

FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING

Carysbrook Performing Arts Center 8880 James Madison Highway, Fork Union, VA 23055 Tuesday March 12, 2024

6:00 PM – WORK SESSION 7:00 PM – REGULAR MEETING

TAB	AGENDA ITEMS
	WORK SESSION
A.	CALL TO ORDER, PLEDGE OF ALLEGIANCE AND FOLLOWED BY A MOMENT OF SILENCE
В.	Comp Plan – Discussion and Update
C.	Solar Discussion and Updates
D.	Adjournment
	REGULAR MEETING
1 - CALI	. TO ORDER: Chair Barry Bibb
2 - PLEC	OGE OF ALLEGIANCE, MOMENT OF SILENCE
3 - DIRE	CTOR'S REPORT – Kelly Harris, Acting Director of Planning
4 - PUB	LIC COMMENTS #1 (5 minutes per speaker)
5 - MIN	UTES
	Minutes of February 13, 2024
6 - ACT	ON MATTERS: None
7 - PUB	LIC HEARINGS: None
8 - PRES	SENTATIONS: None
9 - SITE	DEVELOPMENT PLANS: SDP 24:02 Macon Auto Repair
10 - SU	BDIVISIONS: None
11 - UN	FINISHED BUSINESS: None
12 - NE	W BUSINESS: None
13 - PU	BLIC COMMENTS #2 (5 minutes per speaker)
14 - AD	JOURNMENT
	Kool Hun

Kelly Harris, Acting Director of Planning Director Review

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

PLEDGE OF ALLEGIANCE

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

ORDER

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

PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE

- The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
- A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.

2. SPEAKERS

- Speakers should approach the lectern so they may be visible and audible to the Commission.
- Each speaker should clearly state his/her name and address.
- All comments should be directed to the Commission.
- All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
- Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
- Speakers with questions are encouraged to call County staff prior to the public hearing.
- Speakers should be brief and avoid repetition of previously presented comments.

3. ACTION

- At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
- The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
- Further public comment after the public hearing has been closed generally will not be permitted.

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

BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official: Period:

Andrew Wills Feburary, 2024

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
						BUILD	ING PERMIT	TS ISSUED						
NEW - Single	2020	12	13	23	14	8	19	19	17	16	20	22	11	194
Family	2021	15	9	19	20	16	22	15	11	8	22	13	8	178
Detached (incl. Trades	2022	17	11	20	11	18	32	10	9	11	12	9	4	164
permits &	2023	5	6	6	12	12	6	10	5	7	8	9	7	93
SWMH)	2024	9	7	0	0	0	0	0	0	0	0	0	0	16
	2020	0	0	0	0	1	6	0	0	6	0	0	0	13
NEW - Single	2021	0	0	0	0	0	0	0	0	6	0	0	0	6
Family	2022	0	0	0	0	0	0	0	0	0	0	0	0	0
Attached (Town Homes)	2023	0	8	0	0	0	0	0	0	0	0	0	7	15
(Town Homes)	2024	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	1
Multi Family	2021	0	0	0	0	0	0	0	0	1	0	0	0	0
(Apartment, Duplex)	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
	2024	0	0	0	0	0	0	0	0	0	0	0	0	0
	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
Additions and Alterations	2022	33	48	60	45	47	50	51	63	45	63	51	44	600
	2023	52	34	51	34	36	28	36	35	45	39	43	37	470
	2024	39	33	0	0	0	0	0	0	0	0	0	0	72
	2020	* Trade permi	ts count not in	4	4	5	5	1	7	8	3	5	1	49
Accessory Buildings	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	4	7	5	6	64
	2024	1	6	0	0	0	0	0	0	0	0	0	0	7
									1					
	2020	0	1	3	3	1	2	3	1	1	0	0	0	15
Swimming	2021	0	0	7	1	5	2	3	4	1	0	1	2	26
Pools	2022	0	2	4	4	1	0	3 0	3	0	2	0	0	17
	2023	0	0	6 0	0	0	0	0	0	0	0	0	0	16 0
	2024	U	0	0	0	U	0				U	U	U	
	2020	0	0	1	0	1	0	0	3	0	0	2	0	7
Commercial/	2021	1	0	1	0	0	0	1	0	0	0	2	0	5
Industrial Build/Cell	2022	0	0	0	0	0	2	3	2	0	2	1	0	10
Towers	2023	1	1	0	1	0	0	0	0	0	0	0	0	3
	2024	0	0	0	0	0	0	0	0	0	0	0	0	0
	2020	51	56	54	51	46	54	50	48	63	57	54	40	624
TOTAL	2021	51	26	73	66	55	70	50	47	37	56	55	45	631
BUILDING	2022	54	65	97	66	71	86	72	77	61	80	61	50	840
PERMITS	2023	67	51	64	52	51	40	52	48	56	56	57	57	651
	2024	49	46	0	0	0	0	0	0	0	0	0	0	95
		* Trade permi	ts count not in	cluded as in pr		BUILDING V	ALLIES EOD I	DEBMITS ISS	LIED					
	2020	\$2,292,161	\$3,206,055	\$7,238,708	\$2,997,448	\$2,245,411	\$4,389,903	1		\$5,271,906	\$4,201,357	\$3,513,834	\$2,954,193	\$ 47,506,500
	2020	\$5,397,000	\$1,687,484	\$2,506,869	\$4,952,702	\$3,473,256	\$5,766,891			\$2,046,134	\$3,637,390	\$4,633,868	\$2,712,396	
TOTAL BUILDING	2021	\$5,073,054	\$3,017,155	\$5,012,175	\$2,937,240	\$5,694,955		\$11,374,772		\$2,743,309	\$4,363,026	\$6,842,941	\$1,046,000	
VALUES	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	\$2,474,897	\$2,332,220	\$3,542,065	\$4,921,239	\$ 45,140,458
	2023	\$4,126,791	\$1,874,058	\$3,029,074	\$3,087,131	\$0,370,470	\$3,088,338	\$4,234,313	\$3,224,103	\$2,474,837	\$2,332,220	\$3,342,003	\$4,321,239	\$ 6,000,849
	2024	, .,0,,51	, _, , 000	70	70	ÇÜ	70	L ,	1	I.	70	70	70	, 0,000,040

