries are included in **Attachment B**.
- Zion Crossroads I site is fully developed.

Figure 4: Turn Lane Warrant Traffic Volumes



The results of the turn lane warrant analysis are shown in **Table 2** and the warrant forms are included in **Attachment C**.

Table 2: Site Trip Generation

Approach and Movement	Turn Lanes Warranted		Recommendation
	AM	PM	
Southbound Left Turn	525-foot lane	300-foot lane	525-foot turn lane with 200-foot taper
Northbound Right Turn	turn lane and taper	turn lane and taper	100-foot turn lane with 200-foot taper

As shown in Table 2, with full build out of the site, both a right turn lane and left turn lane are warranted at the Route 15 site entrance.

Findings and Recommendations

Based on the analyses summarized in this memorandum, the principal findings are:

- The Zion Crossroads I site is expected to generate 2,881 daily trips, 438 morning peak hour trips, and 385 afternoon peak hour trips.
- With full build out of the Zion Crossroads I and II sites, a 525-foot southbound left turn lane with a 200-foot taper will be warranted and a 100-foot southbound right turn lane with a 200-foot taper will be warranted.

End of Memorandum

Attachments

- A: Walmart Distribution Center Traffic Volumes
- B: Starlite Park Traffic Volumes

C: Turn Lane Warrant Forms

Attachments

Attachment A

Walmart Distribution Center Traffic Volumes

Walmart Distribution Center Truck Percentages from Zion Crossroads Small Area Study

Vehicle Type	AM Truck Peak Hour 7:45-8:45				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	8	2	26	33	69
Total Vehicles	10	3	29	42	84
	80%	67%	90%	79%	82%

Vehicle Type	PM Truck Peak Hour 4:15-5:15				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	3	5	16	16	40
Total Vehicles	3	8	25	23	59
	100%	63%	64%	70%	68%

Vehicle Type	AM Combined Peak Hour 7-8				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	6	3	26	26	61
Total Vehicles	7	3	30	39	79
	86%	100%	87%	67%	77%

Vehicle Type	PM Combined Peak Hour 4:45-5:45				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	3	2	16	16	37
Total Vehicles	3	7	24	20	54
	100%	29%	67%	80%	69%

Vehicle Type	AM Car Peak Period 6-9				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	13	6	68	81	168
Total Vehicles	18	9	79	107	213
	72%	67%	86%	76%	79%

Vehicle Type	PM Car Peak Period 4-7				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	8	8	45	54	115
Total Vehicles	11	16	71	74	172
	73%	50%	63%	73%	67%

Study assumes 80% trucks in AM peak

Study assumes 70% trucks in PM peak

Peggy Malone & Associates

(888) 247-8602

File Name : 3-Rt 15 and Liberty Trail_Walmart AM

Site Code :

Start Date : 10/3/2019

Page No : 1

Groups Printed- Car

Start Time	Route 15 Southbound				Liberty Trail/Walmart Westbound				Route 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
06:00 AM	61	1	0	62	0	0	1	1	1	27	0	28	91
06:15 AM	75	0	0	75	0	0	0	0	1	50	0	51	126
06:30 AM	87	1	0	88	1	1	0	2	3	62	0	65	155
06:45 AM	112	1	0	113	0	0	0	0	2	58	0	60	173
Total	335	3	0	338	1	1	1	3	7	197	0	204	545
07:00 AM	113	0	0	113	0	2	0	2	5	78	0	83	198
07:15 AM	142	1	0	143	0	2	0	2	1	60	0	61	206
07:30 AM	144	0	0	144	0	0	0	0	3	78	0	81	225
07:45 AM	126	0	0	126	0	0	0	0	4	75	0	79	205
Total	525	1	0	526	0	4	0	4	13	291	0	304	834
08:00 AM	96	0	0	96	1	1	0	2	1	70	0	71	169
08:15 AM	110	1	0	111	0	1	0	1	2	81	0	83	195
08:30 AM	91	0	0	91	0	1	0	1	2	60	0	62	154
08:45 AM	73	0	0	73	1	3	0	4	1	48	0	49	126
Total	370	1	0	371	2	6	0	8	6	259	0	265	644
Grand Total	1230	5	0	1235	3	11	1	15	26	747	0	773	2023
Apprch %	99.6	0.4	0		20	73.3	6.7		3.4	96.6	0		
Total %	60.8	0.2	0	61	0.1	0.5	0	0.7	1.3	36.9	0	38.2	

Start Time	Route 15 Southbound			Liberty Trail/Walmart Westbound			Route 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	113	0	113	0	2	2	5	78	83	198
07:15 AM	142	1	143	0	2	2	1	60	61	206
07:30 AM	144	0	144	0	0	0	3	78	81	225
07:45 AM	126	0	126	0	0	0	4	75	79	205
Total Volume	525	1	526	0	4	4	13	291	304	834
% App. Total	99.8	0.2		0	100		4.3	95.7		
PHF	.911	.250	.913	.000	.500	.500	.650	.933	.916	.927

Peggy Malone & Associates
(888) 247-8602

File Name : 3-Rt 15 and Liberty Trail_Walmart AM
 Site Code :
 Start Date : 10/3/2019
 Page No : 1

Groups Printed- Truck

Start Time	Route 15 Southbound				Liberty Trail/Walmart Westbound				Route 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
06:00 AM	2	1	0	3	1	3	0	4	7	6	0	13	20
06:15 AM	3	1	0	4	0	8	0	8	6	6	0	12	24
06:30 AM	2	0	0	2	0	4	0	4	6	8	0	14	20
06:45 AM	2	0	0	2	2	4	0	6	10	9	0	19	27
Total	9	2	0	11	3	19	0	22	29	29	0	58	91
07:00 AM	4	1	0	5	1	4	0	5	6	8	0	14	24
07:15 AM	4	0	0	4	0	3	0	3	6	12	0	18	25
07:30 AM	7	1	0	8	0	11	0	11	2	3	0	5	24
07:45 AM	11	4	0	15	2	8	0	10	12	9	0	21	46
Total	26	6	0	32	3	26	0	29	26	32	0	58	119
08:00 AM	10	1	0	11	0	7	0	7	8	14	0	22	40
08:15 AM	11	3	0	14	0	6	0	6	5	11	0	16	36
08:30 AM	12	0	0	12	0	5	0	5	8	6	0	14	31
08:45 AM	9	1	0	10	0	5	0	5	5	9	0	14	29
Total	42	5	0	47	0	23	0	23	26	40	0	66	136
Grand Total	77	13	0	90	6	68	0	74	81	101	0	182	346
Apprch %	85.6	14.4	0		8.1	91.9	0		44.5	55.5	0		
Total %	22.3	3.8	0	26	1.7	19.7	0	21.4	23.4	29.2	0	52.6	

Start Time	Route 15 Southbound			Liberty Trail/Walmart Westbound			Route 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	11	4	15	2	8	10	12	9	21	46
08:00 AM	10	1	11	0	7	7	8	14	22	40
08:15 AM	11	3	14	0	6	6	5	11	16	36
08:30 AM	12	0	12	0	5	5	8	6	14	31
Total Volume	44	8	52	2	26	28	33	40	73	153
% App. Total	84.6	15.4		7.1	92.9		45.2	54.8		
PHF	.917	.500	.867	.250	.813	.700	.688	.714	.830	.832

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File Name : 3-Rt 15 and Liberty Trail_Walmart AM
 Site Code :
 Start Date : 10/3/2019
 Page No : 1

Groups Printed- Combined

Start Time	Route 15 Southbound				Liberty Trail/Walmart Westbound				Route 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
06:00 AM	63	2	0	65	1	3	1	5	8	33	0	41	111
06:15 AM	78	1	0	79	0	8	0	8	7	56	0	63	150
06:30 AM	89	1	0	90	1	5	0	6	9	70	0	79	175
06:45 AM	114	1	0	115	2	4	0	6	12	67	0	79	200
Total	344	5	0	349	4	20	1	25	36	226	0	262	636
07:00 AM	117	1	0	118	1	6	0	7	11	86	0	97	222
07:15 AM	146	1	0	147	0	5	0	5	7	72	0	79	231
07:30 AM	151	1	0	152	0	11	0	11	5	81	0	86	249
07:45 AM	137	4	0	141	2	8	0	10	16	84	0	100	251
Total	551	7	0	558	3	30	0	33	39	323	0	362	953
08:00 AM	106	1	0	107	1	8	0	9	9	84	0	93	209
08:15 AM	121	4	0	125	0	7	0	7	7	92	0	99	231
08:30 AM	103	0	0	103	0	6	0	6	10	66	0	76	185
08:45 AM	82	1	0	83	1	8	0	9	6	57	0	63	155
Total	412	6	0	418	2	29	0	31	32	299	0	331	780
Grand Total	1307	18	0	1325	9	79	1	89	107	848	0	955	2369
Apprch %	98.6	1.4	0		10.1	88.8	1.1		11.2	88.8	0		
Total %	55.2	0.8	0	55.9	0.4	3.3	0	3.8	4.5	35.8	0	40.3	

