



# FLUVANNA COUNTY PLANNING COMMISSION

## REGULAR MEETING AGENDA

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

Tuesday, September 12, 2023

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

TAB	AGENDA ITEM
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<b>WORK SESSION</b>	
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|----|--|
| A. | Call to Order, Pledge of Allegiance and followed by a Moment of Silence                                    |
| B. | <u>Small and Utility Scale Solar Generation Facilities</u> - Douglas Miles, Community Development Director |
| C. | Adjournment  |

<b>REGULAR MEETING</b>	
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|----|---|
| 1  | Call to Order, Pledge of Allegiance and followed by a Moment of Silence   |
| 2  | DIRECTOR'S REPORT – Douglas Miles, Community Development Director   |
| 3  | PUBLIC COMMENTS #1 (5 minutes per speaker)  |
| 4  | MINUTES: Review and Approval of Draft Minutes from August 8, 2023   |
| 5  | PUBLIC HEARINGS: None   |
| 6  | PRESENTATIONS: Siting Agreements for Solar Projects or Energy Storage Projects – Dan Whitten, County Attorney   |
| 7  | SITE DEVELOPMENT PLANS: None  |
| 8  | SUBDIVISIONS:<br>SUB 23:34 Mountain Hill – A Sketch Plan request for a rural cluster major subdivision with respect to 25.5 acres of Tax Map 50 Section A Parcel 33. The applicant is proposing 9 cluster lots with one residual parcel of 16 acres designated as the open space parcel. The subject property is located off of Mountain Hill Road (SR 650) with a proposed, state-maintained road to be constructed in the 50 foot access easement to serve the planned rural cluster subdivision. |
| 9  | UNFINISHED BUSINESS: None   |
| 10 | NEW BUSINESS: 2023 Planning Commission By-laws Amendments – Dan Whitten, County Attorney  |
| 11 | PUBLIC COMMENTS #2 (5 minutes per speaker)  |
| 12 | ADJOURNMENT   |

*Douglas Miles*

Community Development Director

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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.*

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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.

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## 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 Performance Arts Center  
8880 James Madison Hwy  
Fork Union, VA 23055**

**Tuesday, August 08, 2023**

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

**MEMBERS PRESENT:**

Barry Bibb, Chair  
Howard Lagomarsino, Vice Chair  
Mike Goad, Commissioner  
Bree Key, Commissioner  
Lorretta Johnson-Morgan, Commissioner  
Patricia Eager, Board of Supervisors member

**ABSENT:**

None

**STAFF PRESENT:**

Eric Dahl, County Administrator  
Kelly Harris, Assistant County Administrator  
Douglas Miles, Community Development Director  
Jason Overstreet, Senior Planner  
Dan Whitten, Fluvanna County Attorney  
Valencia Porter-Henderson, Administrative Programs Specialist

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

At 6:00 pm, Chair Bibb, called the August 08, 2023 Work Session to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

**B. 2040 Comp Plan – Hazard Mitigation Plan - Douglas Miles, Community Development Director**

**REGIONAL NATURAL HAZARD MITIGATION PLAN:** The 2023 Thomas Jefferson Planning District Commission (TJ PDC) Plan was adopted and we are incorporating these new mitigation Action Items into the Fluvanna County Comprehensive Plan:

**Education and Outreach:** increase the awareness of hazards and encourage regional and local action to mitigate impacts.

**Buildings and Infrastructure:** reduce the short and long-term impact of hazard events on both buildings and infrastructure.

**Whole Community:** prepare to meet the immediate functional and access needs of the Fluvanna population during such hazards

**Mitigation Capacity:** increase mitigation and adaption capacity through proper planning and by better project implementation.

**Information and Data Development:** build capacity with information and data development to refine hazard identification assessment, mitigation targeting and funding identification.

**COMPREHENSIVE PLAN**

**Land Use and Natural Disasters:**

Does the future land use map clearly identify natural hazard areas such as flooding along the Hardware or Rivanna Rivers?

Do the land-use policies discourage all new development or re-development within natural hazard areas like the Special Flood Hazard Area (SFHA)?

Does the Plan provide adequate space for expected future growth in areas located outside of the natural hazard areas?

**Transportation and Natural Disasters:**

Does the Transportation Plan limit access to the hazard areas?

Is transportation policy used to guide growth to safe locations?

Are public safety response vehicle routes designated and are there alternate routes?

**Public Safety and Natural Disasters:**

Are the goals and policies of the Comprehensive Plan related to those of the FEMA / DCR Local Hazard Mitigation Plan?

Is Public Safety explicitly included in the plan’s growth and development policies? What can be done to make that better?

Does the monitoring and implementation section of the Plan cover safe growth objectives and include Public safety goals?

**Environmental Management:**

Are environmental systems that protect development from hazards identified and mapped? Are there proper buffers?

Do environmental policies maintain and restore protective ecosystems? Or is that only provided for in state planning?

Do environmental policies provide incentives to development located outside of protective ecosystems or natural areas?

**Fluvanna County Subdivision Ordinance:**

Do the subdivision regulations restrict the subdivision of land within or adjacent to natural hazards areas? What can be added?

Do the regulations provide for conservation subdivisions or cluster subdivisions in order to conserve environmental areas?

How can cluster subdivisions work better to protect these areas and not just be a way to yield residential lots for new homes?

**Fluvanna County Zoning Ordinance:**

Does the zoning ordinance conform to the comprehensive plan in terms of discouraging development or redevelopment within natural hazard areas? Can this be enhanced in the plan?

Does the ordinance contain natural hazard overlay zones that set development conditions for land use within such zones?

**FEMA 90 Day FIRM Map Period**

Affected property owners would have 90 days to work with County, DCR, and FEMA staff along with their Home or Business insurance provider

Most areas in Fluvanna County will not require an increase in insurance rates, some have been taken out – can still have a flood insurance policy to be safe from flooding.

FEMA Map Service Center web links <https://www.fema.gov/floodmaps> and <https://msc.fema.gov> or you can call them at 1-877-FEMA MAP/ 1-877-336-2627  
Fluvanna County - GIS staff can answer any local questions at 1-434-591-1910 ext. 1060/1061.

C. Adjournment: Chair Bibb closed the Work Session at 6:56 pm.

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

At 7:00 pm, Chair Bibb, called the August 8, 2023 Regular Meeting to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

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

**SUP 23:03 Reventon Farm LLC – Briery Creek Farm Use**

The Reventon Farm Camp has been renamed Briery Creek Farm during the Thursday, June 29th Community meeting held at the Water’s Edge Barn with the overall community in attendance.

The developer has submitted their Groundwater Management Plan to Albemarle County and VDH and then a revised Traffic Assessment Plan to Fluvanna County and VDOT for comments.

The revised Briery Creek Farm Traffic Assessment routing study resulted in the use of VDOT Tourist- Oriented Directional Signs:

Turn Left at Antioch Road and Rolling Road South main intersection used coming from Lynchburg and other points west.

Turn Left at Ruritan Lake Road and RR South intersection which is the main route most tourists will use when coming off of I-64. A total of nine directional signs – especially to avoid having Camp tourist crossing Briery Creek which can happen using mapping Apps.

**Utility – Scale Solar Project Applications**

**CEP Solar** – White Oak Solar located off Shores Road is currently under a Draft Solar Siting Agreement discussion with the County.

**Pinegate Renewables** - Swallowtail Solar located off Brema Road did not file a Special Use Permit Application by August 1st deadline.

**Hodson Energy** – (unnamed project) located off of Route 15 near the Dominion Energy substation and north of Brema Bluff Road.

Day	Date	Time	2040 Comprehensive Plan Work Session Events	Location
TUES	SEPT 12	6:00 pm	Planning Commission Work Session and Meeting	Carysbrook Theatre
TUES	OCT 10	6:00 PM	Planning Commission Work Session and Meeting	Carysbrook Theatre
WEDS	NOV 8	6:00 PM	Planning Commission Work Session and Meeting	Carysbrook Theatre
TUES	DEC 12	6:00 PM	Planning Commission Work Session and Meeting	Carysbrook Theatre

**3. PUBLIC COMMENTS #1**

Chair Bibb opened the Public Comments at 7:11 pm by giving each Public speaker a limit of five minutes to speak and asked they state their name and their address for the record. With no one wishing to speak in person or online, Chair Bibb closed the first round of Public Comments at 7:12 pm.

**4. DRAFT MINUTES:**

<b>MOTION:</b>	<b>To Approve the minutes of the Planning Commission of July 11, 2023.</b>				
<b>MEMBER:</b>	Bibb	Goad	Key	Lagomarsino	Morgan
<b>ACTION:</b>		<b>Motion</b>			<b>Second</b>
<b>VOTE:</b>	Abstain	Aye	Aye	Aye	Aye
<b>RESULT:</b>	<b>4-0-1 Approved, as presented</b>				

**5. PUBLIC HEARING:**

None

**6. PRESENTATIONS:**

None

**7. SITE DEVELOPMENT PLANS:**

**SDP 23:06 Zion Station Parcel 1** - A Site Development Plan (SDP) Sketch Plan request for a 5,000 square foot fabrication building on 1.2 acres of Tax Map 5 Section 24 Parcel 1. The request is located on the north line of Richmond Road (US 250) and at Zion Station Road (SR 1021) and is located in the Zion Crossroads Community Planning Area and the Palmyra Election District.

Mr. Miles presented the Sketch Plan request with Scott Collins, PE representing the applicants.

Zion Station Industrial Park was zoned in 1985 and was platted in 2007 becoming vested prior to the sidewalk requirement being added into the Zoning Ordinance in 2011. Therefore, the Sidewalk Exception request along Zion Station Road is not needed for this Sketch Plan request.

The VDOT Smart Scale Roundabout design includes a sidewalk along Route 250 which will be incorporated on this subject property and be constructed as a part of that VDOT design work allowing for pedestrian access along Route 250 crossing onto Troy Road and points south

**Recommended Conditions:**

Meet all final Site plan requirements which include, but are not limited to, providing off-street parking, site buffers and landscaping, and outdoor light requirements.

Meet all required Erosion and Sedimentation Control regulations, which are a part of the site plan submittal plans.

Meet all VDEQ, VDOT and/or VDH state requirements and Fluvanna County Utilities requirements.

