

FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

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

Tuesday, February 8, 2022

Regular Meeting at 7:00 pm

TAB	AGENDA ITEMS
-----	--------------

NO WORK SESSION AT 6:00 PM

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 January 11, 2022

5 – PUBLIC HEARINGS: None

6 – PRESENTATIONS:

2040 Comprehensive Plan Presentation – Douglas Miles, AICP, CZA, Community Development Director

2040 Comprehensive Plan online page can be followed on a weekly and monthly basis for regular updates on the Plan progress and each month Draft paper copies will be available in the Planning lobby and Fluvanna Library.

7 – SITE DEVELOPMENT PLANS: None

8 – SUBDIVISIONS: None

9 – UNFINISHED BUSINESS: None

10 – NEW BUSINESS:

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

12 – ADJOURNMENT

Douglas Miles

Community Development Director Review

Fluvanna County...The heart of Virginia and your gateway to the future!

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

PLEDGE OF ALLEGIANCE

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

ORDER

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

PUBLIC HEARING RULES OF PROCEDURE

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

Fluvanna County...The heart of Virginia and your gateway to the future!

*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.*

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Carysbrook Performing Arts Center,
8880 James Madison Highway
Fork Union, VA 23055**

**January 11, 2022
Regular Meeting 7:00 pm**

MEMBERS PRESENT:

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

ABSENT:

STAFF PRESENT:

Eric Dahl, County Administrator
Fred Payne, County Attorney
Douglas Miles, Community Development Director
Major David Wells, Fluvanna County Sheriff’s Office
Jason Overstreet, Senior Planner
Valencia Porter, Administrative Programs Specialist

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

At 7:00 pm, Douglas Miles, Community Development Director, called the January 11, 2022 Organizational Meeting to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

2. 2022 ORGANIZATIONAL MEETING OF THE FLUVANNA COUNTY PLANNING COMMISSION

Election of Chair – This action will elect a Chair to the Planning Commission for 2022. Mr. Douglas Miles, Community Development Director, he called for any nominations. Mr. Johnson nominated Commissioner Bibb. NOMINATION: Commissioner Bibb

COMMISSIONER	NOMINATE	SECOND	AYE	NAY	ABSTAIN	ABSENT
Ed Zimmer, Columbia District		X	X			
Barry Bibb, Cunningham District			X			
Lewis Johnson, Fork Union District	X		X			
Howard Lagomarsino, Palmyra District			X			
Gequetta “G” Murray-Key, Rivanna District			X			
5-0						

Following the election of the 2022 Chair, Mr. Miles he turned the meeting over to Chair Bibb. Election of Vice-Chair – This action will elect a new Vice-Chair of the Planning Commission for 2022. Chair Bibb opened the floor for nominations for Vice-Chair. Mr. Zimmer he nominated Commissioner Murray-Key. NOMINATION: Commissioner Murray-Key

COMMISSIONER	NOMINATE	SECOND	AYE	NAY	ABSTAIN	ABSENT
Ed Zimmer, Columbia District	X		X			
Barry Bibb, Cunningham District			X			
Lewis Johnson, Fork Union District			X			
Howard Lagomarsino, Palmyra District		X	X			
Gequetta “G” Murray-Key, Rivanna District			X			
5-0						

MOTION:	That the Fluvanna County Planning Commission adopt the 2022 Regular Meeting Calendar. November meeting was moved to Wednesday due to Election Day as a County Holiday on November 8th, now as the 9th.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second			Motion
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0				

MOTION:	That the Fluvanna County Planning Commission accept the Resolution entitled “Organizational Meeting of the Fluvanna County Planning Commission 2022.” It was accepted as an official, passed Resolution.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:			Motion		Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0				

MOTION:	That the Planning Commission adopt their By-Laws and their Rules of Procedures for 2022, as presented, with no 2022 changes proposed.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:			Motion		Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0				

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

Dominion Energy Progress Report and Fall 2021 Meeting

Dominion Energy conducted a Public Meeting; December 8, 2021 at 6 pm Fluvanna Community Center in auditorium meeting room; and discussed the results of their own groundwater study evaluations performed at the Bremo Power Station related to Coal Combustion Residual (CCR) Units and moving forward with the project with surrounding property owners in the audience.