Start Time	Route 15 Southbound			Liberty Trail/Walmart Westbound			Route 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	117	1	118	1	6	7	11	86	97	222
07:15 AM	146	1	147	0	5	5	7	72	79	231
07:30 AM	151	1	152	0	11	11	5	81	86	249
07:45 AM	137	4	141	2	8	10	16	84	100	251
Total Volume	551	7	558	3	30	33	39	323	362	953
% App. Total	98.7	1.3		9.1	90.9		10.8	89.2		
PHF	.912	.438	.918	.375	.682	.750	.609	.939	.905	.949

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File Name : 3- Rt. 15 & Liberty Trail_Walmart PM
 Site Code :
 Start Date : 10/16/2019
 Page No : 1

Groups Printed- Cars

Start Time	Rt 15 Southbound				Liberty Trail_Walmart Westbound				Rt 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
04:00 PM	85	0	0	85	1	5	0	6	2	108	0	110	201
04:15 PM	84	0	0	84	0	5	0	5	4	102	0	106	195
04:30 PM	71	0	0	71	0	1	0	1	2	124	0	126	198
04:45 PM	115	0	0	115	0	1	0	1	1	124	0	125	241
Total	355	0	0	355	1	12	0	13	9	458	0	467	835
05:00 PM	102	0	0	102	3	2	0	5	0	139	0	139	246
05:15 PM	85	0	0	85	1	3	0	4	2	122	0	124	213
05:30 PM	78	0	0	78	1	2	0	3	1	137	0	138	219
05:45 PM	74	2	0	76	0	0	0	0	2	85	0	87	163
Total	339	2	0	341	5	7	0	12	5	483	0	488	841
06:00 PM	71	0	0	71	0	1	0	1	1	118	0	119	191
06:15 PM	59	1	0	60	1	3	0	4	1	92	0	93	157
06:30 PM	67	0	0	67	1	1	0	2	1	85	0	86	155
06:45 PM	61	0	0	61	0	2	0	2	3	75	0	78	141
Total	258	1	0	259	2	7	0	9	6	370	0	376	644
Grand Total	952	3	0	955	8	26	0	34	20	1311	0	1331	2320
Apprch %	99.7	0.3	0		23.5	76.5	0		1.5	98.5	0		
Total %	41	0.1	0	41.2	0.3	1.1	0	1.5	0.9	56.5	0	57.4	

Start Time	Rt 15 Southbound			Liberty Trail_Walmart Westbound			Rt 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	115	0	115	0	1	1	1	124	125	241
05:00 PM	102	0	102	3	2	5	0	139	139	246
05:15 PM	85	0	85	1	3	4	2	122	124	213
05:30 PM	78	0	78	1	2	3	1	137	138	219
Total Volume	380	0	380	5	8	13	4	522	526	919
% App. Total	100	0		38.5	61.5		0.8	99.2		
PHF	.826	.000	.826	.417	.667	.650	.500	.939	.946	.934

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File Name : 3- Rt. 15 & Liberty Trail_Walmart PM
 Site Code :
 Start Date : 10/16/2019
 Page No : 1

Groups Printed- Trucks

Start Time	Rt 15 Southbound				Liberty Trail_Walmart Westbound				Rt 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
04:00 PM	7	0	0	7	0	5	0	5	4	3	0	7	19
04:15 PM	5	0	0	5	1	4	0	5	1	5	0	6	16
04:30 PM	5	1	0	6	2	1	0	3	3	6	0	9	18
04:45 PM	5	0	0	5	2	4	0	6	8	5	0	13	24
Total	22	1	0	23	5	14	0	19	16	19	0	35	77
05:00 PM	8	2	0	10	0	7	0	7	4	4	0	8	25
05:15 PM	9	0	0	9	0	2	0	2	3	1	0	4	15
05:30 PM	4	1	0	5	0	3	0	3	1	2	0	3	11
05:45 PM	3	1	0	4	0	2	0	2	5	1	0	6	12
Total	24	4	0	28	0	14	0	14	13	8	0	21	63
06:00 PM	4	1	0	5	0	1	0	1	6	2	0	8	14
06:15 PM	8	0	0	8	1	7	0	8	6	5	0	11	27
06:30 PM	4	2	0	6	2	3	0	5	4	1	0	5	16
06:45 PM	5	0	0	5	0	6	0	6	9	0	0	9	20
Total	21	3	0	24	3	17	0	20	25	8	0	33	77
Grand Total	67	8	0	75	8	45	0	53	54	35	0	89	217
Apprch %	89.3	10.7	0		15.1	84.9	0		60.7	39.3	0		
Total %	30.9	3.7	0	34.6	3.7	20.7	0	24.4	24.9	16.1	0	41	

Start Time	Rt 15 Southbound			Liberty Trail_Walmart Westbound			Rt 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	5	0	5	1	4	5	1	5	6	16
04:30 PM	5	1	6	2	1	3	3	6	9	18
04:45 PM	5	0	5	2	4	6	8	5	13	24
05:00 PM	8	2	10	0	7	7	4	4	8	25
Total Volume	23	3	26	5	16	21	16	20	36	83
% App. Total	88.5	11.5		23.8	76.2		44.4	55.6		
PHF	.719	.375	.650	.625	.571	.750	.500	.833	.692	.830

Peggy Malone & Associates
(888) 247-8602

File Name : 3- Rt. 15 & Liberty Trail_Walmart PM
 Site Code :
 Start Date : 10/16/2019
 Page No : 1

Groups Printed- Combined

Start Time	Rt 15 Southbound				Liberty Trail_Walmart Westbound				Rt 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
04:00 PM	92	0	0	92	1	10	0	11	6	111	0	117	220
04:15 PM	89	0	0	89	1	9	0	10	5	107	0	112	211
04:30 PM	76	1	0	77	2	2	0	4	5	130	0	135	216
04:45 PM	120	0	0	120	2	5	0	7	9	129	0	138	265
Total	377	1	0	378	6	26	0	32	25	477	0	502	912
05:00 PM	110	2	0	112	3	9	0	12	4	143	0	147	271
05:15 PM	94	0	0	94	1	5	0	6	5	123	0	128	228
05:30 PM	82	1	0	83	1	5	0	6	2	139	0	141	230
05:45 PM	77	3	0	80	0	2	0	2	7	86	0	93	175
Total	363	6	0	369	5	21	0	26	18	491	0	509	904
06:00 PM	75	1	0	76	0	2	0	2	7	120	0	127	205
06:15 PM	67	1	0	68	2	10	0	12	7	97	0	104	184
06:30 PM	71	2	0	73	3	4	0	7	5	86	0	91	171
06:45 PM	66	0	0	66	0	8	0	8	12	75	0	87	161
Total	279	4	0	283	5	24	0	29	31	378	0	409	721
Grand Total	1019	11	0	1030	16	71	0	87	74	1346	0	1420	2537
Apprch %	98.9	1.1	0		18.4	81.6	0		5.2	94.8	0		
Total %	40.2	0.4	0	40.6	0.6	2.8	0	3.4	2.9	53.1	0	56	

Start Time	Rt 15 Southbound			Liberty Trail_Walmart Westbound			Rt 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	120	0	120	2	5	7	9	129	138	265
05:00 PM	110	2	112	3	9	12	4	143	147	271
05:15 PM	94	0	94	1	5	6	5	123	128	228
05:30 PM	82	1	83	1	5	6	2	139	141	230
Total Volume	406	3	409	7	24	31	20	534	554	994
% App. Total	99.3	0.7		22.6	77.4		3.6	96.4		
PHF	.846	.375	.852	.583	.667	.646	.556	.934	.942	.917