<b>MOTION:</b>	I move to Accept SDP 23:06 a request for a 5,000 square foot fabrication building on 1.2 acres of Tax Map 5 Section 24 Parcel 1 along with the recommended conditions found within the staff report.				
<b>MEMBER:</b>	Bibb	Goad	Key	Lagomarsino	Morgan
<b>ACTION:</b>			<b>Second</b>	<b>Motion</b>	
<b>VOTE:</b>	Aye	Aye	Aye	Aye	Aye
<b>RESULT:</b>	<b>5-0, Recommended Acceptance with the conditions</b>				

**8. SUBDIVISIONS:**

None

**9. UNFINISHED BUSINESS:**

None

**10. NEW BUSINESS:**

None

**11. PUBLIC COMMENTS #2:**

Chair Bibb opened Public Comments #2 at 7:24 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. With no one coming forward wishing to speak in person or online, he closed the Public Comments period at 7:25 pm.

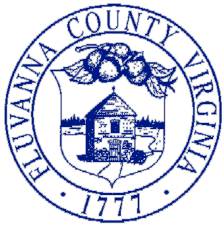
**12. ADJOURNMENT:**

Chair Bibb adjourned the Planning Commission meeting on August 8th at 7:25 pm.

Minutes recorded by Valencia Porter-Henderson, Administrative Programs Specialist.

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**Barry Bibb, Chair**  
**Fluvanna County Planning Commission**



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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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## PLANNING COMMISSION STAFF REPORT

**To:** Fluvanna County Planning Commission      **From:** Douglas Miles, AICP, CZA  
**Case:** SUB 23:34 Mountain Hill Subdivision      **District:** Fork Union Election District  
**Date:** Tuesday, September 12, 2023 at 7:00 pm      **Site:** Carysbrook Performing Arts Center

**Requested Action:**      **SUB 23:34 Mountain Hill** – A Sketch Plan request for a rural cluster major subdivision with respect to 25.5 acres of Tax Map 50 Section A Parcel 33. The applicant is proposing 9 cluster lots with one residual parcel of 16 acres designated as the open space parcel. The subject property is located off of Mountain Hill Road (SR 65) with a dedicated, 50-foot access easement to serve the rural cluster lots.

**Existing Zoning:**      A-1, General Agricultural Zoning District.

**Proposed Request:**      Rural Cluster Major Subdivision request.

**Planning Area:**      Rural Preservation Planning Area calls for limited residential uses.

**Adjacent Land Uses:**      Adjacent properties are zoned A-1 and B-1 and they either contain single-family dwellings or a religious assembly (church) land use.

### **Rural Cluster Subdivisions:**

The rural cluster development requirements are outlined in Section 22-4-10 in the A-1 Zoning District in the Zoning Ordinance. A Yield Plan and Sketch Plan are to be submitted for review by the Planning Commission in the Subdivision Ordinance. A Yield Plan, it is used to determine the number of lots that could be developed on the subject property as a conventional subdivision, in accordance with all applicable regulations. A Sketch Plan is a conceptual plan of the proposed rural cluster subdivision and is used for the purpose of discussion and providing the subdivider with comments before investing in preparation of a preliminary plat in order to create and to complete a rural cluster major subdivision plat and then a site development plan for construction.

### **Yield Plan Analysis:**

A yield plan was not prepared by the applicant's site consultant to be based on what could be practicably developed on the property as a conventional, major subdivision. In an A-1 Zoning District, the maximum residential density that is allowed is one (1) dwelling unit per every two (2) acres. However, Fluvanna County Planning staff did perform some general lot calculations:

Required rural cluster subdivision Open Space parcel: 25.462 acres x 75% = 19.0965 acres  
Proposed rural cluster subdivision Open Space parcel: 15.712 acres that equates to 61.7%

Gross density allowed: One (1) dwelling unit per two (2) acres within A-1, Agricultural Zoning  
 $25.462 \text{ acres} / 2 \text{ acres} = 12.731$  dwelling units allowed

Proposed housing density: 17 dwelling units / 25.462 acres = 0.67 per acre and resulting in 1.35 dwelling units per two (2) acres to allow for the proposed senior housing duplex residential units.

Based on the proposed subdivision acreage alone eleven (11) lots would be permitted; however, careful consideration must also be given to the area of land which would be occupied by roads and other areas not usable for building or individual sale such as steep slopes or flood plain areas as described in Section 19-4-5 in the Subdivision Ordinance. The applicant's site consultant has taken these considerations into account when they prepared their Sketch Plan subdivision layout.

### **Sketch Plan Analysis:**

The proposed cluster lots in this development would be fronting a new road to be constructed to VDOT state acceptance standards by the applicant as shown on the Sketch Plan and they are all required to meet the R-4 residential zoning district setback requirements. Along with the future road extension that is shown that would need to meet the same VDOT state acceptance standards.

The proposed Sketch Plan has been designed with consideration to existing topography and soil suitability as to maximize the efficient use and utility of the land. The applicant has delineated areas with steep slope areas as well as the required building setbacks being shown on all of the proposed rural cluster lots. They have proposed and designed SWM facilities to be located in the areas where slopes are present to allow for better on-site retention and it shows the wetland areas.

### **Technical Review Committee Meeting:**

The Technical Review Committee (TRC) members met back on June 8, 2023 with the applicant and engineering consultant to review the June 5, 2023 Mountain Hill Rural Cluster Sketch Plan, as submitted by RK&K in Richmond, for Sketch Plan review comments and discussion purposes.

The applicant indicated that the proposed 9 rural cluster lots within the development will be served using individual wells and drainfield areas for the review and approval by the VDH – Fluvanna Health Department. The applicant, the Fluvanna Louisa Housing Foundation, has indicated that they obtained the proper AOSE Health Report approvals based upon the proposed rural cluster lot layout as prepared by RK&K for Sketch Plan review of this subdivision layout.

### **Conclusion:**

The proposed rural cluster subdivision request has not met all the requirements of the Fluvanna County Subdivision and Zoning Ordinances and the density and open space requirements of rural cluster subdivisions in the A-1 Zoning District have not been met. Yet, the applicant has done their best to meet the requirements and has in essence arrived at about the same Yield Plan and



Sketch Plan lot amount with eleven (11) yield plan lots and then nine (9) sketch plan lots for the Fluvanna Louisa Housing Foundation to consider building the new senior housing duplex-style homes that are needed in the rental market place within Fluvanna County. Please refer to the applicant's Statement on the Proposed Use of the Property and Reasons for the Rural Cluster Subdivision request for consideration in front of the Fluvanna County Planning Commission.

**Recommended Conditions:**

Staff recommends Acceptance subject to these recommended conditions:

1. The rural cluster subdivision will contain no more than nine (9) separate residential lots, as shown on the revised Sketch Plan dated June 5, 2023;
2. Prior to final plat approval, the applicant shall meet all VDOT requirements;
3. Prior to final plat approval, the applicant shall meet all VDH requirements;
4. Preliminary and Final Subdivision plat approvals shall be granted for the use;
5. Site Development Plan and E&SC Plan approvals shall be granted for the use.

**Suggested Motion:**

I move that the Planning Commission (Accept / Defer) SUB 23:34 Mountain Hill, a Sketch Plan request for a rural cluster major subdivision with respect to 25.5 acres of Tax Map 50 Section A Parcel 33 and subject to the five (5) conditions listed in the staff report.



**COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Subdivision Application**

<b>Owner of Record:</b> <u>Fluvanna Community Holiness Church</u>	<b>Applicant of Record:</b> <u>Fluvanna Louisa Housing Foundation</u>
E911 Address: <u>2365 Mountain Hill Road Palmyra, VA 22963</u>	E911 Address: <u>144-A Resource Lane Louisa, VA 23093</u>
Phone: <u>434-960-3554</u> Fax: <u>Reverend Gregory Jones, Sr.</u>	Phone: <u>540-967-3485</u> Fax: <u>Kim Hyland, Director</u>
Email: <u>Mailing Address: 1818 Oakland Road Louisa, VA 23093</u>	Email: <u>khyland@louisa.org</u>
<b>Tax Map and Parcel(s):</b> <u>Tax Map 50 Section A Part of Parcel 33</u>	<b>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.</b>
<b>Acreage:</b> <u>25.5</u> <b>Zoning:</b> <u>A-1</u> <b>Number of Lots:</b> <u>9</u> lots	
<b>Surveyor:</b> <u>RK&amp;K Richmond Office - Malachi Mills, PE</u>	
<b>Subdivision Name:</b> <u>FLHF - Senior Housing Concept Plan Phases 1-2</u>	
E911 Address of Parcel: <u>same as above</u>	Is property in Agricultural Forestal District? <input checked="" type="radio"/> No <input type="radio"/> Yes
<b>Description of Property:</b> <u>Proposed Rural Cluster Subdivision</u>	If Yes, what district: <u>N/A</u>
	<b>Deed Book Reference:</b> _____
	Deed Restrictions? <input type="radio"/> No <input type="radio"/> Yes (Attach copy)

**Please check appropriate box:**

Type	Forms Required
<input type="checkbox"/> Minor - 2-5 Lots	Sketch Plan Checklist Preliminary Subdivision Checklist Final Subdivision Checklist
<input checked="" type="checkbox"/> Major - 6+ Lots	Sketch Plan Checklist Preliminary Subdivision Checklist Final Subdivision Checklist

I declare that the statements made and information given on this application are true, full and correct to the best of my knowledge and belief. I agree to conform fully to all terms of any certificate or permit which may be issued on account of this application.

Kim Hyland  
Applicant Name (Please Print)

[Signature]  
Applicant Signature

**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>8/14/23</u>	Fee Paid: <u>12519 \$1500.00</u>	Application #: <u>SUB 23: 34</u>
Election District: <u>Fork Union</u>	Planning Area: <u>Rural Preservation</u>	Number of Lots: <u>9</u>
<b>Minor (2-5 Lots)</b>	<b>Major (6 or more Lots)</b>	
\$ 500.00 + GIS Fee	<input checked="" type="checkbox"/> \$1,000.00 + GIS Fee	Approval/Denial Date: _____
Resubmission of Preliminary or Final Plat: \$100.00		Approval/Denial Date: _____
GIS Fee: \$ 50.00 per lot (residue is considered a lot)		
Additional Fees Due at Time of Review		
Road Maintenance Agreement Review:	\$200.00	Revisions: \$50.00
Dedication Common Lands Document Review:	\$200.00	Revisions: \$50.00
Homeowner Association Document Review:	\$200.00	Revisions: \$50.00
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	



**FLUVANNA-LOUISA  
HOUSING FOUNDATION**  
BETTER HOUSING. STRONGER COMMUNITY.

**Statement on proposed use of property and reason for Rural Cluster Subdivision:**

Subdivider Applicant: Fluvanna-Louisa Housing Foundation  
Subdivider Applicant Address: 144-A Resource Lane, Louisa VA 23093  
POC: Kim Hyland, Director FLHF Phone: 540-967-3485

Current Owner: Gregory Jones, Fluvanna Community Holiness Church  
Current Owner Phone: 434-960-3554  
Current Owner Address: 1818 Oakland Road, Louisa VA 23093

Location: Map PIN 50 A 33 Fluvanna County  
District: Fork Union  
Connecting street: Mountain Hill Road, Easement from Mountain Hill to property

Lot Size: Total = 25.462 acres  
Phase 1 lot total = 4.43 acres  
Phase II lot total = 5.12 acres

The Fluvanna-Louisa Housing Foundation (FLHF) is requesting Rural Clustering Subdivision for parcel 50 A 33 located in proximity to Mountain Hill Road, behind Fluvanna Community Holiness Church to allow for construction of housing for Low-Income residents of Fluvanna County over 55 years of age or disabled and are living in substandard or degraded housing that has reached the end of life use without substantial renovations or requires demolition.