Southern Development—Stanley Martin Homes Case Update: December 30, 2021 Resubmittal onto the January 19, 2022 Board of Supervisors Public Hearing meeting.

EPR from Charlottesville they provided a comprehensive traffic analysis report including Colonial Circle, Village Oaks and other background traffic for the upcoming Board of Supervisors meeting.

The Developer will construct a 20 foot wide paved emergency access road, as shown on the Master Plan, from the terminus of the state maintenance of Garden Lane to their emergency access only stub out onto Garden Lane.

The existing VDOT barricade gate now located at the end of Garden Lane will be changed as per specifications required at site plan approval. The Applicant and the LMOA may work together to have an Emergency Access gate installed for public safety vehicles for proper access into LMOA.

4. PUBLIC COMMENTS #1

Chair Bibb opened up the Public Comments at 7:13 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.

James von Ottenritter of 2126 Nahor Manor Road (in person) he spoke first on Southern Development, totally against Southern Development, very upset that county cannot locate original documents of the Villages of Nahor 2005 as-built plans as he was questioning the validity of the development being built to approved Master Plan due to foreclosure issues.

Donna D’Aguzzo of 148 Crape Myrtle Drive (online) she asked if Fluvanna had an Architectural Review Board, there appears to be the need for better design than Southern Development sites. Note: Fluvanna does not have an Architectural Review Board as they are typically found in a city.

With no one else wishing to speak in person and online, Chair Bibb closed the first round of Public Comments at 7:26 pm.

5. **MINUTES:**

MOTION:	To approve the minutes of the Planning Commission Minutes of December 7, 2021, as presented.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:		Motion		Second	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

6. **PUBLIC HEARINGS:**

SUP 21:07 Dominion Energy – A request for a special use permit to construct an electrical substation (major utility) on Tax Maps 17, Section A, Parcels 51 and 71. The request is located on the north line of Ruritan Lake Road (SR 619) and it is approximately 100 feet east of the intersection with Branch Road. The parcels are zoned A-1 Agricultural, General and are located within the Rural Residential Planning Area and the Cunningham Election District.

Douglas Miles, Community Development Director he presented his PPT presentation and went through the recommended case conditions for the electrical substation request on the property.

1. The Dominion Energy Concept Site Plan that is dated November 30, 2021 as prepared by Kimley-Horn shall be the subject property area for the special use permit request.
2. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance shall be submitted for administrative approval.
3. The site shall be screened from view in accordance with the requirements of Section 22-24-7 of the Fluvanna County Zoning Ordinance and screening will not be required within the transmission right-of-way.
4. Any lighting shall not be directed toward the adjacent properties and it shall comply with Article 25 Outdoor Lighting Control of the Fluvanna County Zoning Ordinance.
5. Any noise shall comply with Chapter 15.1 of the Fluvanna County, Virginia Code.
6. The site shall be maintained in a neat and orderly manner so that the visual appearance from the public right-of-way and adjacent properties is acceptable to County officials.
7. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
8. Under Section 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Ben Jackson, PE, Kimley-Horn & Associates (online) presented his PPT presentation along with Sarah Marshall, Dominion Energy and Heather Buck, PE, Dominion Energy Project Manager for the new substation request.

After a brief discussion by the Commissioners Chair Bibb opened up the Public Hearing at 7:51 pm by giving each Public Hearing speaker a limit of five (5) minutes to speak and he asked that they state their name and address for the record.

Bruce Deal at 3489 Branch Road (online) Cunningham Creek Winery owner across the street, he was concerned with additional power lines going across or near the winery; could not get a real good look at the proposal on the 11" x 17" graphics that were provided to him and was opposed and requested that the Planning Commission defer this SUP request to allow for additional time.