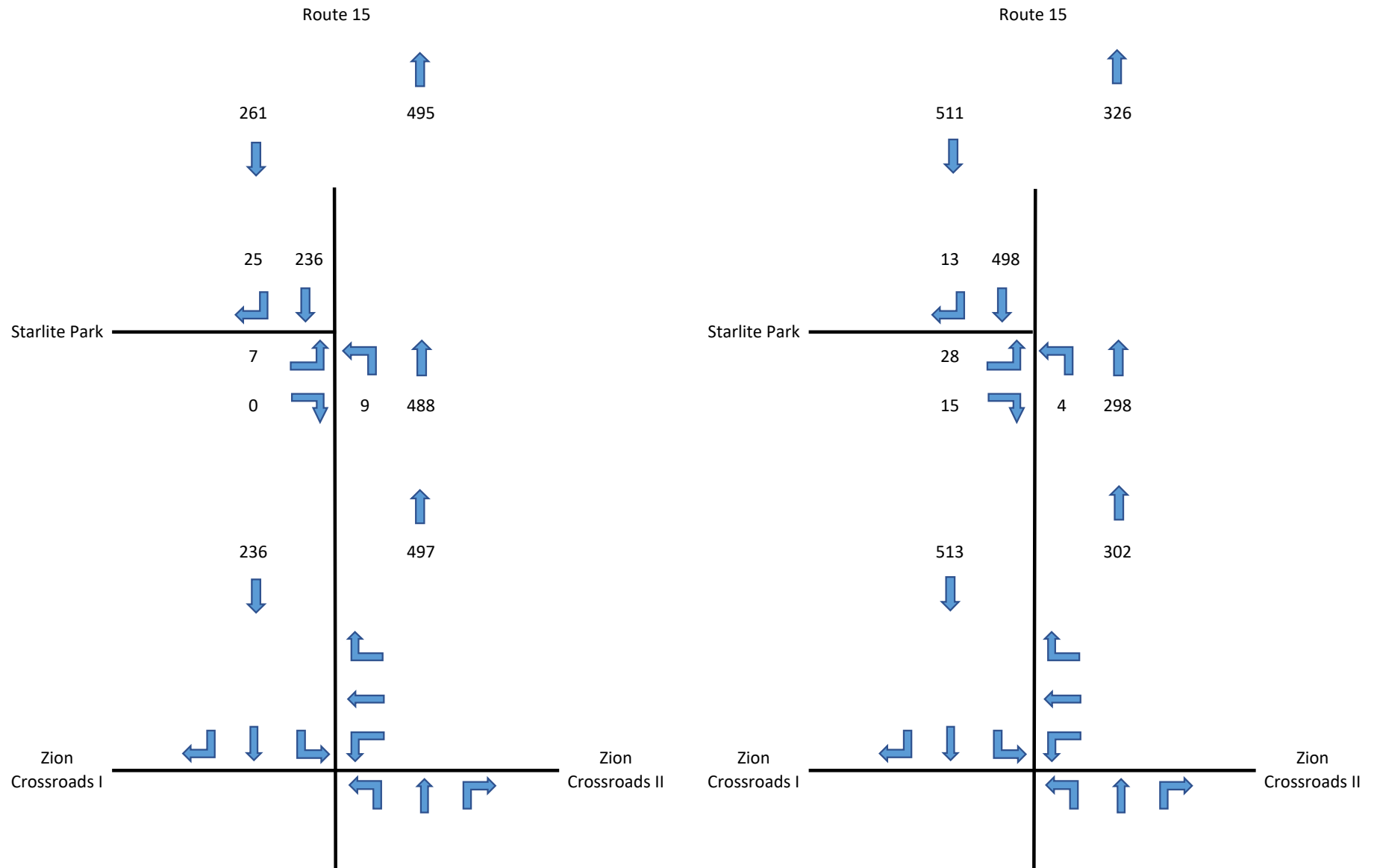
Attachment B

Starlite Park Traffic Volumes

Starlite Park and Route 15 Traffic Volumes from Zions Crossroads Study Combined Cars and Trucks

Weekday AM: 7:00-8:00

Weekday PM: 4:45-5:45



Peggy Malone & Associates
(888) 247-8602

File Name : 13-Rt 15 and Starlite Park AM
Site Code :
Start Date : 10/3/2019
Page No : 1

Groups Printed- Car

Start Time	Route 15 Southbound				Route 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
06:00 AM	2	17	0	19	62	4	0	66	0	1	0	1	86
06:15 AM	0	23	0	23	95	2	0	97	0	0	0	0	120
06:30 AM	3	30	0	33	99	0	0	99	0	0	0	0	132
06:45 AM	1	43	0	44	121	1	0	122	0	3	0	3	169
Total	6	113	0	119	377	7	0	384	0	4	0	4	507
07:00 AM	6	41	0	47	119	2	0	121	0	1	0	1	169
07:15 AM	5	64	0	69	117	1	0	118	0	0	0	0	187
07:30 AM	7	51	0	58	118	1	0	119	0	1	0	1	178
07:45 AM	6	57	0	63	107	4	0	111	0	2	0	2	176
Total	24	213	0	237	461	8	0	469	0	4	0	4	710
08:00 AM	4	47	0	51	90	1	0	91	1	2	0	3	145
08:15 AM	3	45	0	48	96	0	0	96	0	2	0	2	146
08:30 AM	4	62	0	66	95	0	0	95	1	4	0	5	166
08:45 AM	6	45	0	51	66	1	0	67	0	4	0	4	122
Total	17	199	0	216	347	2	0	349	2	12	0	14	579
Grand Total	47	525	0	572	1185	17	0	1202	2	20	0	22	1796
Apprch %	8.2	91.8	0		98.6	1.4	0		9.1	90.9	0		
Total %	2.6	29.2	0	31.8	66	0.9	0	66.9	0.1	1.1	0	1.2	

Start Time	Route 15 Southbound			Route 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	6	41	47	119	2	121	0	1	1	169
07:15 AM	5	64	69	117	1	118	0	0	0	187
07:30 AM	7	51	58	118	1	119	0	1	1	178
07:45 AM	6	57	63	107	4	111	0	2	2	176
Total Volume	24	213	237	461	8	469	0	4	4	710
% App. Total	10.1	89.9		98.3	1.7		0	100		
PHF	.857	.832	.859	.968	.500	.969	.000	.500	.500	.949

Peggy Malone & Associates
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File Name : 13-Rt 15 and Starlite Park AM
Site Code :
Start Date : 10/3/2019
Page No : 1

Groups Printed- Truck

Start Time	Route 15 Southbound				Route 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
06:00 AM	0	6	0	6	3	0	0	3	0	0	0	0	9
06:15 AM	1	4	0	5	3	0	0	3	0	1	0	1	9
06:30 AM	0	4	0	4	8	0	0	8	0	0	0	0	12
06:45 AM	0	8	0	8	6	0	0	6	0	5	0	5	19
Total	1	22	0	23	20	0	0	20	0	6	0	6	49
07:00 AM	0	6	0	6	4	0	0	4	0	0	0	0	10
07:15 AM	1	3	0	4	3	1	0	4	0	0	0	0	8
07:30 AM	0	1	0	1	13	0	0	13	0	1	0	1	15
07:45 AM	0	13	0	13	7	0	0	7	0	2	0	2	22
Total	1	23	0	24	27	1	0	28	0	3	0	3	55
08:00 AM	0	7	0	7	6	0	0	6	0	0	0	0	13
08:15 AM	0	6	0	6	2	0	0	2	0	0	0	0	8
08:30 AM	0	5	0	5	8	0	0	8	1	2	0	3	16
08:45 AM	1	3	0	4	5	0	0	5	1	0	0	1	10
Total	1	21	0	22	21	0	0	21	2	2	0	4	47
Grand Total	3	66	0	69	68	1	0	69	2	11	0	13	151
Apprch %	4.3	95.7	0		98.6	1.4	0		15.4	84.6	0		
Total %	2	43.7	0	45.7	45	0.7	0	45.7	1.3	7.3	0	8.6	

Start Time	Route 15 Southbound			Route 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
07:45 AM	0	13	13	7	0	7	0	2	2	22
08:00 AM	0	7	7	6	0	6	0	0	0	13
08:15 AM	0	6	6	2	0	2	0	0	0	8
08:30 AM	0	5	5	8	0	8	1	2	3	16
Total Volume	0	31	31	23	0	23	1	4	5	59
% App. Total	0	100		100	0		20	80		
PHF	.000	.596	.596	.719	.000	.719	.250	.500	.417	.670

Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Entire Intersection Begins at 07:45 AM

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File Name : 13-Rt 15 and Starlite Park AM
Site Code :
Start Date : 10/3/2019
Page No : 1