We are experiencing an increase in the population of seniors in Fluvanna County, approaching 21% of the overall population. We are also experiencing a housing inventory that is heavily aging and requires major rehabilitation and, in some cases, complete demolition. While the median home age in Fluvanna overall is 26 years, the median home age in Fork Union area is 70 years old. Additionally, nearly 31% of the housing stock in Fork Union is valued under \$80,000. The poverty rate in Fluvanna has increased to 7.7%.

These factors have coalesced to create an increasing population that cannot afford major repairs to their home, or who possess a home beyond repair. The FLHF provides substantial assistance to the community for home repairs to the elderly and low-income. The requirements for participation in the program are that the resident be the homeowner and that they are below 50% AMI. While FLHF has dramatically increased its capacity to assist residents with their home repairs, there is an increasing number of homes for which the cost for repairs required has surpassed the value of the home. The FLHF is well equipped to assist homeowners with 1, 2, or sometimes 3 system repairs of their home, i.e. roof, HVAC, plumbing, electric, well, septic. However, many homes have so many other system failures, i.e. floor joists, foundation, structural, mold, rafters, and all above listed items, that the cost of performing repairs surpasses

144 Resource Lane Suite A, Louisa, VA 23093 540-967-3483  
Fluvannalouisahousing.org



**FLUVANNA-LOUISA  
HOUSING FOUNDATION**

BETTER HOUSING. STRONGER COMMUNITY.

the value of the home and the more responsible path forward would be demolition and construction of a new home or finding alternative housing. It is normally outside of the financial ability of the homeowner to demolish the existing structure and rebuild. As FLHF regularly interacts with those in need of major home repair in the community, it has become evident that construction of new one-bedroom units would be more economical in providing suitable housing for residents. FLHF is also prepared to help with the sale or demolition of aging properties in preparation for new construction and assisting families in becoming first time home buyers.

Most construction performed by market construction companies is for 3–4-bedroom homes. The average household size in Fluvanna has reduced to 2.59 people, meaning there is a gap where 1–2-bedroom homes would be sufficient for housing, but there is limited inventory. Many elderly residents stay in their homes, despite the disrepair, because there is a lack of other suitable options, and they wish to remain in the community. They are unable to keep up their homes due to age, declining health and low-income to pay for repairs. While the FLHF fills much of this need, the requests surpass our ability to satisfy all needs of the community.

Most residents would prefer to age in-place, close to friends, relatives, and churches where many have lived their whole lives. They do not wish to be uprooted to another area. An 86% owner occupation rate in Fluvanna means there are few rental units available to allow an older homeowner to move to a low maintenance rental unit, stay in their home area, downsize, and reduce the need for home maintenance. Services can be brought to a community where there is a consolidated group of residents with similar needs. Fluvanna Meals on Wheels can provide food services, Jaunt can provide transportation, DSS, JABA, and MACAA provide additional health and welfare services. These are just a few of the opportunities to assist our aging population. FLHF would like to work with the community to provide additional benefits and supportive services to this community.

FLHF provides a significant volume of repairs to homes in Bremono Bluff, West Bottom, Cloverdale, Shores Road, and the general Fork Union area. This portion of the county has a significant senior population in need of either replacement housing or rehabilitation to current housing.

FLHF would like to assist senior residents in the Fork Union District to age in place by constructing one-bedroom units with handicap accessible features. FLHF has identified the parcel of land PIN 50 A 33 as a suitable location for one-bedroom senior units, modeled on a successful housing rental property owned by FLHF in Louisa County. The current FLHF senior rental property consists of 4 one-bedroom units with 576 square feet of living space, provides individual kitchens, handicap accessible bathrooms and laundry facilities. FLHF has a waiting list for units to rent in this facility which has a proven track record of success in the community. The initial phase in Fluvanna would create 8 one-bedroom dwelling units, located on four lots, each containing a duplex of two dwelling units. The second phase would consist of 9 additional

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**FLUVANNA-LOUISA  
HOUSING FOUNDATION**

BETTER HOUSING. STRONGER COMMUNITY.

units, located on 5 lots, 4 of which would provide the same duplex style as the initial phase and one additional unit containing a single dwelling.

This project has support of the seller of the property. The Fluvanna Community Holiness Church and Pastor Gregory Jones support the need for senior friendly housing in rural Fluvanna and have been invited to work with FLHF in successfully fulfilling the community needs. The Supervisor for the Fork Union District, Mrs. Mozell Booker, is also in support of the construction of this facility to serve her district. While this is not a typical construction for the area, it is one mindfully created to support the needs and residents who live there.

This request is made with some urgency due to the availability of funds for Fluvanna County which will expire, with the county losing the benefit of its use without a successful project to move forward. HOME-ARP funds have been designated for Fluvanna County in the amount of \$347,000 which must be utilized for housing needs. This project satisfies the requirements set forth by the conditions of these funds and must be assigned by September 20, 2023.

144 Resource Lane Suite A, Louisa, VA 23093 540-967-3483  
Fluvannalouisahousing.org

# Fluvanna County, Virginia

<b>Map #:</b>	50 A 33	<b>Zoning:</b>	A-1
<b>GPIN:</b>		<b>Description:</b>	DB 786-722 AC 25.462
<b>Property Address:</b>	2365 MOUNTAIN HILL RD PALMYRA VA 22963	<b>Year Built:</b>	0
<b>Account #:</b>	5218	<b>Land Value:</b>	\$101,800
<b>Owner's Name:</b>	FLUVANNA COMMUNITY HOLINESS CHURCH % GREGORY D JONES SR TR	<b>Improvement:</b>	\$0
<b>Mailing Address:</b>	1818 OAKLAND RD LOUISA VA RD 23093	<b>Total Value:</b>	\$101,800
		<b>Total Land Area:</b>	25.46

**Land Information Details**

Description	Size in Acres	Unit Value	Adj	Acreage Value
WOODED	25.462	\$4,000	0.00%	\$101,848
				Total Value: \$101,800

**Current Information**

As Entered:

**Sale Information**

Transfer Date: 3/11/2009  
 Sales Price: \$0  
 Grantor: JONES, GREGORY D., SR., ET ALS  
 Deed Book: 786  
 Deed Page: 722  
 Plat Book: 0000  
 Plat Page: 0  
 Instrument Number: 0

**Exterior Information**

Year Built: 0  
 Occupancy Type: VACANT-EXEMPT  
 Foundation: 0  
 Ext. Walls:  
 Roofing:  
 Roof Type:  
 Garage:  
 Garage - # of Cars: 0  
 Carport - # of Cars: 0

**Interior Information**

Story Height: 0.00  
 # of Rooms: 0  
 # of Bedrooms: 0  
 Full Bathrooms: 0  
 Half Bathrooms: 0  
 Floors:  
 Building SqFt: 0  
 Basement SqFt: 0  
 Finished Bsmt SqFt: 0  
 Interior Walls:  
 Heating:  
 A/C:





DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Fluvanna County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

### Legend

#### Address Points



#### Roads

-  Interstate
-  Primary
-  Secondary
-  Other

#### Parcels



#### Place Names



#### Town Boundary (From Survey)



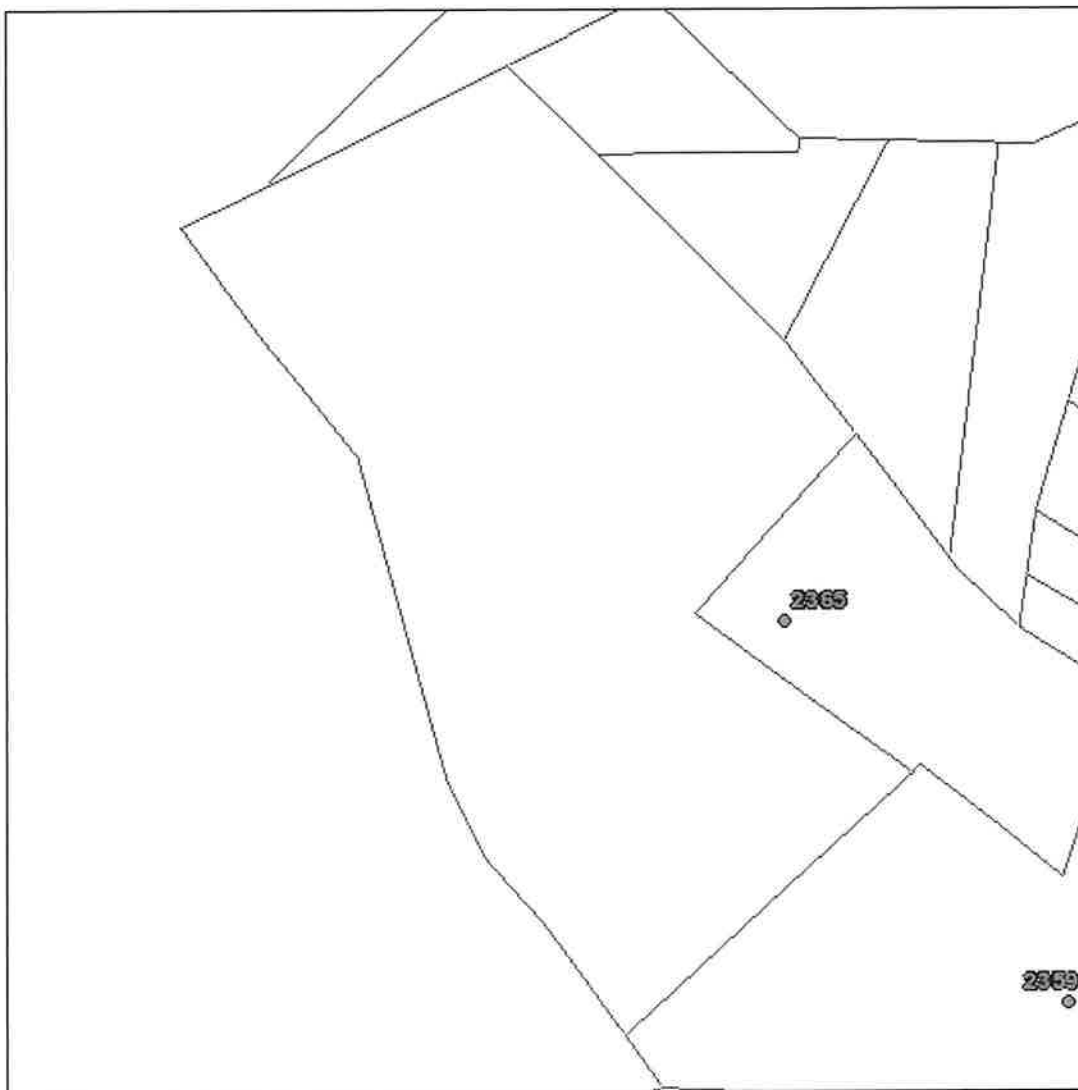
#### Railroads



#### County Boundary



#### Surrounding Counties



DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Fluvanna County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Meridian per Gregory D. Hosaflook, P.C., 17 March 1993