Chair Bibb stated that the Planning Commission will only make a recommendation to the Board of Supervisors to approve, deny or defer; and he did not see any reason to propose a deferral.

Donna D'Aguzzo at 148 Crape Myrtle Drive (online) stated she did not think that they should

destroy the beauty of the land and winery area due to economic development reasons and they should defer this request to have better design standards for screening the proposed substation.

With no one else wishing to speak, in person and online, Chair Bibb closed the Public Hearing at 8:01 pm. The applicant’s project manager requested to be able to respond to these comments.

Heather Buck, PE Dominion Energy Project Manager stated that the proposed substation will be a replacement of the 1930s substation and that the design and screening will be better than what exists now. Dominion Energy would work with Mr. Deal on his concerns prior to the Board.

Vice Chair Murray-Key: stated that she felt that there should be time provided to have any adjacent property owner to be able to work with the applicant on their proposed request.

After the discussion by the Planning Commissioners, Chair Bibb he asked for a Motion.

MOTION:	Recommend Deferral of SUP 21:07, a request to construct a major utility (electrical substation) on Tax Map 17, Section A, Parcel 71 and Tax Map 17, Section A, Parcel 51, subject to the seven (7) conditions as listed in the staff report.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second	Motion		
VOTE:		Yes	Yes		
RESULT:	2-0-3 Motion Failed for Lack of a Majority Vote				

MOTION:	Recommend Approval SUP 21:07, a request to construct a major utility (electrical substation) on Tax Map 17, Section A, Parcel 71 and Tax Map 17, Section A, Parcel 51, subject to the seven (7) conditions as listed in the staff report.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:				Second	Motion
VOTE:	Yes	Abstain	Nay	Yes	Yes
RESULT:	3-1-1 Recommend Approval with recommended conditions				

SUP 21:08 Virginia United Methodist Housing Development Corporation – A request for a special use permit to construct senior multi-family dwellings by increasing the maximum gross residential density above 2.9 dwelling units per acre with respect to 5.9 +/- acres known as Tax Maps 9 Section A Parcels 14 and 14C1.

Douglas Miles, Community Development Director he presented his PPT presentation and went through the recommended case conditions for the senior multi-family request on the property.

1. Prior to development of the site, site development plans and subdivision plats that meet the requirements of the Fluvanna County zoning and subdivision ordinances must be submitted for review and approval.
2. The maximum gross residential density shall not exceed 120 age restricted, apartment units. Any increase in density shall require submittal of a special use permit application in accordance with the procedures of the Zoning Ordinance under Section 22-17-4.
3. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
4. Any special use permit issued pursuant to Article 17 of the Fluvanna County Zoning Ordinance may, after notice and hearing as provided in Section 22-17-4(C), be revoked by the governing body upon a finding that (1) the use for which such permit was granted has been abandoned; or (2) that the holder of such permit has substantially breached the conditions of such permit.
5. **The availability of adequate water for fire protection per the International Fire Code Appendix B must be demonstrated and approved by the Zoning Administrator prior to site plan approval. The Special Use Permit can be voided if adequate fire flows and pressures cannot be met by the applicant or site developer.**

Major David Wells: stated that following the December 9th Technical Review Committee with the applicant he contacted the Louisa Chief Deputy to learn more about Epworth Manor Senior Apartments that are located in the Town of Louisa with 83 apartments on their Calls for Service. In 2021, there were 108 Fire and Rescue calls and 124 Law Enforcement Calls as they are called to assist with the EMS responders at the apartment complex for a total of 212 calls for service.

Larry Dickenson, Applicant & Greg Powe, AIA: They provided a summary presentation about the Virginia United Methodist Housing Development Corporation (VUMHDC) and specifically their proposal to construct 120 senior living apartments with studio, one bedroom and two bedroom apartments, a social hall and meeting space, and outdoor hardscaped gazebo and walking trail areas along with community garden space for each senior within the complex.