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		TOTAL
,					<u> </u>	LAND DIST	TURBING PER	RMITS ISSUE							
	2020	11	10	26	13	8	24	13	19	20	19	13	16		192
LAND	2021	22	10	18	20	18	22	16	11	4	23	13	8		185
DISTURBING	2022	16	13	19	11	18	34	11	10	8	13	8	3		164
PERMITS	2023	5	14	9	15	10	7	10	5	10	8	8	14		115
	2024	8	6	0	0	0	0	0	0	0	0	0	0		14
						INSPI	ECTIONS COM	MPLETED							
	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
TOTAL	2022	304	414	551	449	439	486	594	589	523	400	300	351		5,400
INSPECTIONS	2023	350	298	321	308	288	285	261	294	287	375	297	300		3,664
	2024	272	200	0	0	0	0	0	0	0	0	0	0		472
	2020	442.052	445.460	440.450	44.5.000		FEES COLLEC		422.007	424.227	440.050	445.050	445.074	_	
	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
Building	2021	\$18,733 \$21,100	\$15,400 \$19,347	\$15,654 \$23,488	\$21,333 \$15,404	\$16,184 \$19,739	\$23,031 \$23,621	\$27,000 \$18,713	\$11,923	\$9,144	\$20,620	\$15,563 \$17,567	\$9,211	\$	203,796
Permits	2022	\$11,925	\$19,347	\$11,256	\$15,404	\$19,739	\$9,751	\$9,429	\$54,782 \$8,207	\$11,348 \$10,590	\$34,994 \$11,603	\$17,567	\$6,021 \$14,778	\$	266,124 157,104
	2023	\$21,425	\$8,680	\$11,230	\$13,383	\$21,848	\$9,731	\$9,429	\$8,207	\$10,590	\$11,603	\$11,462	\$14,778	\$	30,105
	2024	321,423	\$8,080	٥٠٠	٥٠٠	ÇÜ	30	ÇÜ	30	ÇÜ	30	, 50	3 0	٦	30,103
	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
Land	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
Disturbing	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
Permits	2023	\$625	\$1,875	\$1,125	\$2,300	\$1,625	\$5,000	\$2,408	\$625	\$4,975	\$1,000	\$1,000	\$1,750	\$	24,308
	2024	\$1,000	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	1,750
	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
Zoning Fees	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
collected by Building Dept	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
starting	2022	\$1,350	\$1,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	3,300
February 2024	2024	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	800
	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
TOTAL	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
FEES	2022	\$25,001	\$22,797	\$37,351	\$18,429	\$24,289	\$37,535	\$21,888	\$58,457	\$40,573	\$40,643	\$24,584	\$7,146	\$	335,300
	2023	\$13,900	\$24,395	\$12,381	\$17,685	\$23,473	\$14,751	\$11,837	\$8,834	\$15,565	\$12,603	\$12,462	\$16,528	\$	184,714