TM 49(A)-66  
Cherry Tree  
Timber LLC  
DB 928-340

TM 50(A)-23  
Phillip L. Booker, Jr.  
DB 335-630

TM 50(24)-6  
Phillip L. Booker, Jr.  
DB 840-423

TM 50(24)-5  
Johnnie M.  
Bradshaw et al  
DB 288-221

TM 50(24)-4  
Phillip L. Booker, Jr.  
DB 338-462

**SOURCE OF TITLE**

TM 50(A)-33  
Gregory D. Jones, Sr.  
George L. Jones, Sr.  
Lillian J. Jackson  
DB 786-722

**Adjusted Acreage Table**

Original  
TM 50(A)-33 30.462 Acres  
Portion of  
TM 50(A)-33 -5.000 Acres  
New Area  
TM 50(A)-33 25.462 Acres

**Adjusted Acreage Table**

Original  
TM 50(A)-33B 4.878 Acres  
Portion of  
TM 50(A)-33 +5.000 Acres  
New Area  
TM 50(A)-33B 9.878 Acres

**New Area =  
25.462 acres**

TM 49(A)-66  
Cherry Tree  
Timber LLC  
DB 928-340

Residue of TM 50(A)-33  
(30.462 Acres)  
Gregory D. Jones, Sr.  
George L. Jones, Sr.  
Lillian J. Jackson  
DB 786-722  
DB 212-161  
DB 30-297 plat

TM 50(A)-33A  
Yvette Johnson  
Inst. #: 210002814

TM 50(3)-A  
James River  
Real Estate, Inc.  
DB 840-262

**COURSE TABLE**

#	Bearing	Distance
L1:	N 47°26' 00" E	25.00'
L2:	S 42°34' 00" E	100.00'
L3:	S 40°59' 43" E	100.00'
L4:	S 40°59' 43" E	126.15'
L5:	N 28°12' 34" W	129.13'
L6:	S 46°33' 51" E	164.40'
L7:	S 69°18' 42" E	94.25'
L8:	S 17°33' 20" W	62.03'
L9:	S 21°03' 26" W	129.70'
L10:	N 28°50' 39" W	151.50'
L11:	N 17°08' 53" W	154.26'

General Notes:  
No current title report has been provided.

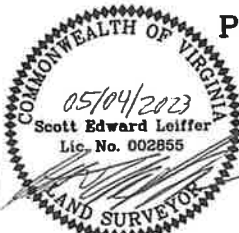
Boundary shown does not represent a current field survey.

Bearings and distances shown are based on a previous survey by Gregory D. Hosaflook, P.C., dated 24 June 1998 and recorded in DB 358-698 in the Clerk's Office of Fluvanna County, Va.

It is not known if rods are present at locations other than those specified

The County and Commonwealth are not responsible for the maintenance of the road.

The private road shown on this plat will provide reasonable access to all lots served by such road by emergency vehicles as required by Section 19-8-1 of the Fluvanna County Code.



**New Area TM 50(A)-33B = 9.878 Acres**

Portion of TM 50(A)-33  
(5.000 Acres)

TM 50(A)-33B  
(4.878 Acres)  
DB 435-833  
DB 358-698  
PB 1-281 plat  
DB 78-202 plat

R=2917.09'  
Δ=04°47' 03"  
L=243.57'  
T=121.86'  
Ch=243.50'

TM 50(11)-5  
Barbara Mae Bruce et al  
WB 53-128

TM 50(A)-34  
Barbara Mae Bruce et al  
WB 53-128

Plat of

**Boundary Line Adjustment  
Portion of TM 50(A)-33, 5.000 Acres  
to be added to TM 50(A)-33B**

Fork Union Magisterial District

Fluvanna County, Virginia

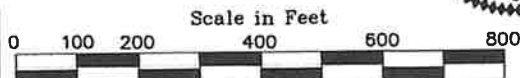
Scale: 1"=200' 19 June 2021

Revised 14 Novemebr 2022

Page 2 of 2

**Bell Land Surveys LLC**

PO Box 116, Louisa, VA 23093  
(540)967-1514 \* bell@bellsurveys.com



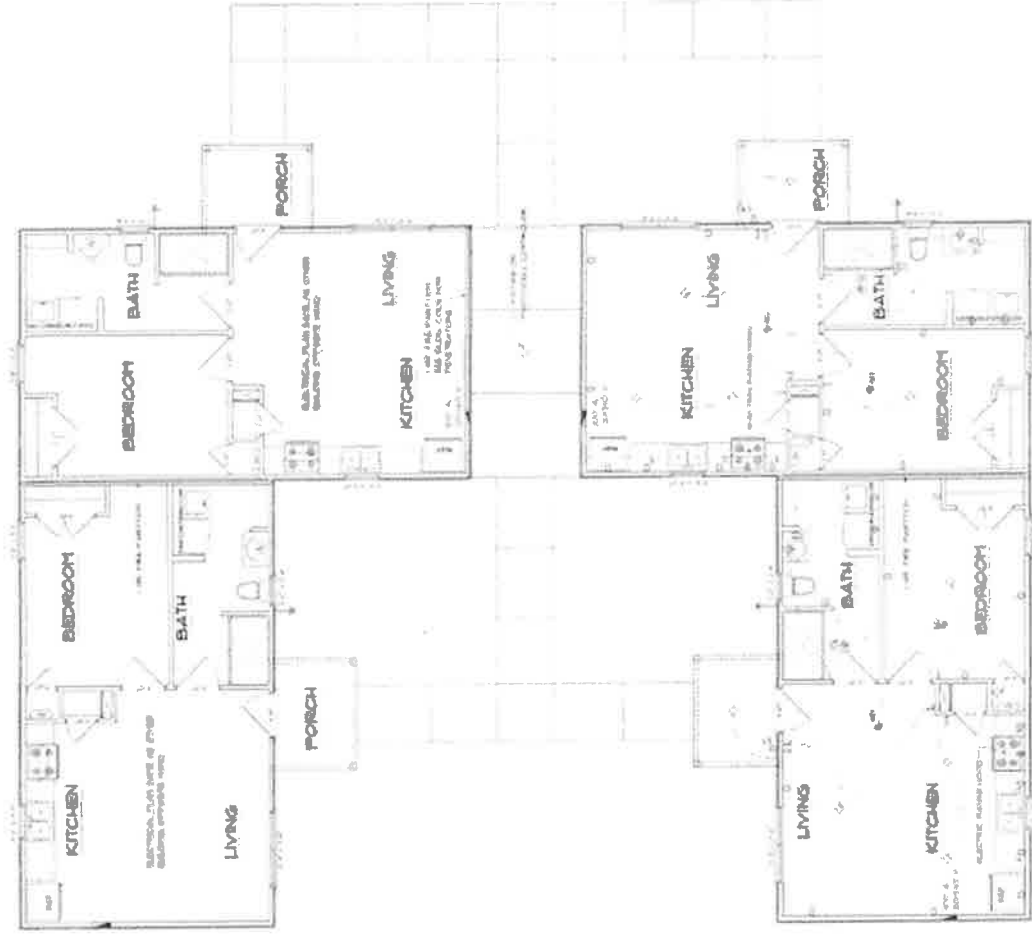
Job No.: Fluvanna-1025

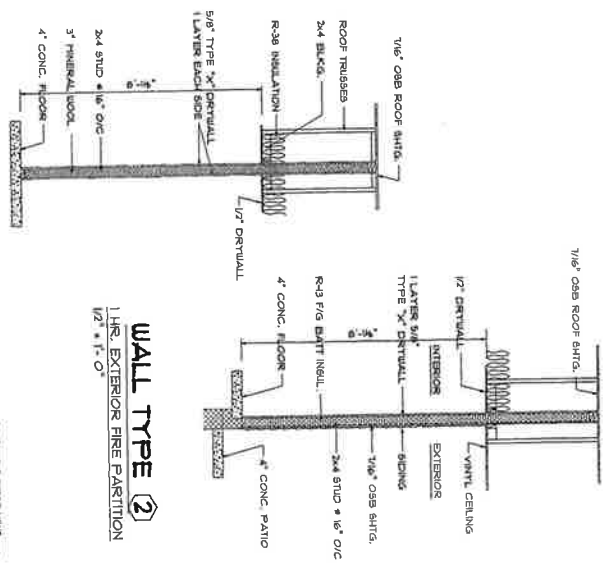




# Senior Living Facility

- Successful model built in Louisa
- 8 one-bedroom units
- All seniors 55+ or disabled
- One floor, handicap accessible units
- Aging in place in their community
- Low maintenance, manageable
- Improve standard of living for those in substandard housing
- Reduce blight
- Create opportunity to renovate housing