PUBLIC HEARING:

Chair Bibb opened up the Public Hearing at 9:33 pm by giving each Public Hearing speaker a limit of five (5) minutes to speak and he asked that they state their name and address for the record.

Suzy Morris at 6840 Thomas Jefferson Parkway she spoke in opposition to the proposed use.

Tom Diggs at 947 Jefferson Drive he spoke in opposition to the proposed land use request.

Tim Hodge at 264 Manor Boulevard spoke in opposition but felt 70 units was appropriate.

Larry Henson at 26 Piedmont Lane, LMOA President he stated that 70 units as is currently zoned was appropriate but that LMOA was opposed to the increased density of 120 units.

Steven Wilson at 319 Manor Boulevard he spoke in opposition to the proposed land use.

Steve Smith at 6 Sunset Court spoke in favor of 70 senior apartment units, opposed to 120.

Michelle Osbourne at 5 Sunset Court (online) she spoke in opposition to this land use request and cited additional reasons for a fully multi-generational senior living facility to be considered.

Sandra Radford at 121 Mulberry Drive (online) spoke in opposition to this land use and she had provided by e-mail her presentation remarks that have been added into this SUP request folder.

Leon Moore at 280 Manor Boulevard (online) was in support of the 70 units and opposed the 120 units and expressed his concerns with the adequate fire suppression for fire hydrants, etc.

Donna D’Aguzzo at 148 Crape Drive (online) she spoke in opposition to this land use request.

With no one else wishing to speak in person or online, Chair Bibb closed the Public Hearing at 10:24 pm. Then opened the discussion with the Planning Commissioners on this case request.

MOTION TO EXTEND

Mr. Miles: informed Chair Bibb that we were approaching 11:00 pm and that the Planning Commission By-Laws require a Motion to extend past 11:00 pm to be acted upon by them.

At 10:46 pm, a motion was made to extend the Planning Commission meeting to complete the necessary Hearing requests and then the remaining staff presentation would occur next month.

MOTION:	Motion to approve to extend the January 11, 2022 Regular Planning Commission meeting to 11:30 pm.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Vice-Chair Murray-Key: Stated that she wanted to reiterate that everyone in Fluvanna County needs a safe, affordable place to live, whether that is for young people graduating from school, folks who are in the regular workforce and career jobs all the way to our seniors who retire and need an apartment in which to live without the having all of the demands of maintaining a two story house and a yard. So, Affordable housing complexes such as this are important to us as a community and especially for all our senior citizen residents and those that want to locate their own parents closer to them but still be able to remain independent for as long as they can and be productive in our County. We are talking about people who we care for and love and we do have a responsibility to allow for seniors to remain in the County and to not be located further away from their families just because we do not have affordable housing available to them.

MOTION:	Recommend Approval of SUP 21:08, a special use permit request to construct senior multi-family dwellings by increasing the maximum gross residential above 2.9 dwelling units per acre to 5.0 dwelling units per acre with respect to 5.9 +/- acres known as Tax Maps 9 Section A Parcels 14 & 14C1 along with the four (4) conditions as found within the staff report, along with a fifth condition that was added by the applicant, checked by the County Attorney and incorporated by Planning Commission in the motion.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:			Motion		Second
VOTE:	No	Yes	Yes	Yes	Yes
RESULT:	4-1 Recommended Approval with five conditions				

7. PRESENTATIONS:

2040 Fluvanna County Comprehensive Plan Presentation – continued until February 8, 2022 Planning Commission Regular Meeting due to the late hour and lack of time for presentation.

8. SITE DEVELOPMENT PLANS:

None

9. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS #2:

Chair Bibb opened up the Public Comments at 11:03 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.

James Kelley at 440 Jefferson Drive (online) he spoke in support of the proposed 120 senior apartment units, he felt there was a definite need for affordable, senior housing in Fluvanna.

With no one else coming forward wishing to speak in person or online, Chair Bibb closed the Public Comments period at 11:05 pm.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on January 11, 2022 at 11:05 pm.