2023

2024

\$13,900

\$22,425

\$24,395

\$10,230

\$12,381

\$0

\$17,685

\$0

\$23,473

\$0

\$14,751

\$0

\$11,837

\$0

\$8,834

\$0

\$15,565

\$0

\$12,603

\$0

\$12,462

\$0

\$0 **\$**

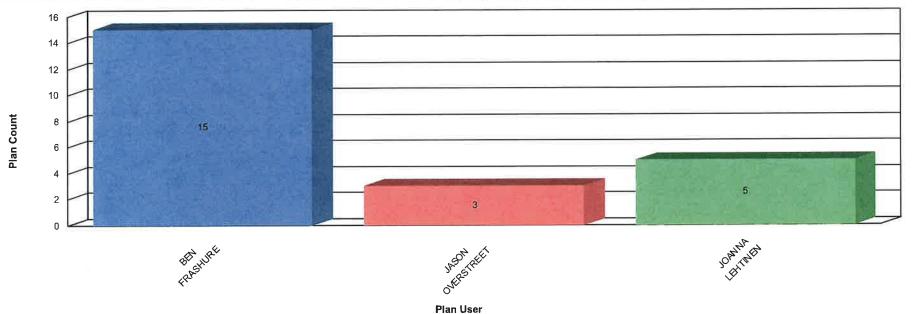
\$16,528 **\$**

184,714

32,655



PLANS APPLIED BY USER (02/01/2024 TO 02/29/2024) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT



Plan Case #	Type Application Date Zone	Workclass Expiration Date Sq Ft	Status Complete Date Valuation	Main Address Approval Expire Date Fee Total	Applicant Assigned To	Project Applied Or	District nline	Parcel
BEN FRASHURE			متناث ويسلم				والمتعارض والمتعارض	
MSC24:0019	Miscellaneous	Miscellaneous -	Approved	11 Kanawha Ct, Palm	yra, VA 22963	Not Assigned	Rivanna	18A 2 253
	02/13/2024	Other	02/13/2024			No		
		0	\$0.00	\$0.00	Ben Frashure			
	Description: Deck							
MSC24:0020	Miscellaneous	Miscellaneous -	Approved			Not Assigned	Rivanna	18A 12 137
	02/13/2024	Other	02/28/2024			No		
	02/13/2024	0	\$0.00	\$0.00	Ben Frashure	,,,,		
	Description: Pavillion							
MSC24:0021	Miscellaneous	Miscellaneous -	Approved	2741 Thomas Jefferso	on Pkwy, Palmyra,	Not Assigned	Fork Union	29 A 90
		Other		VA 22963				
	02/13/2024		02/13/2024			No		

PLANS APPLIED BY USER (02/01/2024 TO 02/29/2024)

Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date Zone	Expiration Date Sq Ft	Complete Date Valuation	Approval Expire Date Fee Total	Applicant Assigned To	Applied On	line	
		0	\$0.00	\$0.00	Ben Frashure			
	Description: Deck							
ISC24:0022	Miscellaneous	Miscellaneous - Other	In Review			Not Assigned	Fork Union	40 A 59A1
	02/13/2024					No		
		0	\$0.00	\$0.00	Ben Frashure			
	Description: New do	ouble wide						
ISC24:0023	Miscellaneous	Miscellaneous - Other	Approved	2847 West River Rd, 5 24590	Scottsville, VA	Not Assigned	Cunningham	37 A 32
	02/13/2024		02/13/2024			No		
		0	\$0.00	\$0.00	Ben Frashure			
	Description: Detach	ed Garage						
ISC24:0024	Miscellaneous	Miscellaneous - Other	Approved	2323 Kents Store Way 23084	, Kents Store, VA	Not Assigned	Columbia	22 18 C
	02/16/2024		02/16/2024			No		
		0	\$0.00	\$0.00	Ben Frashure			
SC24:0025	Miscellaneous	Miscellaneous - Other	Approved	44 Riverside Dr, Palm	yra, VA 22963	Not Assigned	Palmyra	18A 6 50
	02/16/2024		02/16/2024			No		
		0	\$0.00	\$0.00	Ben Frashure			
	Description: 16 X 24	4 Attached Garage						
SC24:0026	Miscellaneous	Miscellaneous - Other	Approved	20419 James Madisor 22974	ı Hwy, Troy, VA	Not Assigned	Columbia	11 A 2A
	02/21/2024		02/21/2024			No		
	Description: Garage	0	\$0.00	\$0.00	Ben Frashure			
SC24:0027	Miscellaneous	Miscellaneous - Other	Approved	3165 Dogwood Dr, Pa	lmyra, VA 22963	Not Assigned	Columbia	12 13 10
	02/21/2024		02/21/2024			No		
		0	\$0.00	\$0.00	Ben Frashure			
	Description: Garage	Detached						
SC24:0028	Miscellaneous	Miscellaneous - Other	In Review	4916 Deep Creek Rd, 23084	Kents Store, VA	Not Assigned	Columbia	22 19 1
	02/21/2024					No		
		0	\$0.00	\$0.00	Ben Frashure			
	Description: New Si	ingle Family Dwelling						
SC24:0029	Miscellaneous	Miscellaneous - Other	In Review	62 Pine Shadow Ct, T	roy, VA 22974	Not Assigned	Columbia	12 21 18
	02/22/2024					No		

PLANS APPLIED BY USER (02/01/2024 TO 02/29/2024)

Plan Case #	Туре	Workclass	Status	Main Address		Project	District	Parcel	
	Application Date Zone	Expiration Date Sq Ft	Complete Date Valuation	Approval Expire Date Fee Total	Applicant Assigned To	Applied Or	nline		
		0	\$0.00	\$0.00	Ben Frashure				
	Description: worksh	nop/studio 15 X 20'							
MSC24:0030	Miscellaneous	Miscellaneous - Other	Approved			Not Assigned	Cunningham	17 5 2A	
	02/22/2024		02/26/2024			No			
		0	\$0.00	\$0.00	Ben Frashure				
	Description: installing	ng single family HUD home							
/ISC24:0031	Miscellaneous	Miscellaneous - Other	Approved			Not Assigned	Columbia	12 20 13	
	02/23/2024		02/23/2024			No			
		0	\$0.00	\$0.00	Ben Frashure				
	Description: New S	ingle Family Dwelling							
ISC24:0032	Miscellaneous	Miscellaneous - Other	Approved	3165 Dogwood Dr, Pa	lmyra, VA 22963	Not Assigned	Columbia	12 13 10	
	02/26/2024		02/26/2024			No			
		0	\$0.00	\$0.00	Ben Frashure				
	Description: Carpor	t							
1SC24:0033	Miscellaneous	Miscellaneous - Other	In Review			Not Assigned	Columbia	30 A 84B	
	02/26/2024					No			
		0	\$0.00	\$0.00	Ben Frashure				
	Description: Cottag	е							
						DI AN	IS APPLIED FOR E	EN ERASHURE:	