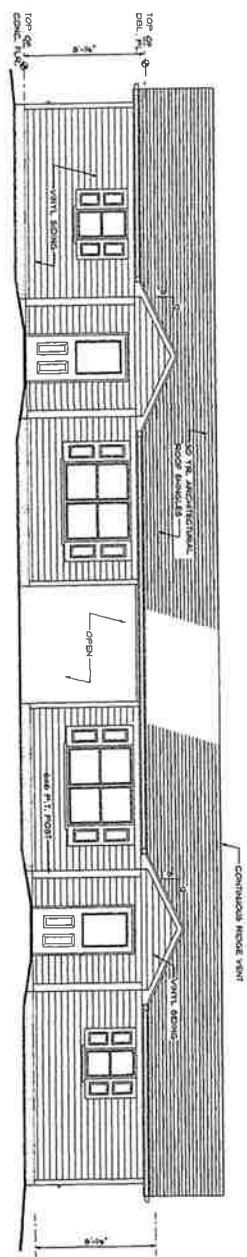




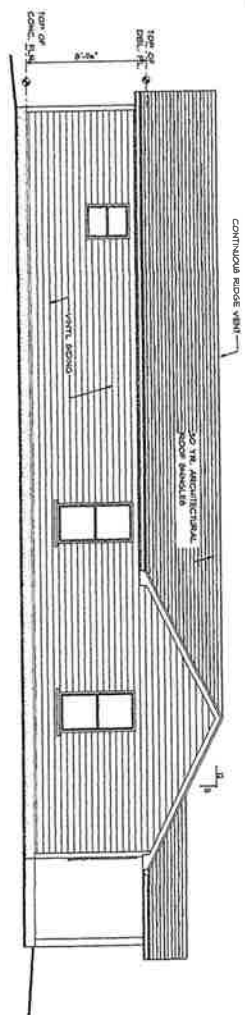
**WALL TYPE 1**  
1 HR. INTERIOR FIRE PARTITION  
1/2" x 1'-0"



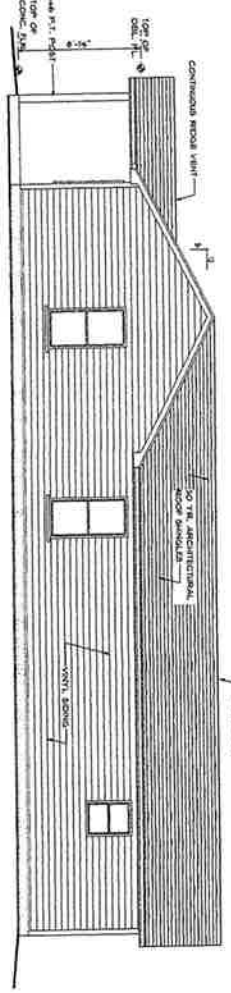
**WALL TYPE 2**  
1 HR. EXTERIOR FIRE PARTITION  
1/2" x 1'-0"



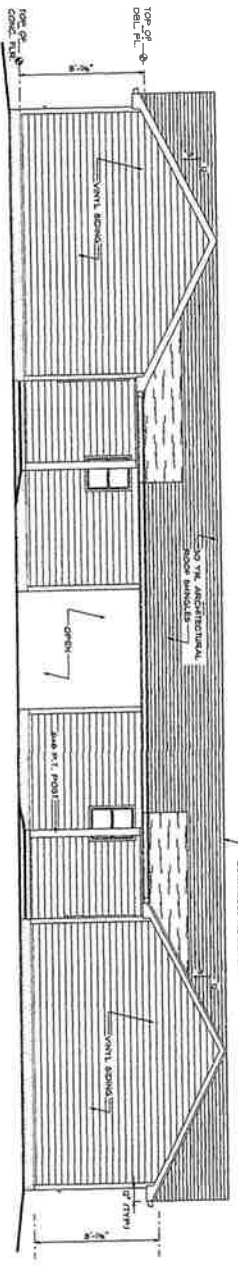
**FRONT ELEVATION**  
1/4" x 1'-0"



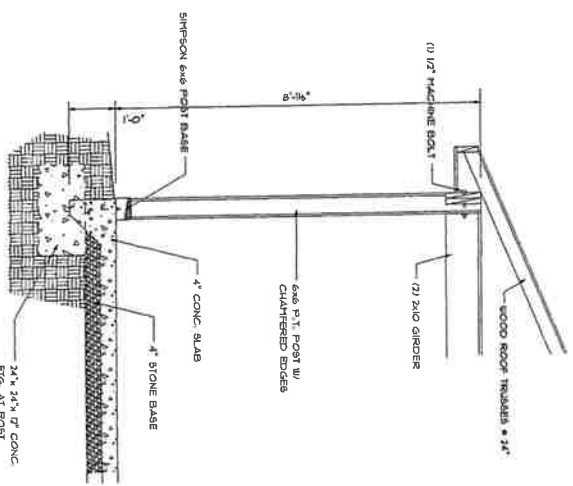
**LEFT ELEVATION**  
1/4" x 1'-0"



**RIGHT ELEVATION**  
1/4" x 1'-0"



**REAR ELEVATION**  
1/4" x 1'-0"

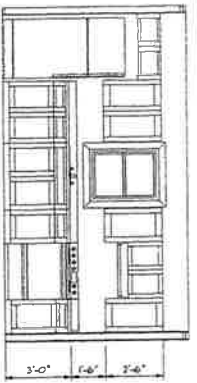


**SECTION "C-C"**  
3/4" x 1'-0"

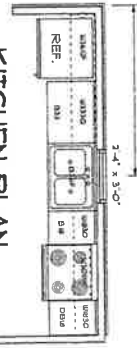
NO.	REVISIONS

**LAKELAND SERVICES, INC.**  
 Drafting & Design  
 327 Land'Or Drive  
 Ruther Glen, Virginia 22546  
 Phone: 804/448-4800 • Fax: 804/448-2390

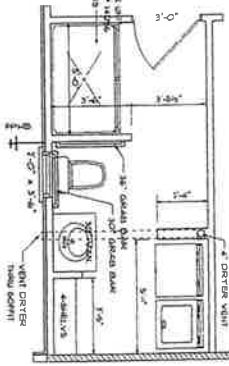
**A3.0**  
 Sheet No: 14-C6  
 Job No: 14-C6  
 Date: 6/8/2014  
 Scale: AS NOTED  
 Project: **EVERGREEN MULTI-UNIT HOUSING LOT #6 - POOR HOUSE TRACT LOUISA COUNTY, VIRGINIA**



**KITCHEN ELEVATION**  
3/8" = 1'-0"



**KITCHEN PLAN**  
3/8" = 1'-0"



**TYPICAL BATH PLAN**  
3/8" = 1'-0"

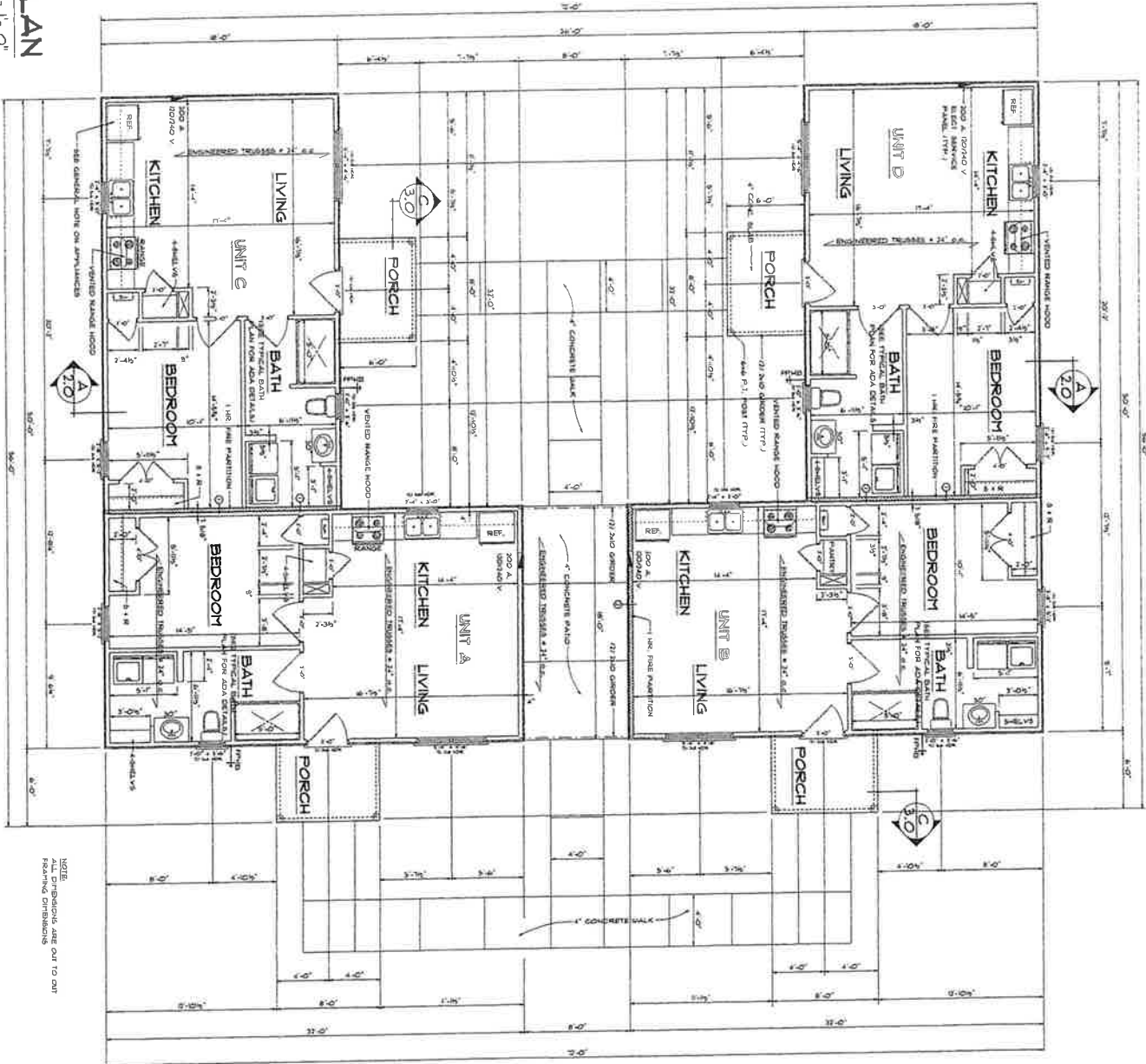
**GENERAL NOTES:**

- 1. ALL ROOF DECK REPAIRS, PATCHES, & FALLS TO BE 1/2" MIN. CONC. WITH REINFORCING BARS.
- 2. ALL ROOF FLASHINGS TO BE 3" x 6" x 1/2" GALV. STEEL.
- 3. ALL STAIRS, PLATES TO BE 3/4" THICK 5" x 8" EXCEPT AS NOTED OTHERWISE.
- 4. ALL FLOORING TO BE 1/2" THICK 1/2" x 3/4" x 1/2" Gypsum Board. ALL GYPSUM BOARD TO BE 1/2" THICK ON CEILING.
- 5. SOIL CAPACITY ADJUSTED TO BE 100%.
- 6. REPAIRS TO EXISTING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CONVENTION CODE.
- 7. ALL EXTERIOR DOOR THRESHOLDS TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 8. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 9. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 10. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 11. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 12. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 13. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 14. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 15. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 16. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 17. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 18. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 19. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.
- 20. BRIDGE UNIT TO BE 1/2" x 2" x 1/2" ALUMINUM.