Groups Printed- Combined

Start Time	Route 15 Southbound				Route 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
06:00 AM	2	23	0	25	65	4	0	69	0	1	0	1	95
06:15 AM	1	27	0	28	98	2	0	100	0	1	0	1	129
06:30 AM	3	34	0	37	107	0	0	107	0	0	0	0	144
06:45 AM	1	51	0	52	127	1	0	128	0	8	0	8	188
Total	7	135	0	142	397	7	0	404	0	10	0	10	556
07:00 AM	6	47	0	53	123	2	0	125	0	1	0	1	179
07:15 AM	6	67	0	73	120	2	0	122	0	0	0	0	195
07:30 AM	7	52	0	59	131	1	0	132	0	2	0	2	193
07:45 AM	6	70	0	76	114	4	0	118	0	4	0	4	198
Total	25	236	0	261	488	9	0	497	0	7	0	7	765
08:00 AM	4	54	0	58	96	1	0	97	1	2	0	3	158
08:15 AM	3	51	0	54	98	0	0	98	0	2	0	2	154
08:30 AM	4	67	0	71	103	0	0	103	2	6	0	8	182
08:45 AM	7	48	0	55	71	1	0	72	1	4	0	5	132
Total	18	220	0	238	368	2	0	370	4	14	0	18	626
Grand Total	50	591	0	641	1253	18	0	1271	4	31	0	35	1947
Apprch %	7.8	92.2	0		98.6	1.4	0		11.4	88.6	0		
Total %	2.6	30.4	0	32.9	64.4	0.9	0	65.3	0.2	1.6	0	1.8	

Start Time	Route 15 Southbound			Route 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	6	47	53	123	2	125	0	1	1	179
07:15 AM	6	67	73	120	2	122	0	0	0	195
07:30 AM	7	52	59	131	1	132	0	2	2	193
07:45 AM	6	70	76	114	4	118	0	4	4	198
Total Volume	25	236	261	488	9	497	0	7	7	765
% App. Total	9.6	90.4		98.2	1.8		0	100		
PHF	.893	.843	.859	.931	.563	.941	.000	.438	.438	.966

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File Name : 13- Rt. 15 & Starlite Park PM
Site Code :
Start Date : 10/16/2019
Page No : 1

Groups Printed- Cars

Start Time	Rt 15 Southbound				Rt 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
04:00 PM	2	97	0	99	65	0	0	65	6	6	0	12	176
04:15 PM	0	102	0	102	77	2	0	79	2	4	0	6	187
04:30 PM	1	101	0	102	69	0	0	69	0	1	0	1	172
04:45 PM	0	117	0	117	71	3	0	74	3	3	0	6	197
Total	3	417	0	420	282	5	0	287	11	14	0	25	732
05:00 PM	2	118	0	120	57	0	0	57	6	10	0	16	193
05:15 PM	6	134	0	140	65	1	0	66	1	6	0	7	213
05:30 PM	1	118	0	119	90	0	0	90	3	8	0	11	220
05:45 PM	5	78	0	83	57	1	0	58	1	5	0	6	147
Total	14	448	0	462	269	2	0	271	11	29	0	40	773
06:00 PM	3	99	0	102	65	2	0	67	3	10	0	13	182
06:15 PM	1	95	0	96	56	0	0	56	1	3	0	4	156
06:30 PM	0	89	0	89	37	0	0	37	2	0	0	2	128
06:45 PM	0	88	0	88	39	0	0	39	0	1	0	1	128
Total	4	371	0	375	197	2	0	199	6	14	0	20	594
Grand Total	21	1236	0	1257	748	9	0	757	28	57	0	85	2099
Apprch %	1.7	98.3	0		98.8	1.2	0		32.9	67.1	0		
Total %	1	58.9	0	59.9	35.6	0.4	0	36.1	1.3	2.7	0	4	

Start Time	Rt 15 Southbound			Rt 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	117	117	71	3	74	3	3	6	197
05:00 PM	2	118	120	57	0	57	6	10	16	193
05:15 PM	6	134	140	65	1	66	1	6	7	213
05:30 PM	1	118	119	90	0	90	3	8	11	220
Total Volume	9	487	496	283	4	287	13	27	40	823
% App. Total	1.8	98.2		98.6	1.4		32.5	67.5		
PHF	.375	.909	.886	.786	.333	.797	.542	.675	.625	.935

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File Name : 13- Rt. 15 & Starlite Park PM
 Site Code :
 Start Date : 10/16/2019
 Page No : 1

Groups Printed- Trucks

Start Time	Rt 15 Southbound				Rt 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
04:00 PM	1	3	0	4	3	0	0	3	0	0	0	0	7
04:15 PM	0	3	0	3	4	0	0	4	0	0	0	0	7
04:30 PM	1	3	0	4	3	0	0	3	0	0	0	0	7
04:45 PM	1	2	0	3	5	0	0	5	0	0	0	0	8
Total	3	11	0	14	15	0	0	15	0	0	0	0	29
05:00 PM	1	4	0	5	3	0	0	3	1	1	0	2	10
05:15 PM	2	3	0	5	5	0	0	5	0	0	0	0	10
05:30 PM	0	2	0	2	2	0	0	2	1	0	0	1	5
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	3	9	0	12	10	0	0	10	2	1	0	3	25
06:00 PM	1	4	0	5	2	0	0	2	0	0	0	0	7
06:15 PM	0	2	0	2	2	0	0	2	1	0	0	1	5
06:30 PM	0	0	0	0	1	0	0	1	0	0	0	0	1
06:45 PM	0	2	0	2	1	0	0	1	0	0	0	0	3
Total	1	8	0	9	6	0	0	6	1	0	0	1	16
Grand Total	7	28	0	35	31	0	0	31	3	1	0	4	70
Apprch %	20	80	0		100	0	0		75	25	0		
Total %	10	40	0	50	44.3	0	0	44.3	4.3	1.4	0	5.7	

Start Time	Rt 15 Southbound			Rt 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	1	3	4	3	0	3	0	0	0	7
04:45 PM	1	2	3	5	0	5	0	0	0	8
05:00 PM	1	4	5	3	0	3	1	1	2	10
05:15 PM	2	3	5	5	0	5	0	0	0	10
Total Volume	5	12	17	16	0	16	1	1	2	35
% App. Total	29.4	70.6		100	0		50	50		
PHF	.625	.750	.850	.800	.000	.800	.250	.250	.250	.875

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File Name : 13- Rt. 15 & Starlite Park PM
Site Code :
Start Date : 10/16/2019
Page No : 1

Groups Printed- Combined

Start Time	Rt 15 Southbound				Rt 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
04:00 PM	3	100	0	103	68	0	0	68	6	6	0	12	183
04:15 PM	0	105	0	105	81	2	0	83	2	4	0	6	194
04:30 PM	2	104	0	106	72	0	0	72	0	1	0	1	179
04:45 PM	1	119	0	120	76	3	0	79	3	3	0	6	205
Total	6	428	0	434	297	5	0	302	11	14	0	25	761
05:00 PM	3	122	0	125	60	0	0	60	7	11	0	18	203
05:15 PM	8	137	0	145	70	1	0	71	1	6	0	7	223
05:30 PM	1	120	0	121	92	0	0	92	4	8	0	12	225
05:45 PM	5	78	0	83	57	1	0	58	1	5	0	6	147
Total	17	457	0	474	279	2	0	281	13	30	0	43	798
06:00 PM	4	103	0	107	67	2	0	69	3	10	0	13	189
06:15 PM	1	97	0	98	58	0	0	58	2	3	0	5	161
06:30 PM	0	89	0	89	38	0	0	38	2	0	0	2	129
06:45 PM	0	90	0	90	40	0	0	40	0	1	0	1	131
Total	5	379	0	384	203	2	0	205	7	14	0	21	610
Grand Total	28	1264	0	1292	779	9	0	788	31	58	0	89	2169
Apprch %	2.2	97.8	0		98.9	1.1	0		34.8	65.2	0		
Total %	1.3	58.3	0	59.6	35.9	0.4	0	36.3	1.4	2.7	0	4.1	

Start Time	Rt 15 Southbound			Rt 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	1	119	120	76	3	79	3	3	6	205
05:00 PM	3	122	125	60	0	60	7	11	18	203
05:15 PM	8	137	145	70	1	71	1	6	7	223
05:30 PM	1	120	121	92	0	92	4	8	12	225
Total Volume	13	498	511	298	4	302	15	28	43	856
% App. Total	2.5	97.5		98.7	1.3		34.9	65.1		
PHF	.406	.909	.881	.810	.333	.821	.536	.636	.597	.951