					I LAN	IS APPLIED FOR B	ENTINACTIONE.	15
REET		A STATE OF THE PARTY.		A STATE OF THE PARTY OF THE PAR				أعادتك
Subdivision	Subdivision - Minor	In Review			Not Assigned	Palmyra	4 A 27A	
02/13/2024	03/29/2024			SB COX Incorporated	No			
	0	\$0.00	\$750.00	Jason Overstreet				
Description: 5 lot mi	nor Subdivision called Ambi	er Hills						
Rezoning	Rezoning	In Review	21453 James Madisol 22974	n Hwy, Troy, VA	Not Assigned	Columbia	5 A 54	
02/27/2024	04/27/2024			Pratap Rai	No			
	0	\$0.00	\$840.00	Jason Overstreet				
Description: Changii	ng the required conditions							
Board of Zoning Appeals	Variance	In Review	5199 West River Rd, 3 24590	Scottsville, VA	Not Assigned	Cunningham	48 1 3	
02/27/2024	04/27/2024			Andrea & Robert Nicke	ls No			
	0	\$0.00	\$640.00	Jason Overstreet				
Description: to build	winery tasting room and wil	ne production exp	ansion in the proper requi	irement				
	Subdivision 02/13/2024 Description: 5 lot min Rezoning 02/27/2024 Description: Changin Board of Zoning Appeals 02/27/2024	Subdivision Subdivision - Minor 02/13/2024 03/29/2024 0 Description: 5 lot minor Subdivision called Ambe Rezoning Rezoning 02/27/2024 04/27/2024 0 Description: Changing the required conditions Board of Zoning Variance Appeals 02/27/2024 04/27/2024 0	Subdivision Subdivision - Minor In Review 02/13/2024 03/29/2024 \$0.00 Description: 5 lot minor Subdivision called Amber Hills Rezoning Rezoning In Review 02/27/2024 04/27/2024 \$0.00 Description: Changing the required conditions Board of Zoning Variance In Review Appeals 04/27/2024 \$0.00 0 \$0.00	Subdivision Subdivision - Minor In Review 02/13/2024 03/29/2024 \$0.00 \$750.00 Description: 5 lot minor Subdivision called Amber Hills Rezoning Rezonlng In Review 21453 James Madisor 22974 22974 22974 02/27/2024 04/27/2024 \$0.00 \$840.00 Description: Changing the required conditions Board of Zoning Appeals Variance In Review 5199 West River Rd, 324590 02/27/2024 04/27/2024 24590 \$0.00 \$640.00	Subdivision Subdivision - Minor In Review 02/13/2024 03/29/2024 SB COX Incorporated 0 \$0.00 \$750.00 Jason Overstreet Description: 5 lot minor Subdivision called Amber Hills Rezoning Rezoning In Review 21453 James Madison Hwy, Troy, VA 22974 22974 Pratap Rai 0 \$0.00 \$840.00 Jason Overstreet Description: Changing the required conditions Board of Zoning Variance In Review 5199 West River Rd, Scottsville, VA Appeals 24590 Andrea & Robert Nicke	Subdivision Subdivision - Minor In Review SB COX Incorporated Not Assigned 02/13/2024 03/29/2024 \$0.00 \$750.00 Jason Overstreet Description: 5 lot minor Subdivision called Amber Hills Rezoning In Review 21453 James Madison Hwy, Troy, VA Not Assigned 02/27/2024 04/27/2024 Pratap Rai No 0 \$0.00 \$840.00 Jason Overstreet Description: Changing the required conditions In Review 5199 West River Rd, Scottsville, VA Not Assigned Appeals 04/27/2024 4590 Andrea & Robert Nickels No 02/27/2024 04/27/2024 Andrea & Robert Nickels No	Subdivision Subdivision - Minor In Review Not Assigned Palmyra 02/13/2024 03/29/2024 \$SB COX Incorporated No 0 \$0.00 \$750.00 Jason Overstreet Description: 5 lot minor Subdivision called Amber Hills Rezoning In Review 21453 James Madison Hwy, Troy, VA Not Assigned Columbia 02/27/2024 04/27/2024 Pratap Rai No Description: Changing the required conditions No Jason Overstreet Board of Zoning Appeals 02/27/2024 Variance In Review 24590 Andrea & Robert Nickels No No 0 \$0.00 \$640.00 Jason Overstreet No	Subdivision Subdivision - Minor In Review Not Assigned Palmyra 4 A 27A 02/13/2024 03/29/2024 - SB COX Incorporated No 0 \$0.00 \$750.00 Jason Overstreet Description: 5 lot minor Subdivision called Amber Hills Rezoning Rezoning In Review 21453 James Madison Hwy, Troy, VA Not Assigned Columbia 5 A 54 02/27/2024 04/27/2024 Pratap Rai No Description: Changing the required conditions 840.00 Jason Overstreet Board of Zoning Variance In Review 5199 West River Rd, Scottsville, VA Not Assigned Cunningham 48 1 3 Appeals 02/27/2024 04/27/2024 Andrea & Robert Nickels No 0 \$0.00 \$640.00 Jason Overstreet

PLANS APPLIED BY USER (02/01/2024 TO 02/29/2024)