**AREA TABULATION**

AREA PER LIVING UNIT:	576 SQ. FT.
UNITS PER BUILDING:	4 EACH
AREA PER BUILDING:	2304 SQ. FT.

**PLAN**  
1/4" = 1'-0"



NOTE:  
ALL DIMENSIONS ARE OUT TO OUT  
FRAMING DIMENSIONS

**LAKELAND SERVICES, INC.**  
Drafting & Design  
327 Land'Or Drive  
Ruther Glen, Virginia 22546  
Phone: 804/448-4800 • Fax: 804/448-2390



**REVISIONS**

**EVERGREEN  
MULTI-UNIT HOUSING  
LOT #6 - POOR HOUSE TRACT  
LOUISA COUNTY, VIRGINIA**

Project: EVERGREEN  
Scale: AS NOTED  
Date: 6/8/2014  
Dwn. By: RLL  
Job No.: 14-06  
Sheet No.: **A1.0**



DATE: 05/11/2023  
 ENGINEER: MMM  
 CHECKED: AK  
 CAD: OJG/AK  
 JOB #: 23143.000

**SENIOR HOUSING PROJECT**  
 FLUVANNA COUNTY, VIRGINIA  
**CONCEPT PLAN WITH  
 FUTURE PHASE-2**

SHEET  
**C1.00**  
 SCALE  
**1"=80'**

PLAN REVISIONS - 1 REV 6/5/23 PER CO. REVIEW.	

**Fluvanna County Planning Commission**  
**BYLAWS AND RULES OF PRACTICE AND PROCEDURES**  
**Adopted: ~~January 10~~ September 12, 2023**

**I. CREATION.** The Fluvanna County Planning Commission, hereinafter called the “Commission”, is an appointed body provided by the Code of Virginia, Section 15.2-2210, or as amended. The Commission consists of five (5) members, one (1) appointed from each election district and one (1) representative of the Board of Supervisors. The Board of Supervisors representative does not vote by directive of the Board of Supervisors.

**II. PRINCIPAL ADDRESS.** 132 Main Street, Palmyra, Virginia 22963; Mailing Address: Post Office Box 540, Palmyra, Virginia 22963.

**III. COMMISSION CHAIR.** At the first meeting of the year, the Commission selects one of its members to serve as Chair. The Chair is a voting member and serves for one (1) year.

**IV. COMMISSION VICE CHAIR.** At the first meeting of the year, the Commission selects one of its members to serve as Vice Chair. The Vice Chair is a voting member and serves for one (1) year.

**V. COMMUNITY DEVELOPMENT DIRECTOR.** The Community Development Director shall be Clerk to the Commission and his or her general duty is set forth in the Code of Virginia, Section 15.2-2217. He or she shall maintain an office at the same address as the Commission.

**VI. COUNTY ATTORNEY.** The County Attorney assists the Commission in analyzing the facts; provides advice and action in legal matters and represents the Commission in civil actions.

**VII. PARLIAMENTARY PROCEDURE. The County Attorney shall serve as the Parliamentarian for the purpose of interpreting these Bylaws and Rules of Procedure and Robert's Rules of Order as may be directed by the Chair, or as required as a result of a point of order raised by any one or more Commission members. If the County Attorney is unavailable, the Community Development Director shall serve as the Parliamentarian.**

**VIII. QUORUM FOR THE EXERCISE OF COMMISSION BUSINESS.** A majority of the commission shall constitute a quorum in order to conduct Commission business. A vote of the majority of those present is necessary to take action on an issue.

**IX. PUBLIC SESSIONS.**

A. Except as otherwise directed the regular public meeting of the Commission shall be held on the 1st Tuesday after the 1st Wednesday of the month at 7:00 p.m. The meetings shall generally be held in the ~~County Administration Building in the Morris Room~~ **Carysbrook Performing Arts Center** in Palmyra, **Fork Union**, VA.

B. A special meeting may be held at the call of the Chair or by the application of three members given to the Community Development Director. There shall be at least seventy-two (72) hours written notice for a special meeting.

**X. MEETING AND ATTENDANCE.**

A. All meetings and business shall be conducted in accordance with these Rules, Robert's Rules of Order Newly Revised, ~~11<sup>th</sup>~~ **12<sup>th</sup>** Edition, and the law of Virginia. In the event of conflict, the law of Virginia shall govern.

B. Meetings will be held on the 1st Tuesday after the 1st Wednesday of the month. If the meeting date falls on a holiday, a new meeting date will be scheduled by the Chair. Meetings shall start at the appointed time, and if the Chair is not present, the Vice Chair shall preside. If neither the Chair nor the Vice Chair is present, the Community Development Director shall call the meeting to order and preside for the election of a Temporary Chair.

C. Any person making a written or electronic presentation or demonstrating a matter by way of a picture, slides or a similar document for inclusion in the record of the hearing shall provide the Community Development Director a copy of such item three (3) days prior to the meeting at which such person wishes to make a presentation.

D. The Community Development Director shall list all items requested on the agenda. If, in the opinion of the Community Development Director, an agenda item is not appropriate for consideration by the Commission, he shall inform the Chair, and if the Chair is in agreement, the Commission shall first discuss whether to entertain the agenda item.

E. The Community Development Director and Chair shall allocate time to items on the agenda, as is necessary, for appropriate consideration by the Commission.

F. The Commission shall consider all items docketed on the agenda before taking any other items unless an undocketed item is brought by consent of the Commission.

G. Time permitting, items not on the agenda shall be heard as the final items of the Commission's business. If time does not, in the opinion of the Chair, permit hearing items on the agenda, they shall be carried over to the next regular or special meeting.

H. The Chair's vote on all issues before the Commission shall be recorded as being given with the prevailing side, unless the Chair clearly votes otherwise.

I. Meetings shall be adjourned no later than 11:00 pm unless continued by unanimous vote of the Commission members.

**XI. POLICY FOR REMOTE PARTICIPATION OF MEMBERS OF THE FLUVANNA COUNTY PLANNING COMMISSION AT MEETINGS OF THE COMMISSION**

### A. Authority and Scope

1. This policy shall govern participation by an individual member of the Planning Commission of Fluvanna County, Virginia, by electronic communication means in public meetings of the Planning Commission of Fluvanna County, Virginia, and any closed session of the Commission held in accordance with applicable law, from and after the date of adoption of this policy.
2. This policy is adopted pursuant to the authorization of Va. Code § 2.2-3708.3 and is to be strictly construed in conformance with the Virginia Freedom of Information Act (VFOIA), Va. Code § 2.2-3700 et seq.
3. Any reference to a specific provision of federal, state, or local law referenced in this policy shall mean such provision of law, as amended from time to time, or as set forth in any successor provision dealing with substantially the same subject.

### B. Definitions

1. “Member” means any member of the Planning Commission.
2. “Remote participation” means participation by an individual member of the Commission by electronic communication means in a public meeting where a quorum of the Commission is physically assembled, as defined by Va. Code § 2.2-3701.
3. “Meeting” means a meeting as defined by Va. Code § 2.2-3701.
4. “Notify” or “notifies,” for purposes of this policy, means verbal or written notice that is reasonable under the circumstances, with written notice, such as by email or letter, being the preferred means of notice. Notwithstanding the foregoing, notice does not include text messages or communications via social media.
5. “VFOIA” means the Virginia Freedom of Information Act, Va. Code § 2.2-3700, et seq.

### C. Mandatory Requirements

Regardless of the reasons why the member is participating in a meeting from a remote location by electronic communication means, the following conditions must be met for the member to participate remotely:

1. A quorum of the Commission must be physically assembled at the primary or central meeting location; and

2. Arrangements have been made for the voice of the remotely participating member to be heard by all persons at the primary or central meeting location. If at any point during the meeting the voice of the remotely participating member is no longer able to be heard by all persons at the meeting location, the remotely participating member shall no longer be permitted to participate remotely.

#### D. Process to Request Remote Participation

1. On or before the day of the meeting, and at any point before the meeting begins, the requesting member must notify the Commission Chair (or the Vice-Chair if the requesting member is the Chair) that such member is physically unable to attend a meeting due to (i) a temporary or permanent disability or other medical condition that prevents the member's physical attendance, (ii) a family member's medical condition that requires the member to provide care for such family member, thereby preventing the member's physical attendance, (iii) such member's principal residence location more than 60 miles from the meeting location, or (iv) a personal matter and identifies with specificity the nature of the personal matter.
2. If the requesting member is unable physically to attend the meeting due to a personal matter, the requesting member must state with specificity the nature of the personal matter and that such matter renders the requesting member unable physically to attend. Remote participation due to a personal matter is limited each calendar year to two meetings or 25 percent of the meetings held per calendar year rounded up to the next whole number, whichever is greater. There is no limit to the number of times that a member may participate remotely for the other authorized purposes listed in (i) - (iii) above.
3. The requesting member is not obligated to provide independent verification regarding the reason for such member's nonattendance, including the temporary or permanent disability or other medical condition or the family member's medical condition that prevents the member's physical attendance at the meeting.
4. The Chair (or the Vice-Chair if the requesting member is the Chair) shall promptly notify the requesting member whether the request is in conformance with this policy, and therefore approved or disapproved.

#### E. Process to Confirm Approval or Disapproval of Participation from a Remote Location

When a quorum of the Commission has assembled for the meeting, the Commission shall vote to determine whether:

1. The Chair's decision to approve or disapprove the requesting member's request to participate from a remote location was in conformance with this policy; and



2. The voice of the remotely participating member can be heard by all persons at the primary or central meeting location.

#### F. Recording in Minutes

1. If the member is allowed to participate remotely due to a temporary or permanent disability or other medical condition, a family member's medical condition that requires the member to provide care to the family member, or because the member's principal residence is located more than 60 miles from the meeting location the Commission shall record in its minutes (1) the foregoing circumstance due to which the member is participating remotely; (2) the Commission's approval of the member's remote participation; and (3) a general description of the remote location from which the member participated.
2. If the member is allowed to participate remotely due to a personal matter, the Commission shall record in its minutes (1) the specific nature of such personal matter that renders the requesting member unable to attend stated by the requesting member; (2) how many times the member has attended remotely due to a personal matter; (3) the Commission's approval of the member's remote participation; and (4) a general description of the remote location from which the member participated.
3. If a member's request to participate remotely is disapproved, the disapproval, including the grounds upon which the requested participation violates this policy or VFOIA, shall be recorded in the minutes with specificity.