Attachment C

Turn Lane Warrant Forms

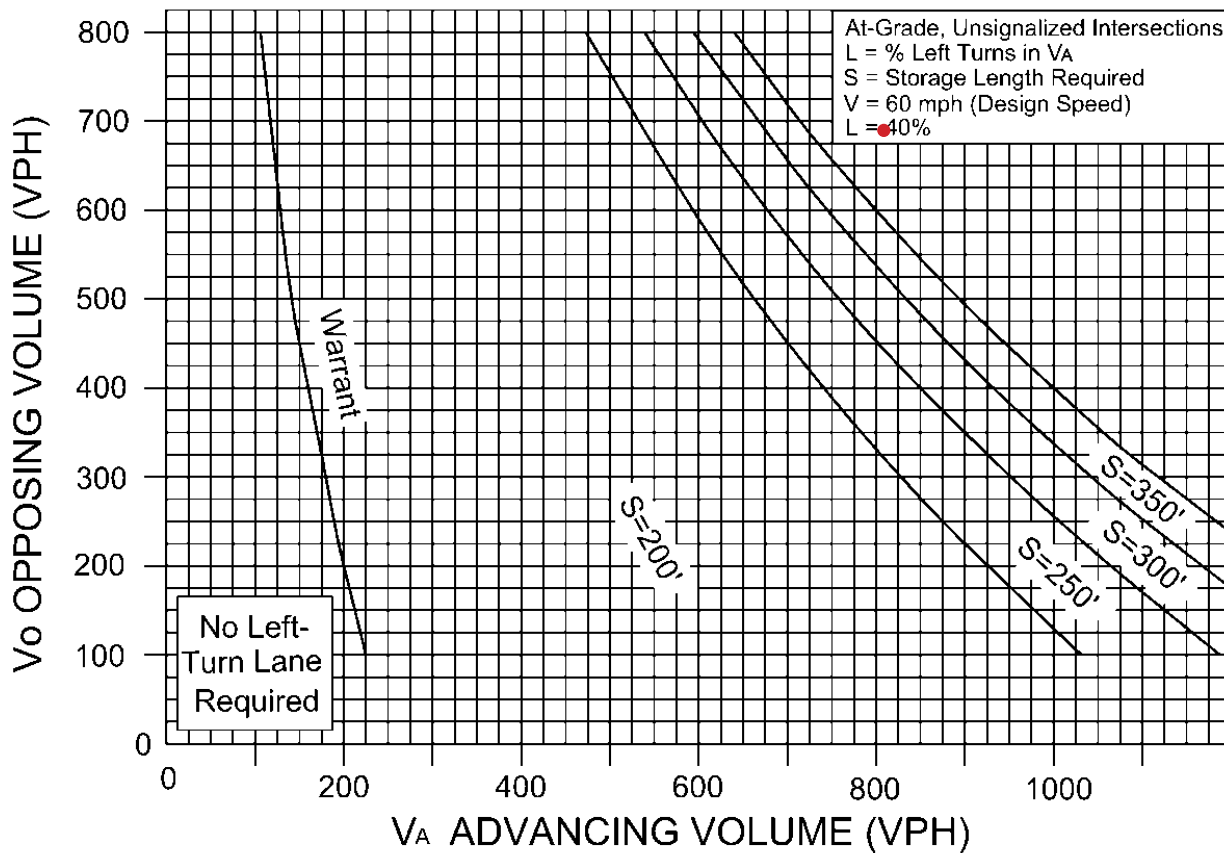
Warrant for Left-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance
Approach Direction: Southbound
Peak Hour: AM

Peak Hour Left Turns (V_L): 289 vph
Advancing Volume (V_A): 814 vph
Opposing Volume (V_O): 689 vph
Operating/Design Speed (V): 60 mph

% Left Turns in V_A (L): 40% (Calculated Value: 35.5%)
% Trucks in V_L : 80%

Conclusion: 525' (350' + 175' truck adjustment) Left Turn Lane Required



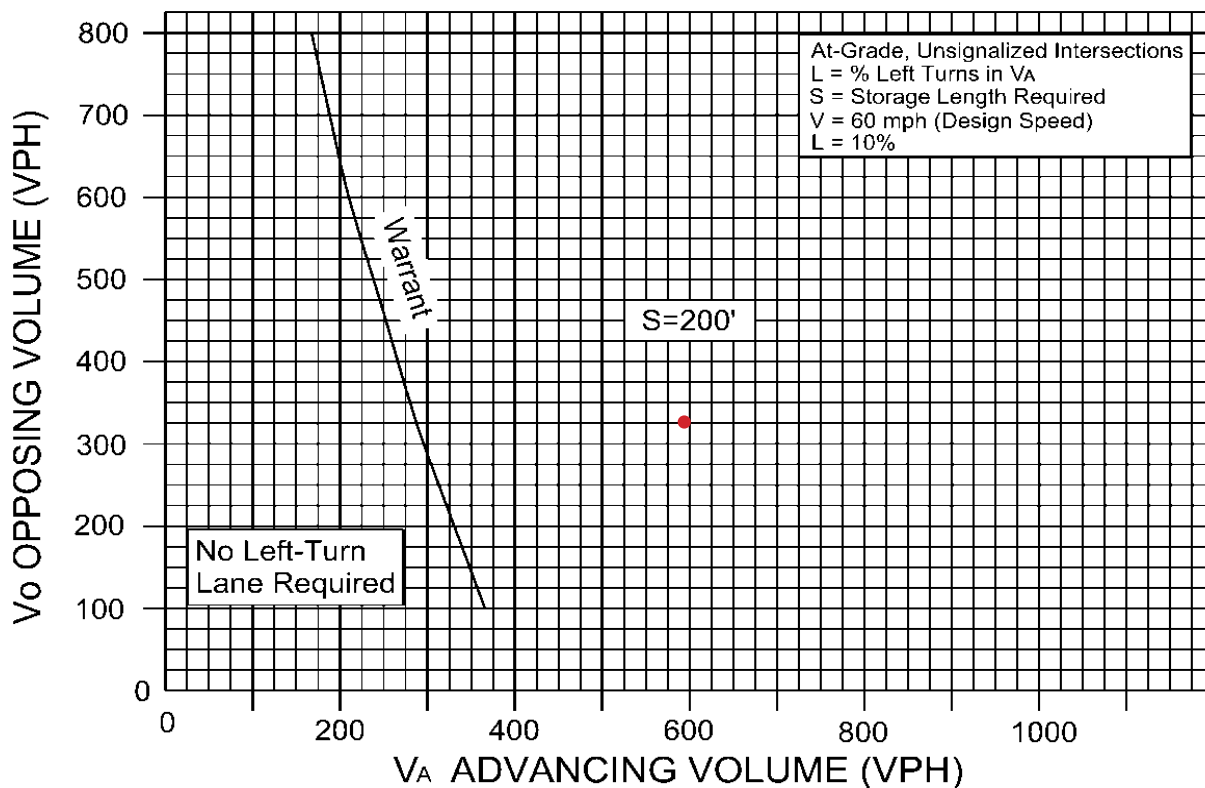
Warrant for Left-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance
Approach Direction: Southbound
Peak Hour: PM

Peak Hour Left Turns (V_L): 41 vph
Advancing Volume (V_A): 595 vph
Opposing Volume (V_O): 328 vph
Operating/Design Speed (V): 60 mph

% Left Turns in V_A (L): 10% (Calculated Value: 6.9%)
% Trucks in V_L : 70%

Conclusion: 300' (200' + 100' truck adjustment) Left Turn Lane Required



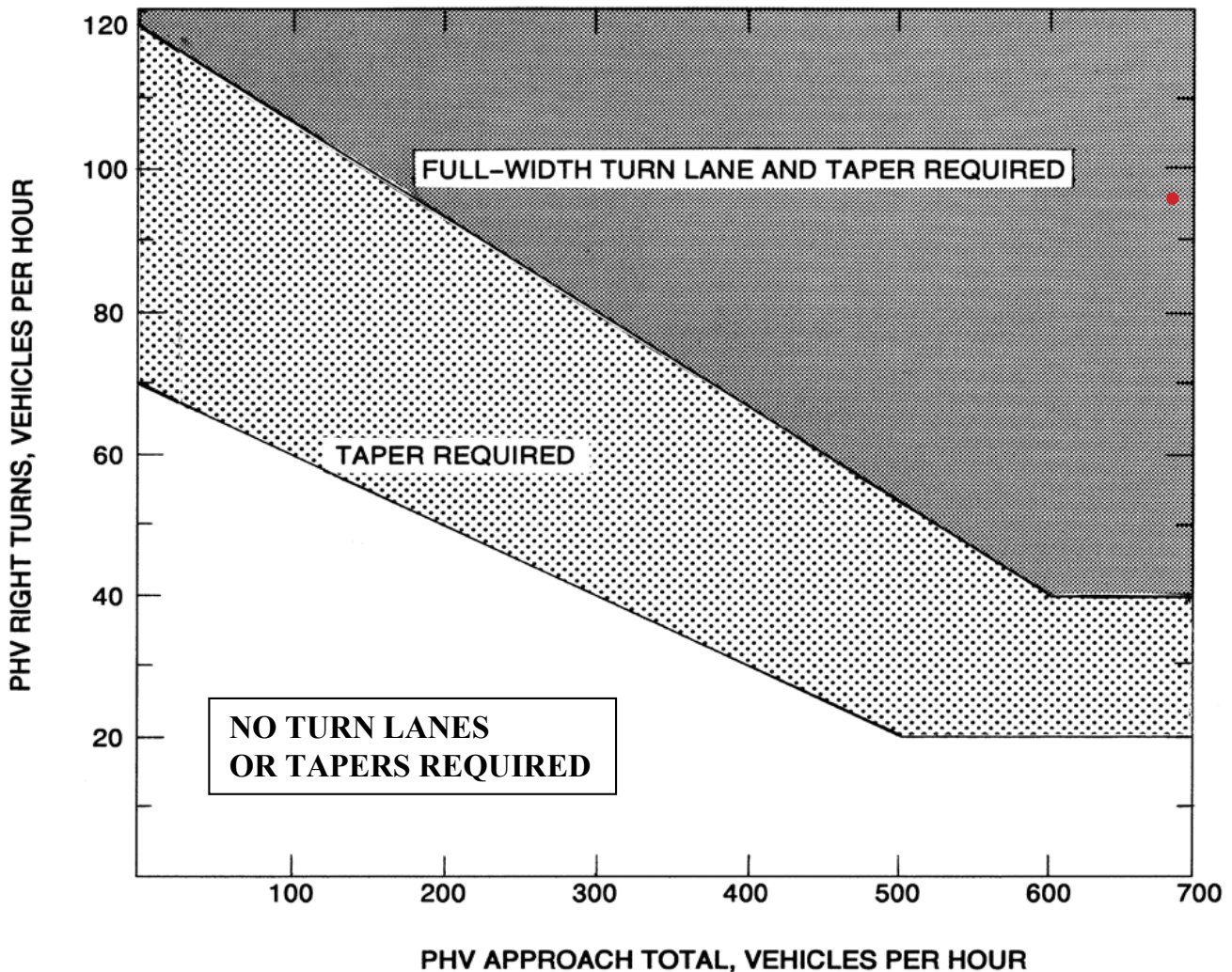
Warrant for Right-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance

Approach Direction: Northbound
Peak Hour: AM

PHV APPROACH TOTAL: 689 vph
PHV RIGHT TURNS: 96 vph

Conclusion: Full-width Turn Lane and Taper Required



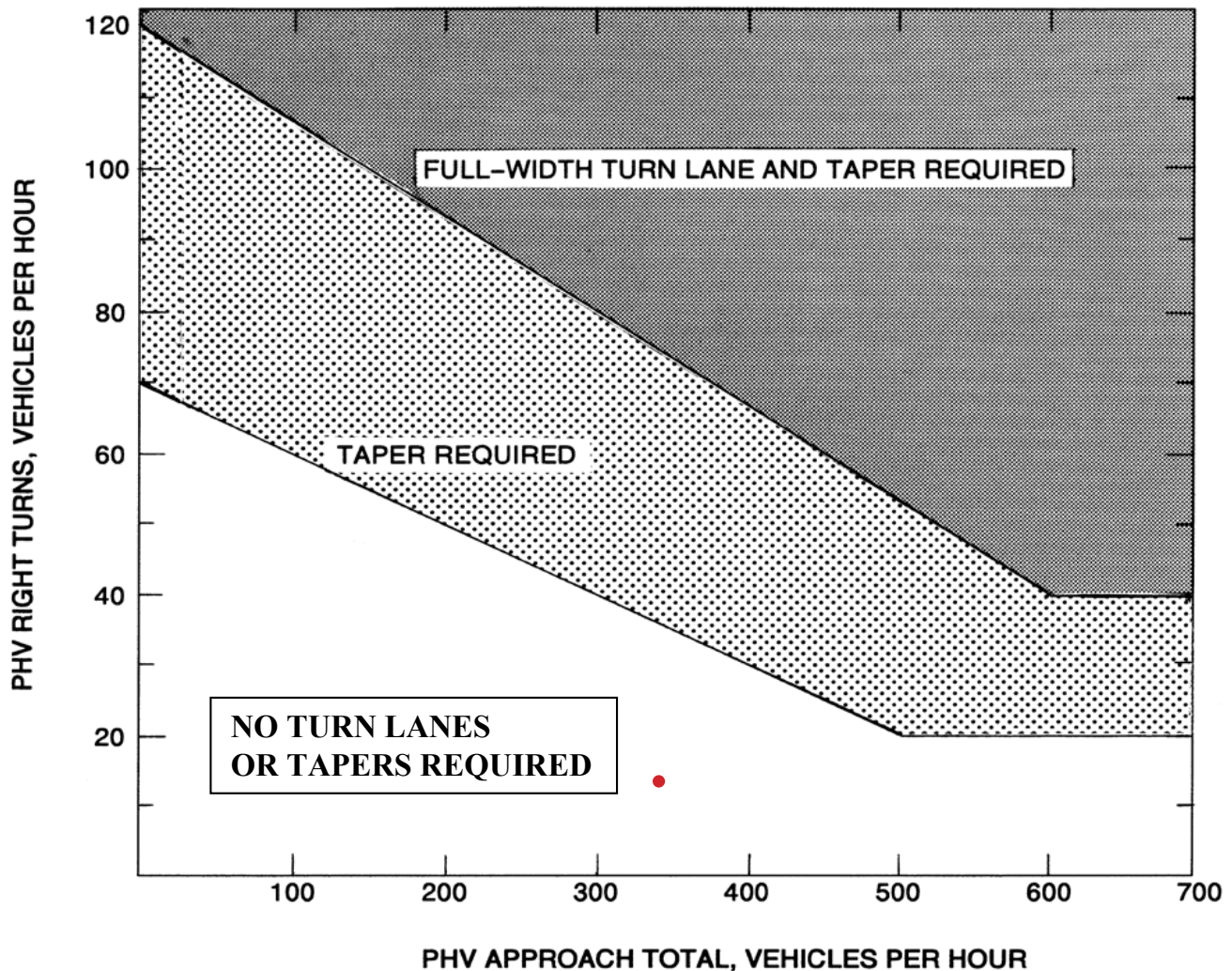
Warrant for Right-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance

Approach Direction: Northbound
Peak Hour: PM

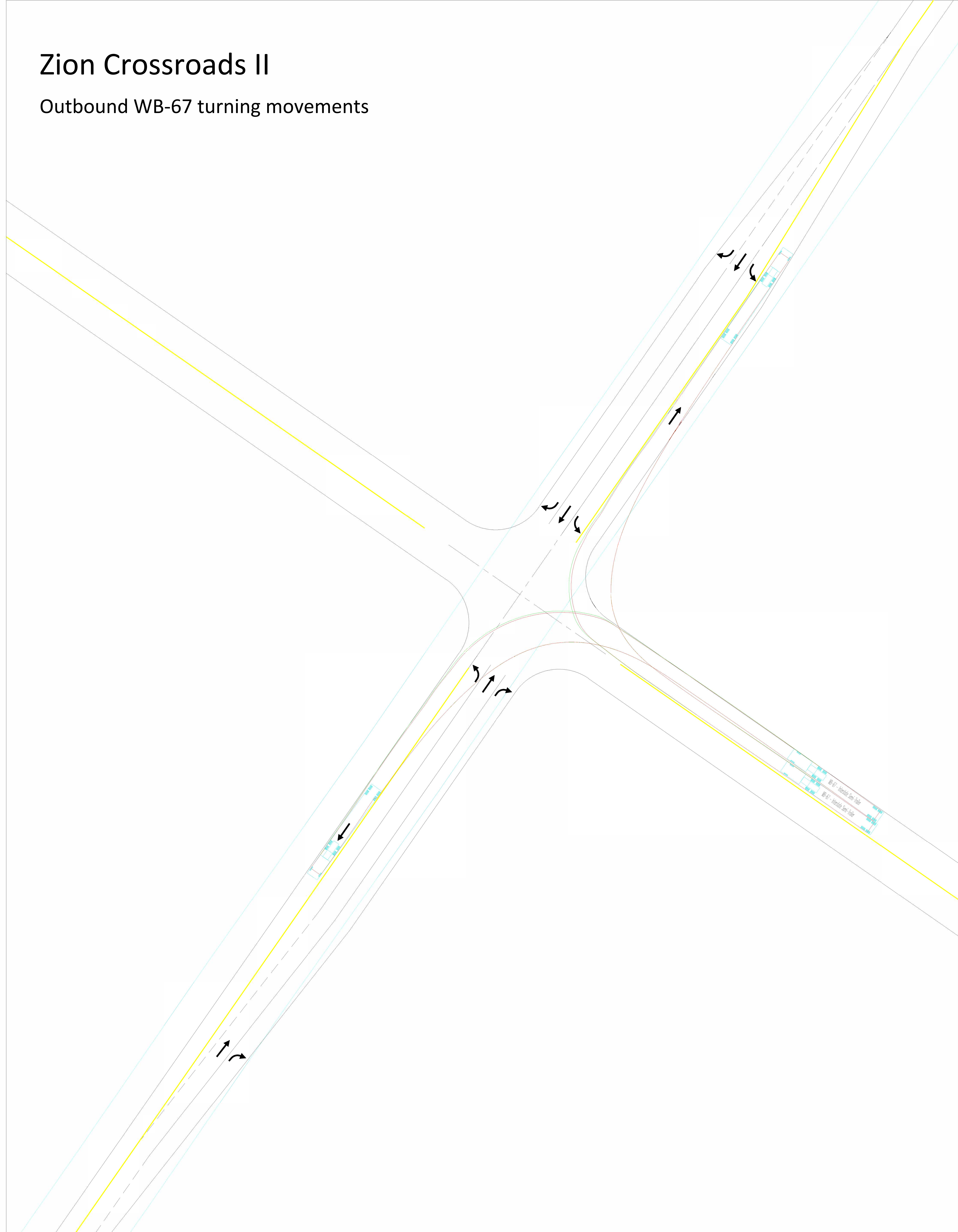
PHV APPROACH TOTAL: 328 vph
PHV RIGHT TURNS: 13 vph