Main Address

Status

Workclass

Project

District

N Subdivision 02/13/2024	Sq Ft Boundary Adjustment	Valuation Approved	Fee Total	Assigned To	PLANS AP	PLIED FOR JASON	OVERSTREET:	3
Subdivision		Approved			PLANS AP	PLIED FOR JASON	OVERSTREET:	2
Subdivision		Approved						
		Approved		يمونون فتبويد تتوريق				
02/13/2024		, фрюсов			Not Assigned	Fork Union	41 A 31	
	03/29/2024			Betty McGehee et al	No			
	0	\$0.00	\$100.00	Joanna Lehtinen				
Description: Add 41-	A-28							
Subdivision	Boundary Adjustment	In Review	5848 Richmond Rd, T	roy, VA 22974	Not Assigned	Columbia	5 A 52	
02/13/2024	03/29/2024			Mark Fontaine, CCIM	No			
	0	\$0.00	\$100.00	Joanna Lehtinen				
Description: TO CON	ISOLIDATE SEVEN PARC	ELS TO FIVE PARC	CELS					
Subdivision	Boundary Adjustment	In Review			Not Assigned	Columbia	20 16 26	
02/21/2024	04/06/2024			Daniel Barber	No			
	0	\$0.00	\$100.00	Joanna Lehtinen				
Subdivision	Subdivision - Minor	In Review	8547 West River Rd, \$ 24590	Scottsville, VA	Not Assigned	Fork Union	39 A 102	
02/21/2024	04/06/2024			Tapscott Bros Logging	No			
	0	\$0.00	\$600.00	Joanna Lehtinen				
Description: 8547 We	est River Rd							
Boundary Survey	Easement	In Review	4645 Thomas Jefferso VA 22963	on Pkwy, Palmyra,	Not Assigned	Cunningham	18 A 4A	
02/26/2024	04/11/2024			Betty Nieding	No			
	0	\$0.00	\$50.00	Joanna Lehtinen				
					PLANS A	APPLIED FOR JOA	NNA LEHTINEN:	5
						GRAND TO	TAL OF PLANS:	23
	Subdivision 02/13/2024 Description: TO CON Subdivision 02/21/2024 Subdivision 02/21/2024 Description: 8547 W. Boundary Survey	Description: Add 41-A-28 Subdivision Boundary Adjustment 02/13/2024 03/29/2024 0 0 Description: TO CONSOLIDATE SEVEN PARCE Subdivision Boundary Adjustment 02/21/2024 04/06/2024 0 Subdivision - Minor 02/21/2024 04/06/2024 0 Description: 8547 West River Rd Boundary Survey Easement 02/26/2024 04/11/2024	Description: Add 41-A-28 Subdivision Boundary Adjustment 03/29/2024 0 \$0.00 Description: TO CONSOLIDATE SEVEN PARCELS TO FIVE PARCES TO FIVE PARC	Description: Add 41-A-28 Subdivision Boundary Adjustment 03/29/2024 0 \$0.00 \$100.00 Description: TO CONSOLIDATE SEVEN PARCELS TO FIVE PARCELS Subdivision Boundary Adjustment 02/21/2024 04/06/2024 0 \$0.00 \$100.00 Subdivision Subdivision - Minor In Review 8547 West River Rd, \$24590 02/21/2024 04/06/2024 0 \$0.00 \$0.00 \$600.00 Description: 8547 West River Rd Boundary Survey Easement In Review 4645 Thomas Jeffers of VA 22963 02/26/2024 04/11/2024 04/11/2024	Description: Add 41-A-28 Subdivision Boundary Adjustment Adjustment 02/13/2024 In Review 5848 Richmond Rd, Troy, VA 22974 02/13/2024 Mark Fontaine, CCIM Mark Fontaine, CCIM Danna Lehtinen Description: TO CONSOLIDATE SEVEN PARCELS TO FIVE PARCELS Subdivision Boundary Adjustment O2/21/2024 In Review Adjustment O4/06/2024 Daniel Barber Daniel B	Description: Add 41-A-28 Subdivision Boundary Adjustment Adjustment Adjustment Adjustment Adjustment O2/13/2024 O3/29/2024 Mark Fontaine, CCIM O Source Adjustment O2/21/2024 O4/05/2024 Mark Fontaine, CCIM O Source Adjustment O2/21/2024 O4/06/2024 In Review Adjustment O2/21/2024 O4/06/2024 Daniel Barber No O Subdivision - Minor In Review S547 West River Rd, Scottsville, VA Not Assigned O2/21/2024 O4/06/2024 Source Adjustment O2/20/2024 O4/06/2024 Source Adjustment O2/20/2024 O4/06/2024 Source Adjustment O2/20/2024 O4/11/2024 Source Adjustment O2/20/20/2024 O4/11/2024 Source Adjustment O2/20/20/20/20/20/20/20/20/20/20/20/20/20	Subdivision Boundary In Review 5848 Richmond Rd, Troy, VA 22974 Not Assigned Columbia	Subdivision Boundary In Review 5848 Richmond Rd, Troy, VA 22974 Not Assigned Columbia 5 A 52