#### G. Closed Session

If the Commission goes into closed session, the member may continue to participate remotely in the closed session, and shall ensure that no third party is able to hear or otherwise observe the closed meeting.

#### H. Strict and Uniform Application of this Policy

This Policy shall be applied strictly and uniformly, without exception, to the entire membership, and without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting. Unless independently received by County staff, the Chair (or Vice-Chair) shall provide County staff with copies of the member's written request to participate remotely and the written response, as applicable, if the request or response is in writing, to be retained by County staff for a period of one year, or other such time required by records retention laws, regulations, and policies.

#### I. Meetings Held Through Electronic Communication Means During Declared States of Emergency

1. In addition to the foregoing, pursuant to the Code of Virginia Section 2.2-3708.2(A)(2) the Planning Commission may meet by electronic communication means without a quorum of the public body physically assembled at one location when the Governor has declared a state of emergency in accordance with the Code of Virginia Section 44-146.17, or Fluvanna County has declared a local state of emergency pursuant to Code of Virginia Section 44-146.21, provided that (i) the catastrophic nature of the declared emergency makes it impracticable or unsafe to assemble a quorum in a single location and (ii) the purpose of the meeting is to address the emergency provide for the continuity of operations of the Commission or the discharge of its lawful purposes, duties, and responsibilities. The Planning Commission when convening a meeting in accordance with this subdivision (G) shall:
  - a. Give public notice using the best available method given the nature of the emergency, which notice shall be given contemporaneously with the notice provided to members of the Planning Commission conducting the meeting;
  - b. Make arrangements for public access to such meeting through electronic communication means;
  - c. Provide the public with the opportunity to comment at those meetings of the Commission when public comment is customarily received;
  - d. Otherwise comply with the provisions of the Code of VFOIA; and
  - e. State in its minutes the nature of the emergency, the fact that the meeting was held by electronic communication means, and the type of electronic communication means by which the meeting was held.
- J. Nothing in this Section X shall be construed to prohibit the use of interactive audio or video means to expand public participation.

## XII. CONDUCT OF BUSINESS

- A. When the question is called and there is no dispute, the Chair shall call for the vote.
- B. Whenever any member wishes to abstain from voting on any question, he or she shall so state and, if because of a conflict, shall indicate in accordance with the Virginia Conflict of Interests Act, Virginia Code § 2.2-3100 et seq., or as amended, and his or her abstention shall be announced by the Chair and recorded by the Clerk.
- C. Exhibits or electronic slides before the Commission shall become the property of the Commission and shall be filed with the Community Development Director.

D. Citizens shall not speak at a meeting until they are recognized by the Chair. Citizens shall request recognition by addressing the Chair and then await acknowledgement. At his or her discretion, the Chair may permit a dialogue without individual recognition between members of the Commission or between a member and a citizen if such dialogue is orderly and contributes to the expedition of the business. Such discussion will be discouraged.

E. Prior to opening a meeting at which one or more public hearings will be held, the Chair shall recount the rules under which the hearing shall be operated, but he or she may amend the rules during the hearing by giving notice of the change to the Commission.

F. At the beginning of the public hearing, the Chair shall call upon the Community Development Director or the Chair of the committee handling the matter at hand or shall recount a description of the issue placed before the hearing.

G. Subject to revocation or extension by the majority of the commission assembled, the Chair may in all matters establish a maximum time for consideration of the matter, and/or limit the amount of time available to each speaker on a matter and/or limit the number of times each speaker may address the Commission on a matter. Notwithstanding the foregoing statement, every Commission member shall be entitled to make a statement on every matter before the Commission and the call for the question shall not be entertained until all members who wish to exercise this right shall have done so.

H. All members or citizens shall limit their comments before the Commission. The Chair has the option of requiring speakers to sign up before being authorized to address the Planning Commission.

I. The Commission has set forth the following rules for presentation time limits:

1. Individual presentations placed on the Commission's agenda shall be limited to ten (10) minutes in duration.
2. Individual presentations listed under the agenda item "Public Comments" shall be limited to five (5) minutes in duration.
3. Statements from the public during the "Public Hearing" on individual agenda items shall be limited to five (5) minutes.
4. Complete presentations on Commission action items shall be limited to not more than ten (10) minutes.
5. The above limitations may be extended only by majority consent of the Commission.

### **XIII. ORDER**

A. 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.

B. 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.

C. 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.

D. When a person engages in such a breach, the Chair may:

1. Order the person to stand silent,
2. Order the person's removal from the building, or,
3. Order the person removed from the County Property.

**XIV. COMMITTEES.** There will be no standing committees. Ad hoc committees will be appointed by the Chair, as needed. Constitutional Officers may be appointed to committees.

**XV. RULES**

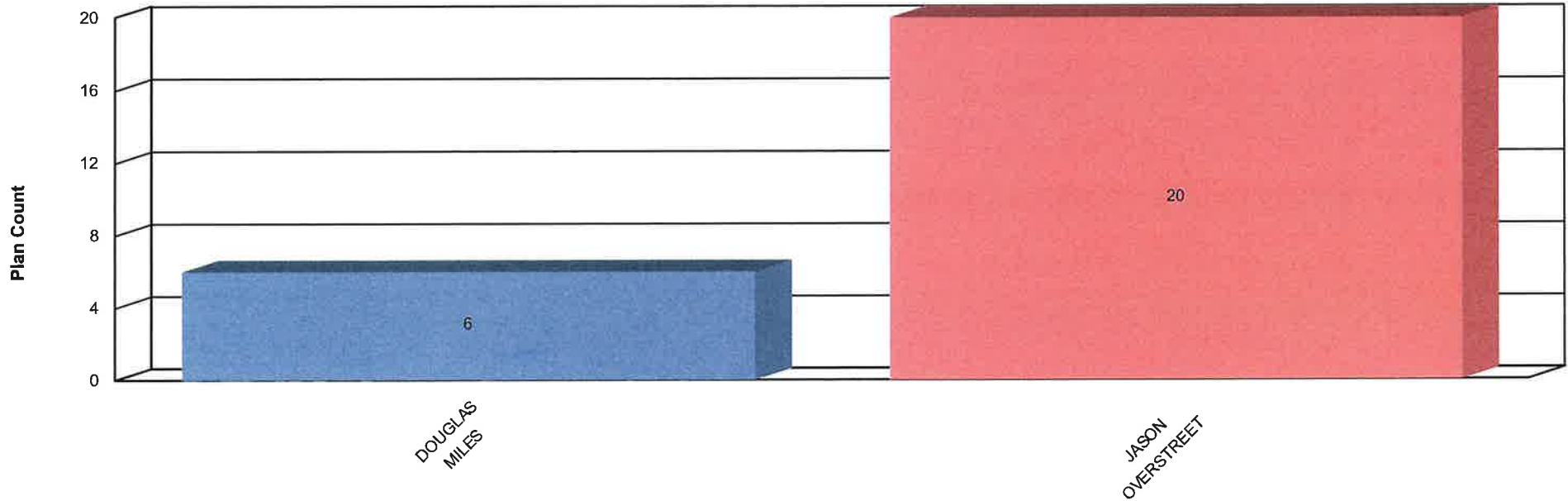
A. The bylaws may be suspended at anytime by a majority vote of the Commission.

B. The bylaws may be amended by a majority vote of the Commission, but only at the regular meeting next held after the proposed amendment has been announced at a regular meeting.

**XVI. RECORD OF THE MEETING.** The Clerk of the Commission or another person acting in the capacity shall electronically record each regular meeting. Recordings are the property of Fluvanna County. A stenographic record shall not be admissible as evidence of what transpired at a meeting, unless the person taking the record has been sworn prior to making the record. Audio recordings are available on the county website at [www.fluvannacounty.org/meetings](http://www.fluvannacounty.org/meetings)



## PLANS APPLIED BY USER (08/01/2023 TO 08/31/2023) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT



Plan Case #	Type <i>Application Date</i> Zone	Workclass <i>Expiration Date</i> Sq Ft	Status <i>Complete Date</i> Valuation	Plan User		Project	District	Parcel
				<i>Main Address</i> Approval	<i>Applicant</i> Assigned To			
<b>DOUGLAS MILES</b>								
SDP23:0007	Site Development Plan 08/10/2023	Site Development Plan - Major 09/24/2023 0	In Review \$0.00	5848 Richmond Rd, Troy, VA 22974 \$1,100.00	Mark Fontaine, CCIM Douglas Miles	Not Assigned	Columbia	5 A 52
	<i>Description: Wawa</i>							
BSP23:0003	Boundary Survey 08/11/2023	Boundary Survey 09/25/2023 0	In Review \$0.00	3878 Richmond Rd, Troy, VA 22974 \$50.00	Jose Elpidia Douglas Miles	Not Assigned	Palmyra	4 A 119
	<i>Description: Southwest corner of Richmond Rd and Oliver Creek Rd</i>							
SUB23:0034	Subdivision	Subdivision - Major	In Review			Not Assigned	Fork Union	50 A 33

**PLANS APPLIED BY USER (08/01/2023 TO 08/31/2023)**

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>		
	08/14/2023	09/28/2023			Fluvanna Louisa Housing Foundation		
		0	\$0.00	\$1,500.00	Douglas Miles		
	<i>Description: Rural Cluster Subdivision</i>						
<b>MSC23:0189</b>	Miscellaneous	Sign Permit	In Review	264 Turkeysag Trl, Palmyra, VA 22963	Not Assigned	Rivanna	17 15 C
	08/28/2023				Erika Mitchell		
		0	\$0.00	\$155.00	Douglas Miles		
	<i>Description: Wall Sign</i>						
<b>MSC23:0193</b>	Miscellaneous	Sign Permit	In Review	103 Zion Station Rd, Troy, VA 22974	Not Assigned	Palmyra	5 24 7
	08/28/2023				Ed Brown		
		0	\$0.00	\$155.00	Douglas Miles		
	<i>Description: Lafayette School</i>						
<b>MSC23:0192</b>	Miscellaneous	Miscellaneous - Other	Void	103 Zion Station Rd, Troy, VA 22974	Not Assigned	Palmyra	5 24 7
	08/28/2023						
		0	\$0.00	\$0.00	Douglas Miles		
	<i>Description: Lafayette School Sign</i>						