Minutes recorded by Valencia Porter, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission

BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

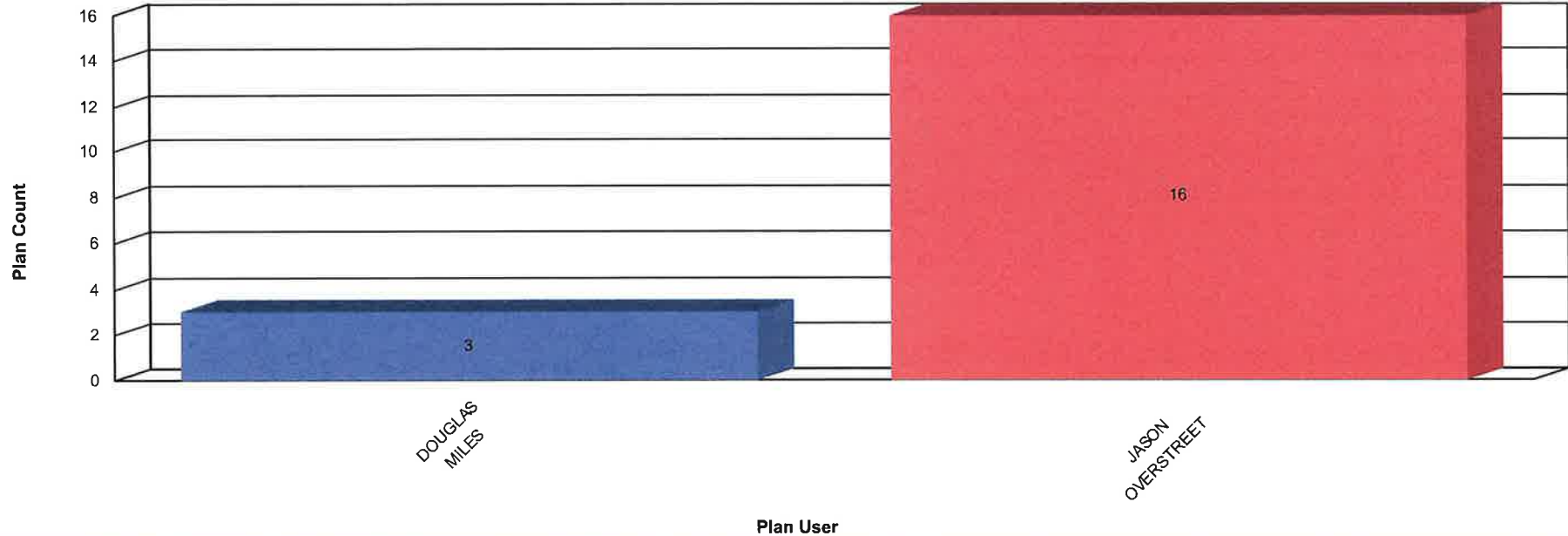
Building Official:	Period:
Andrew Wills	Dec-2021