Conclusion: No Turn Lane or Taper Required



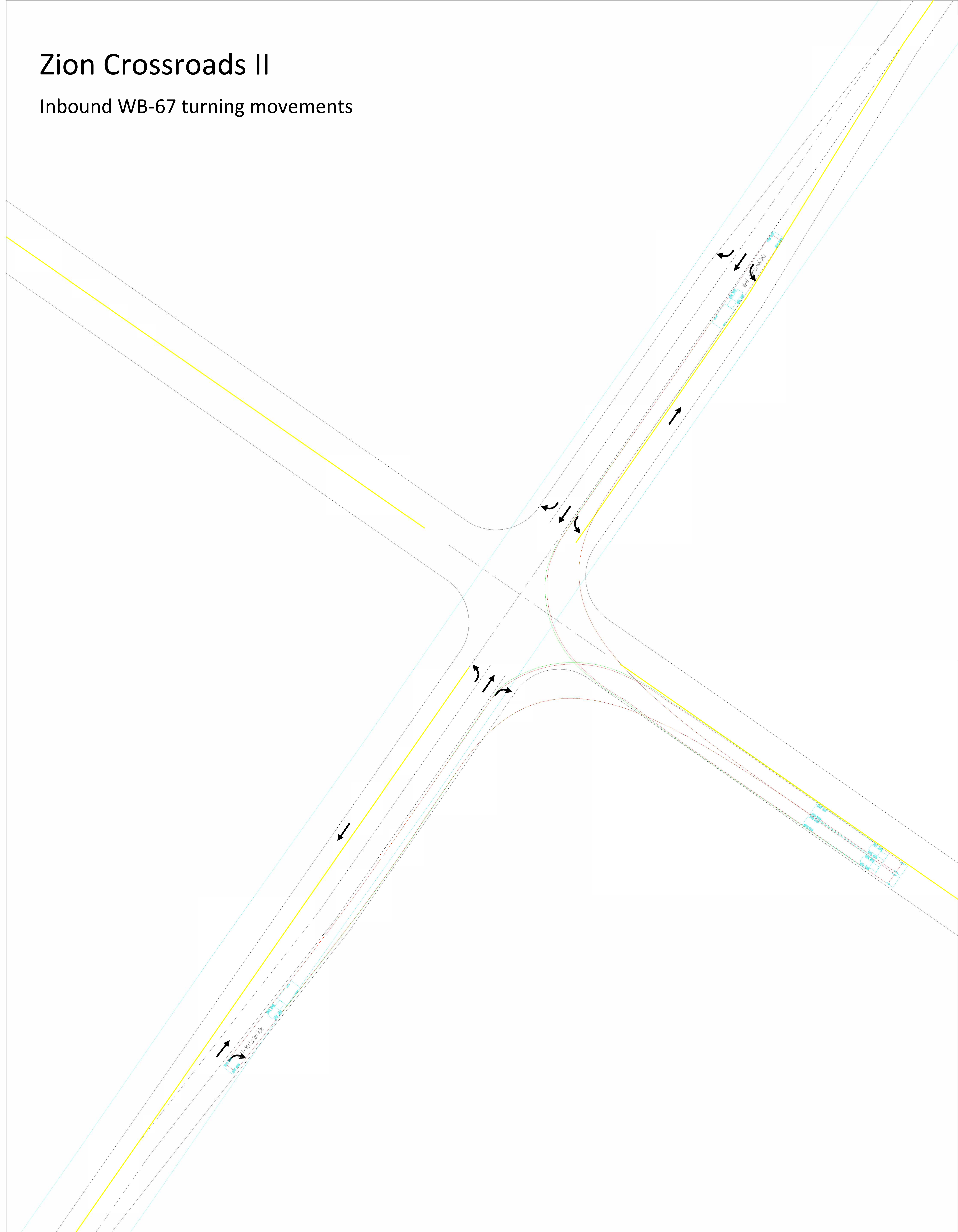
Zion Crossroads II

Outbound WB-67 turning movements



Zion Crossroads II

Inbound WB-67 turning movements



BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

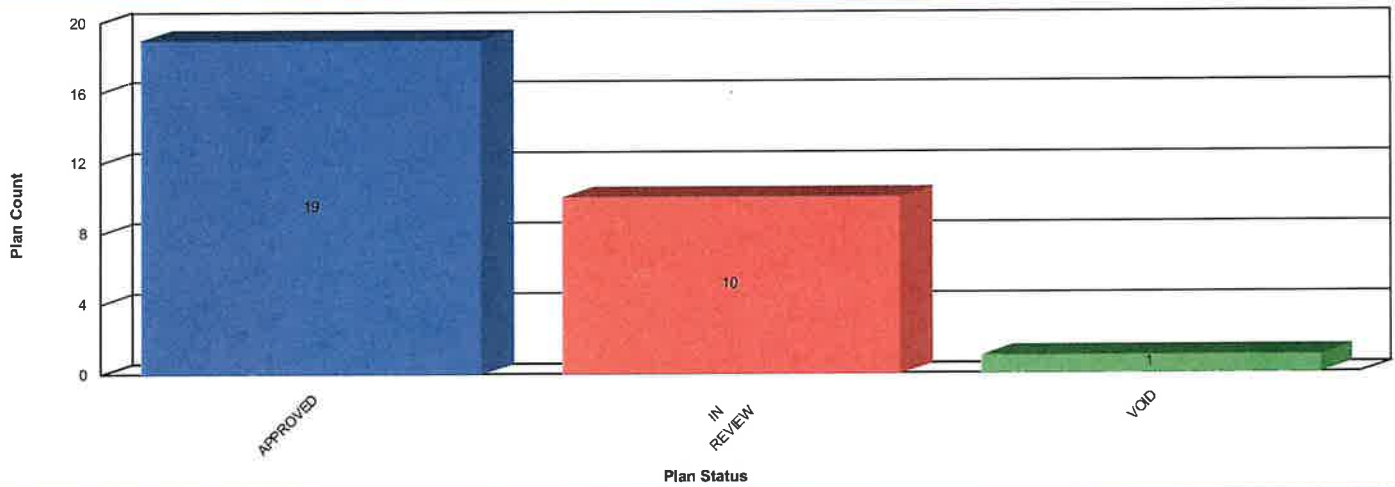
Building Official:	Period:
Andrew Wills	October, 2022

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 & SWMH)	2018	8	3	16	12	13	17	13	10	8	8	6	9	123
	2019	8	10	14	9	12	9	10	14	14	2	11	7	120
	2020	12	13	23	14	8	19	19	17	16	20	22	11	194
	2021	15	9	19	20	16	22	15	11	8	22	13	8	178
	2022	17	11	20	11	18	32	10	9	11	12	0	0	151
NEW - Single Family Attached (Town Homes)	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
Multi Family (Apartments)	2018	0	0	0	0	0	0	0	0	0	0	0	0	0
	2019	0	0	0	0	0	0	0	0	1	0	0	0	0
	2020	0	0	0	0	0	0	0	0	0	0	0	0	0
	2021	0	0	0	0	0	0	0	0	0	0	0	0	0
	2022	0	0	0	0	0	0	0	5	0	0	0	0	5
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	63	45	63	0	0	505
* 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	4	5	3	0	0	50
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	3	0	0	0	0	17
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	2	0	2	0	0	9
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	77	61	80	0	0	729
* 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	\$17,974,068	\$2,743,309	\$4,363,026	\$0	\$0	\$ 67,521,504