**PLANS APPLIED FOR DOUGLAS MILES: 6**

**JASON OVERSTREET**

<b>MSC23:0173</b>	Miscellaneous	Miscellaneous - Other	Approved	39 Colonial Rd, Palmyra, VA 22963	Not Assigned	Rivanna	18A 3 250
	08/01/2023						
		0	\$0.00	\$50.00	Jason Overstreet		
	<i>Description: replacing existing deck, same size and footers</i>						
<b>MSC23:0174</b>	Miscellaneous	Miscellaneous - Other	Approved	1707 Rising Sun Rd, Palmyra, VA 22963	Not Assigned	Columbia	31 7 3B
	08/01/2023						
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Accessory dwelling &amp; Garage</i>						
<b>MSC23:0175</b>	Miscellaneous	Miscellaneous - Other	Approved	16364 James Madison Hwy, Palmyra, VA 22963	Not Assigned	Columbia	19 13 7
	08/03/2023		08/04/2023				
		0	\$0.00	\$50.00	Jason Overstreet		
	<i>Description: Pole Barn</i>						
<b>MSC23:0176</b>	Miscellaneous	Miscellaneous - Other	Approved	3326 Dogwood Dr, Palmyra, VA 22963	Not Assigned	Columbia	12 15 5
	08/03/2023		08/04/2023				

## PLANS APPLIED BY USER (08/01/2023 TO 08/31/2023)

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>		
		0	\$0.00	\$50.00	Jason Overstreet		
	<i>Description: Pool Enclosure</i>						
<b>MSC23:0177</b>	Miscellaneous	Miscellaneous - Other	Approved	5570 Union Mills Rd, Troy, VA 22974	Not Assigned	Columbia	10 10 24
	08/04/2023		08/04/2023	08/04/2023			
		0	\$0.00	\$50.00	Jason Overstreet		
	<i>Description: 24' X 25' detached garage, 12' X 16' Shed</i>						
<b>MSC23:0178</b>	Miscellaneous	Miscellaneous - Other	Approved	17 Parrish Ln, Kents Store, VA 23084	Not Assigned	Columbia	23 A 4A
	08/08/2023		08/08/2023	08/08/2023			
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Addition</i>						
<b>MSC23:0179</b>	Miscellaneous	Miscellaneous - Other	Approved	4619 Bybees Church Rd, Troy, VA 22974	Not Assigned	Columbia	12 A 9A
	08/08/2023		08/08/2023	08/08/2023			
		0	\$0.00	\$50.00	Jason Overstreet		
	<i>Description: Barn</i>						
<b>MSC23:0180</b>	Miscellaneous	Miscellaneous - Other	Approved	43 Lafayette Dr, Palmyra, VA 22963	Not Assigned	Rivanna	18A 5 558
	08/09/2023		08/10/2023	08/10/2023			
		0	\$0.00	\$50.00	Jason Overstreet		
	<i>Description: 18' X 20' Detached garage</i>						
<b>MSC23:0181</b>	Miscellaneous	Miscellaneous - Other	Approved	225 Forest Glen Ln, Palmyra, VA 22963	Not Assigned	Fork Union	40 18 8
	08/09/2023		08/10/2023	08/10/2023			
		0	\$0.00	\$50.00	Jason Overstreet		
	<i>Description: Deck</i>						
<b>SUB23:0035</b>	Subdivision	Boundary Adjustment	In Review	186 Dobby Creek Rd, Scottsville, VA 24590	Not Assigned	Cunningham	47 8 20
	08/14/2023	09/28/2023			George Roach		
		0	\$0.00	\$100.00	Jason Overstreet		
<b>MSC23:0185</b>	Miscellaneous	Miscellaneous - Other	Approved	2448 Deep Creek Rd, Palmyra, VA 22963	Not Assigned	Columbia	21 19 11
	08/15/2023		08/18/2023	08/18/2023			
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Room Addition</i>						
<b>MSC23:0182</b>	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	32 A 20A
	08/15/2023		08/16/2023	08/16/2023			

## PLANS APPLIED BY USER (08/01/2023 TO 08/31/2023)

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>		
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: New single family dwelling</i>						
<b>MSC23:0183</b>	Miscellaneous	Miscellaneous - Other	Approved	157 Richardson Ln, Palmyra, VA 22963	Not Assigned	Columbia	12 A 47
	08/15/2023		08/16/2023	08/16/2023			
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Bedroom &amp; Bath Addition 26' X 14.8' long extension with a popout 40' X 6'</i>						
<b>MSC23:0184</b>	Miscellaneous	Miscellaneous - Other	Approved	395 Troy Rd, Troy, VA 22974	Not Assigned	Columbia	11 A 11
	08/15/2023		08/16/2023	08/16/2023			
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Bathroom, closet, and kitchen addition</i>						
<b>MSC23:0186</b>	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Cunningham	18A 4 162
	08/16/2023		08/18/2023	08/18/2023			
		0	\$0.00	\$150.00	Jason Overstreet		
	<i>Description: new single family dwelling &amp; Garage</i>						
<b>MSC23:0187</b>	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Rivanna	18A 4 9
	08/23/2023		08/25/2023	08/25/2023			
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Single Family Dwelling</i>						
<b>MSC23:0188</b>	Miscellaneous	Miscellaneous - Other	Approved	395 Troy Rd, Troy, VA 22974	Not Assigned	Columbia	11 A 11
	08/23/2023		09/01/2023	09/01/2023			
		0	\$0.00	\$50.00	Jason Overstreet		
	<i>Description: turning existing storage shed to furnished space</i>						
<b>MSC23:0190</b>	Miscellaneous	Miscellaneous - Other	Approved	1316 Long Acre Rd, Palmyra, VA 22963	Not Assigned	Fork Union	27 A 37
	08/28/2023		08/31/2023	08/31/2023			
		0	\$0.00	\$150.00	Jason Overstreet		
	<i>Description: 32 X 68 Modular Home &amp; 30 X 40 Metal Shed</i>						
<b>MSC23:0191</b>	Miscellaneous	Miscellaneous - Other	Approved	1168 Hollands Rd, Palmyra, VA 22963	Not Assigned	Columbia	21 4 6
	08/28/2023		08/31/2023	08/31/2023			
		0	\$0.00	\$50.00	Jason Overstreet		
	<i>Description: shed</i>						
<b>MSC23:0194</b>	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	52 5 6



**PLANS APPLIED BY USER (08/01/2023 TO 08/31/2023)**

<b>Plan Case #</b>	<b>Type</b>	<b>Workclass</b>	<b>Status</b>	<b>Main Address</b>	<b>Project</b>	<b>District</b>	<b>Parcel</b>
	<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>		
	08/30/2023		08/31/2023	08/31/2023			
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Single Family Dwelling</i>						

**PLANS APPLIED FOR JASON OVERSTREET: 20**

**GRAND TOTAL OF PLANS: 26**

# BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

<b>Building Official:</b>	<b>Period:</b>
Andrew Wills	August, 2023

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>BUILDING PERMITS ISSUED</b>														
<b>NEW - Single Family Detached (incl. Trades permits &amp; SWMH)</b>	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	9	4	164
	2023	5	6	6	12	12	6	10	5					62
<b>NEW - Single Family Attached (Town Homes)</b>	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	0	13
	2021	6	0	0	0	0	0	0	0	6	0	0	0	6
	2022	0	0	0	0	0	0	0	0	0	0	0	0	0
	2023	0	8	0	0	0	0	0	0	0	0	0	0	8
<b>Multi Family (Apartment, Duplex)</b>	2019	0	0	0	0	0	0	0	0	0	0	0	0	0
	2020	0	0	0	0	0	0	0	0	1	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
	2023	1	0	0	0	0	0	0	0	0	0	0	0	1
<b>Additions and Alterations</b>	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	51	44	600
	2023	52	34	51	34	36	28	36	35	0	0	0	0	306
* Trade permits count not in .														
<b>Accessory Buildings</b>	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	2	52
	2023	7	2	7	5	6	2	5	8	0	0	0	0	42
<b>Swimming Pools</b>	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
	2023	1	0	6	1	2	4	0	0	0	0	0	0	14
<b>Commercial/ Industrial Build/Cell Towers</b>	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	1	0	10
	2023	1	1	0	1	0	0	0	0	0	0	0	0	3
<b>TOTAL BUILDING PERMITS</b>	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	61	50	840
	2023	67	51	64	52	51	40	52	48	0	0	0	0	425
* Trade permits count not included as in previous years														
<b>BUILDING VALUES FOR PERMITS ISSUED</b>														
<b>TOTAL BUILDING VALUES</b>	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	\$2,506,053	\$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	\$6,842,941	\$1,046,000	\$ 75,410,524
	2023	\$3,929,572	\$4,916,308	\$3,029,674	\$3,087,131	\$6,370,476	\$3,088,398	\$4,234,315	\$3,224,163	\$0	\$0	\$0	\$0	\$ 31,990,037

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>LAND DISTURBING PERMITS ISSUED</b>														
<b>LAND DISTURBING PERMITS</b>	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	8	3	164
	2023	5	14	9	15	10	7	10	5	0	0	0	0	75
<b>INSPECTIONS COMPLETED</b>														
<b>TOTAL INSPECTIONS</b>	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	300	351	5,400
	2023	350	298	321	308	288	285	261	294	0	0	0	0	2,405
<b>FEEES COLLECTED</b>														
<b>Building Permits</b>	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	\$ 203,796
	2022	\$21,100	\$19,347	\$23,488	\$15,404	\$19,739	\$23,621	\$18,713	\$54,782	\$11,348	\$34,994	\$17,567	\$6,021	\$ 266,124
	2023	\$11,925	\$20,870	\$11,256	\$15,385	\$21,848	\$9,751	\$9,429	\$8,207	\$0	\$0	\$0	\$0	\$ 108,671
<b>Land Disturbing Permits</b>	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	\$2,175	\$375	\$ 65,126
	2023	\$625	\$1,875	\$1,125	\$2,300	\$1,625	\$5,000	\$2,408	\$625	\$0	\$0	\$0	\$0	\$ 15,583
<b>Zoning Fees collected by Planning Dept starting March 2023</b>	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	\$1,450	\$750	\$ 24,050
	2023	\$1,350	\$1,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 3,300
<b>TOTAL FEES</b>	2019	\$13,577	\$16,917	\$17,830	\$16,983	\$16,831	\$18,860	\$18,703	\$27,628	\$17,995	\$9,868	\$15,028	\$132,584	\$ 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	\$25,000	\$22,797	\$37,351	\$18,429	\$24,289	\$37,535	\$21,888	\$58,457	\$40,573	\$40,643	\$24,584	\$7,146	\$ 290,061
	2022	\$25,001	\$22,797	\$37,351	\$18,429	\$24,289	\$37,535	\$21,888	\$58,547	\$40,073	\$40,643	\$21,192	\$7,146	\$ 355,300
	2023	\$13,900	\$24,695	\$12,381	\$17,685	\$23,473	\$14,751	\$11,837	\$8,834	\$0	\$0	\$0	\$0	\$ 127,554