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)	2017	3	2	16	6	4	10	6	5	14	5	7	13	91
	2018	8	3	15	11	13	17	13	10	8	8	6	9	121
	2019	8	10	14	9	12	9	10	14	13	2	11	7	119
	2020	12	13	22	14	8	18	19	17	15	20	22	11	191
	2021	15	9	19	20	16	22	15	11	8	22	12	8	177
NEW - Single Family Attached	2017	0	0	0	0	0	5	0	0	0	0	0	0	5
	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
NEW - Mobil Homes	2017	0	0	0	0	2	1	0	1	0	0	0	0	4
	2018	0	0	1	1	0	0	0	0	0	0	0	0	2
	2019	0	0	0	0	0	0	0	0	1	1	0	1	3
	2020	0	0	1	0	0	1	0	0	1	0	0	0	3
	2021	0	0	0	0	0	0	0	0	0	0	1	0	1
Additions and Alterations	2017	29	20	29	43	20	29	32	18	23	27	43	28	341
	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
* Trade permits count not in .														
Accessory Buildings	2017	0	4	2	3	2	2	2	4	2	0	2	2	25
	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
Swimming Pools	2017	0	0	0	0	0	1	1	0	0	1	1	0	4
	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
Commercial/ Industrial Build/Cell Towers	2017	1	2	0	0	0	0	2	2	1	1	0	0	9
	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
TOTAL BUILDING PERMITS	2017	33	28	47	52	28	43	43	30	40	34	53	43	474
	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
* Trade permits count not included as in previous years														
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2017	\$857,767	\$827,724	\$4,859,777	\$2,066,132	\$1,512,789	\$3,676,118	\$1,904,915	\$2,359,988	\$2,846,545	\$1,957,646	\$1,897,110	\$3,479,285	\$ 28,245,796
	2018	\$2,451,433	\$1,075,551	\$3,544,096	\$2,153,241	\$3,834,995	\$5,693,348	\$3,156,593	\$4,729,005	\$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	\$3,202,055	\$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	\$2,035,053	\$2,046,134	\$3,637,990	\$4,633,868	\$2,712,396	\$ 41,734,789

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
LAND DISTURBING PERMITS ISSUED														
LAND DISTURBING PERMITS	2017	3	2	17	7	7	9	6	6	15	8	7	14	101
	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
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2017	159	144	171	141	177	152	202	182	153	183	181	169	2,014
	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
FEES COLLECTED														
Building Permits	2017	\$4,060	\$3,660	\$22,692	\$9,249	\$6,703	\$11,948	\$9,494	\$7,790	\$13,169	\$6,895	\$9,022	\$12,886	\$ 117,568
	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
Land Disturbing Permits	2017	\$475	\$800	\$7,000	\$1,523	\$2,366	\$2,425	\$1,733	\$7,784	\$2,100	\$2,050	\$1,000	\$1,625	\$ 30,881
	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
Zoning Permits/ Proffers	2017	\$400	\$1,000	\$2,400	\$950	\$1,500	\$1,800	\$1,245	\$1,250	\$1,600	\$1,050	\$1,250	\$1,550	\$ 15,995
	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	\$1,550	\$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
TOTAL FEES	2017	\$4,835	\$5,460	\$32,092	\$11,722	\$10,569	\$16,173	\$12,472	\$16,824	\$16,869	\$9,995	\$11,272	\$16,061	\$ 164,444
	2018	\$11,838	\$11,086	\$13,579	\$17,990	\$16,821	\$28,683	\$18,668	\$11,323	\$13,001	\$14,888	\$20,931	\$18,120	\$ 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	\$15,148	\$10,944	\$28,368	\$19,088	\$11,361	\$ 286,116



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



Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
				Application Date	Expiration Date			
	Zone	Sq Ft	Valuation	Fee Total	Assigned To			
DOUGLAS MILES								
MSC22:0357	Miscellaneous 01/13/2022	Sign Permit 0	In Review \$0.00	78 Joshua Ln, Palmyra, VA 22963 \$155.00		Not Assigned	Palmyra	18 10 6
	<i>Description: US Cellular</i>				<i>Beth Robinson Douglas Miles</i>			
MSC22:0358	Miscellaneous 01/13/2022	Sign Permit 0	In Review \$0.00	40 Joshua Ln, Palmyra, VA 22963 \$155.00		Not Assigned	Palmyra	18 10 5
	<i>Description: Commonwealth Dentistry</i>				<i>The Graphics Garage Douglas Miles</i>			
ZUP22:0004	Zoning Use Permits 01/13/2022	Telecommunications Tower 02/27/2022 0	In Review \$0.00	31 Cooperative Way, Palmyra, VA 22963 \$1,450.00		Not Assigned	Columbia	10 A 32
					<i>Audra Bickings Douglas Miles</i>			