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	10	8	13	0	0	153
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	589	523	400	0	0	4,749
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	\$54,782	\$11,348	\$34,994	\$0	\$0	\$ 242,536
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	\$2,175	\$27,725	\$3,649	\$0	\$0	\$ 62,076
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	\$1,500	\$1,500	\$2,000	\$0	\$0	\$ 21,850
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	\$58,547	\$40,073	\$40,643	\$0	\$0	\$ 326,553



PLANS APPLIED BY STATUS (10/01/2022 TO 10/31/2022) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT



Plan Case #	Type <i>Application Date</i> <i>Zone</i>	Workclass <i>Expiration Date</i> <i>Sq Ft</i>	Status <i>Complete Date</i> <i>Valuation</i>	Main Address		Project	District	Parcel
				<i>Approval</i>	<i>Expire Date</i>			
APPROVED								
MSC22:0251	Miscellaneous 10/03/2022	Miscellaneous - Other 0	Approved \$0.00	3 Trout Pt, Palmyra, VA 22963		Not Assigned	Rivanna	18A 1 312
	<i>Description: Replacement of landing and steps</i>			\$0.00	Jason Overstreet			
MSC22:0252	Miscellaneous 10/03/2022	Miscellaneous - Other 0	Approved \$0.00			Not Assigned	Palmyra	9 15 16
	<i>Description: Proposed New Home</i>			\$0.00	Jason Overstreet			
MSC22:0253	Miscellaneous 10/03/2022	Miscellaneous - Other	Approved	471 Blue Ridge View Ln, Palmyra, VA 22963		Not Assigned	Columbia	11 A 76

PLANS APPLIED BY STATUS (10/01/2022 TO 10/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date Zone	Expiration Date Sq Ft	Complete Date Valuation	Approval Expire Date Fee Total	Applicant Assigned To		
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Replace existing Home with new Construction</i>						
MSC22:0254	Miscellaneous	Miscellaneous - Other	Approved	3350 Cloverdale Rd, Bremono Bluff, VA 23022	Not Assigned	Fork Union	60 8 20
	10/03/2022						
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: 28 X 28 X 12 Pool Barn Ceiling Hight, 9 X 12 Pitched Roof</i>						
MSC22:0255	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	44 5 18
	10/05/2022						
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed new home</i>						
MSC22:0256	Miscellaneous	Miscellaneous - Other	Approved	2827 Hardware Rd, Scottsville, VA 24590	Not Assigned	Fork Union	56 A 6
	10/05/2022						
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Single wide mobile home</i>						
MSC22:0257	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Cunningham	46 A 5
	10/05/2022						
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed new home</i>						
MSC22:0260	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Rivanna	18A 1 332
	10/07/2022						
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed new home</i>						
MSC22:0258	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	9 15 8
	10/07/2022						
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed new home</i>						
MSC22:0259	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Rivanna	18A 9 162
	10/07/2022						
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0261	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Rivanna	18A 8 346

PLANS APPLIED BY STATUS (10/01/2022 TO 10/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	Expiration Date	Complete Date	Approval Expire Date	Applicant		
	Zone	Sq Ft	Valuation	Fee Total	Assigned To		
	10/07/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed new Home</i>						
MSC22:0262	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	9 15 11
	10/11/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed new home</i>						
MSC22:0263	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	9 15 14
	10/11/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed new home</i>						
MSC22:0264	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	49 5 3
	10/12/2022	0	10/13/2022 \$0.00	10/13/2022 \$0.00	Jon-Mikel Whalen		
	<i>Description: Carport</i>						
MSC22:0265	Miscellaneous	Miscellaneous - Other	Approved	139 Deer Crossing Dr, Keswick, VA 22947	Not Assigned	Palmyra	3 27 5
	10/14/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Sunroom</i>						
MSC22:0266	Miscellaneous	Miscellaneous - Other	Approved	141 Wilmington Rd, Palmyra, VA 22963	Not Assigned	Columbia	43 A 25
	10/31/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: 28 X 18 Addition on Back of house</i>						
MSC22:0267	Miscellaneous	Miscellaneous - Other	Approved	804 Bryants Ford Rd, Fork Union, VA 23055	Not Assigned	Fork Union	53 15 2
	10/31/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: 16 X 38 Deck</i>						
MSC22:0268	Miscellaneous	Miscellaneous - Other	Approved	1776 Paynes Mill Rd, Troy, VA 22974	Not Assigned	Palmyra	4 A 41A
	10/31/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Front Porch</i>						

PLANS APPLIED BY STATUS (10/01/2022 TO 10/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	Expiration Date	Complete Date	Approval Expire Date	Applicant		
	Zone	Sq Ft	Valuation	Fee Total	Assigned To		
MSC22:0269	Miscellaneous	Miscellaneous - Other	Approved	77 Hollands Rd, Palmyra, VA 22963	Not Assigned	Columbia	21 1 2
	10/31/2022	0	\$0.00	\$0.00	Jason Overstreet		
	Description: Proposed new home						

PLANS APPLIED FOR APPROVED: 19

IN REVIEW

SDP22:0007	Site Development Plan	Site Development Plan - Major	In Review	1694 Brems Rd, Brems Bluff, VA 23022	Not Assigned	Fork Union	59 7 1
	10/03/2022	11/17/2022			VIRGINIA ELECTRIC AND POWER COMPANY		
		0	\$0.00	\$150.00	Not Assigned		
	Description: Wastewater Treatment Facility - Amendment to Case SDP 19:04 and last heard of June 13, 2019						
ZMP22:0004	Rezoning	Rezoning	In Review		Not Assigned	Columbia	11 9 1
	10/03/2022	12/02/2022			John Vaughn Douglas Miles		
		0	\$0.00	\$1,090.00			
	Description: Flex Industrial						
ZMP22:0005	Rezoning	Rezoning	In Review		Not Assigned	Columbia	11 9 2
	10/03/2022	12/02/2022			John Vaughn Douglas Miles		
		0	\$0.00	\$1,090.00			
	Description: Flex Industrial						
SDP22:0008	Site Development Plan	Site Development Plan - Minor	In Review		Not Assigned	Columbia	5 23 6A
	10/03/2022	11/17/2022			Managment Services Corporation, Inc. Douglas Miles		
		0	\$0.00	\$150.00			
	Description: Storage Yard- Materials/ Equipment & Maintenance Area						
SUB22:0033	Subdivision	Subdivision - Family	In Review		Not Assigned	Columbia	31 A 63
	10/12/2022	11/26/2022			Jason Overstreet		
		0	\$0.00	\$350.00			
	Description: Family Subdivision-- Daughter & Son						
MSC22:0270	Miscellaneous	Miscellaneous - Other	In Review	2277 Paynes Mill Rd, Troy, VA 22974	Not Assigned	Palmyra	4 29 2
	10/31/2022						

PLANS APPLIED BY STATUS (10/01/2022 TO 10/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	Expiration Date	Complete Date	Approval Expire Date	Applicant		
	Zone	Sq Ft	Valuation	Fee Total	Assigned To		
		0	\$0.00	\$0.00	Jon-Mikel Whalen		
	<i>Description: Garage addition</i>						
ZUP22:0007	Zoning Use Permits	Temporary Mobile Home	In Review	151 Blue Mountain Ln, Scottsville, VA 24590	Not Assigned	Cunningham	26 16 12
	10/31/2022	12/15/2022					
		0	\$0.00	\$350.00	Douglas Miles		
	<i>Description: Hardship for Mobile Home</i>						
SUB22:0034	Subdivision	Subdivision - Family	In Review	2846 Covered Bridge Rd, Kents Store, VA 23084	Not Assigned	Columbia	33 A 34
	10/31/2022	12/15/2022					
		0	\$0.00	\$350.00	Jason Overstreet		
	<i>Description: Giving acres to son and daughter</i>						
SUB22:0035	Subdivision	Boundary Adjustment	In Review		Not Assigned	Cunningham	27 4 4A
	10/31/2022	12/15/2022			Josh Aldridge		
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Land, farm building and pond</i>						
SUB22:0036	Subdivision	Boundary Adjustment	In Review	186 Bull Frog Ln, Palmyra, VA 22963	Not Assigned	Columbia	20 A 60A
	10/31/2022	12/15/2022			Joseph & Peggy Von Der Becke		
		0	\$0.00	\$100.00	Douglas Miles		
	<i>Description: Rural Residential</i>						
PLANS APPLIED FOR IN REVIEW:							10
VOID							
SUB22:0032	Subdivision	Subdivision - Minor	Void	922 Jefferson Dr, Palmyra, VA 22963	Not Assigned	Rivanna	18A 1 35
	10/03/2022	11/17/2022			David Jordan		
		0	\$0.00	\$600.00	Jason Overstreet		
	<i>Description: Lake Front intx Jefferson/Pineknoll</i>						
PLANS APPLIED FOR VOID:							1
GRAND TOTAL OF PLANS:							30