PLANS APPLIED BY USER (01/01/2022 TO 01/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	<i>Application Date</i>	<i>Expiration Date</i>	<i>Complete Date</i>	<i>Approval Expire Date</i>	<i>Applicant</i>		
	<i>Zone</i>	<i>Sq Ft</i>	<i>Valuation</i>	<i>Fee Total</i>	<i>Assigned To</i>		
<i>Description: Removing 6 old panels and Replacing 6 new panels</i>							
PLANS APPLIED FOR DOUGLAS MILES:							3
JASON OVERSTREET							
SUB22:0050	Subdivision	Boundary Adjustment	In Review	560 Deep Creek Rd, Palmyra, VA 22963	Not Assigned	Columbia	20 A 35A
	01/13/2022	02/27/2022			Brian Snoddy		
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Forested</i>						
MSC22:0359	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	18 16 9
	01/13/2022	0	01/28/2022	01/28/2022			
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed Home</i>						
MSC22:0360	Miscellaneous	Miscellaneous - Other	Approved	314 Ruritan Lake Rd, Scottsville, VA 24590	Not Assigned	Cunningham	16 A 13B
	01/13/2022	0	01/28/2022	01/28/2022			
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: 12 X 20 Deck</i>						
MSC22:0361	Miscellaneous	Miscellaneous - Other	Approved	1130 Mountain Laurel Rd, Palmyra, VA 22963	Not Assigned	Columbia	21 16 5
	01/13/2022	0	01/28/2022	01/28/2022			
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Carport</i>						
MSC22:0362	Miscellaneous	Miscellaneous - Other	Approved	431 Cunningham Meadows Dr, Palmyra, VA 22963	Not Assigned	Cunningham	17 28 26
	01/13/2022	0	01/28/2022	01/28/2022			
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Pool Cabana & Pool Addition</i>						
MSC22:0363	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	23 7 4
	01/13/2022	0	01/28/2022	01/28/2022			
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0364	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	18 16 43
	01/13/2022	0	01/28/2022	01/28/2022			
		0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						

PLANS APPLIED BY USER (01/01/2022 TO 01/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	<i>Application Date</i>	<i>Expiration Date</i>	<i>Complete Date</i>	<i>Approval Expire Date</i>	<i>Applicant</i>		
	<i>Zone</i>	<i>Sq Ft</i>	<i>Valuation</i>	<i>Fee Total</i>	<i>Assigned To</i>		
MSC22:0365	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	18 16 46
	01/13/2022	0	01/28/2022	01/28/2022	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0366	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	18 16 16
	01/13/2022	0	01/28/2022	01/28/2022	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0367	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	23 7 1
	01/19/2022	0	01/28/2022	01/28/2022	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0368	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	18 16 19
	01/24/2022	0	01/28/2022	01/28/2022	Jason Overstreet		
	<i>Description: Proposed New home</i>						
MSC22:0369	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	31 19 25
	01/24/2022	0	01/28/2022	01/28/2022	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0370	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	31 19 8
	01/25/2022	0	01/28/2022	01/28/2022	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0371	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	18 16 40
	01/26/2022	0	01/28/2022	01/28/2022	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0001	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Cunningham	28 10 15
	01/28/2022	0	01/28/2022	01/28/2022	Jason Overstreet		

PLANS APPLIED BY USER (01/01/2022 TO 01/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	<i>Application Date</i>	<i>Expiration Date</i>	<i>Complete Date</i>	<i>Approval Expire Date</i>	<i>Applicant</i>		
	<i>Zone</i>	<i>Sq Ft</i>	<i>Valuation</i>	<i>Fee Total</i>	<i>Assigned To</i>		
	<i>Description: Proposed New Home</i>						
MSC22:0002	Miscellaneous	Miscellaneous - Other	Approved	2890 Shores Rd, Palmyra, VA 22963	Not Assigned	Fork Union	49 A 13
	01/28/2022	0	01/31/2022	01/31/2022			
			\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Pool</i>						
PLANS APPLIED FOR JASON OVERSTREET:							16
GRAND TOTAL OF PLANS:							19