Parcel

Plan Case #

Type

FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES

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

Tuesday, February 13, 2024

Regular Meeting 7:00 pm

MEMBERS PRESENT: Barry Bibb, Chair

Kathleen Kilpatrick, Commissioner

Bree Key, Commissioner

Howard Lagomarsino, Commissioner Lorretta Johnson-Morgan, Commissioner

Mike Goad, Representative of Board of Supervisors

ABSENT: None

STAFF PRESENT: Kelly Harris, Acting Director of Planning

Dan Whitten, Fluvanna County Attorney

Jason Overstreet, Senior Planner

Valencia Porter-Henderson, Administrative Assistant

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

At 7:00 pm, Chair Bibb, called the February 13, 2024 Regular Meeting to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

2. <u>DIRECTOR'S REPORT – Kelly Harris, Acting Director of Planning</u> Announcements and Updates:

- Comprehensive Plan Completion Dates to discuss the current Comp plan
- Future Work Sessions
- Congratulations to newly Certified Planning Commissioners through the Land Use Education Program at VCU
 - Bree Key, Rivanna Commissioner, completed the 110th Certified Planning Commissioner Course
 - Loretta Johnson-Morgan, Columbia Commissioner, completed the 111th
 Certified Planning Commissioners
 - Mike Goad, Fork Union Representative of the Board of Supervisors completed the 111th, Certified Planning Commissioner Course
 - Kelly Harris, Acting Planning Director completed the 111th Certified Planning Commissioner Course

Day	Date	Time	Public Hearings and Public meetings	Location
TUE	MAR 12	6:00 PM	Work Session (TBD)	Performing Arts
		7:00 PM	Regular Meeting	Center
TUE	APR 9	6:00 PM	Work Session (TBD)	Performing Arts
		7:00 PM	Regular Meeting	Center

3. PUBLIC COMMENTS #1

Chair Bibb opened the Public Comments at 7:05 pm by giving each public speaker a limit of five minutes to speak in person, and asked that they state their name and address for the record. With no one else wishing to speak in person, Chair Bibb closed the first round of Public Comments at 7:06 pm.

4. DRAFT MINUTES:

MEMBER: ACTION:	Bibb	Kilpatrick	Key Second	Lagomarsino Motion	Morgan
MOTION:	To Approve t January 9, 20	Ŭ	eeting minutes	of the Planning	Commission of

VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:		5-0	Approved, as p	resented	

5. ACTION MATTERS:

Resolution of intention to propose an amendment to the Fluvanna County Zoning Code to make a clerical correction that minor scale solar generation facilities are allowed by special use permit in the B-1, B-C, I-1 and I-2 Zoning Districts

MOTION:	propose an a clerical corre	mendment to ction that mir	the Fluvanna (nor scale solar g	pt a resolution o County Zoning Co eneration faciliti and I -2 Zoning Di	ode to make a es are allowed					
MEMBER:	Bibb	Kilpatrick	Key	Lagomarsino	Morgan					
ACTION:		Motion			Seconded					
VOTE:	Aye Aye Aye Aye									
RESULT:	5-0 Approved, as presented									

6. **PUBLIC HEARINGS:**

ZTA 24:01 – Minor Scale Solar, Dan Whitten- County Attorney:

Mr. Whitten explained the difference between the minor and the small scale solar. The minor scale solar energy conversion system produces less than 2 MW of electricity which generally reduce on-site consumption of utility power for civic, commercial, and industrial applications.

The small scale solar generation facility as an On-site solar energy conversion system produces not more than 15 kW of electricity. Small scale solar energy systems generally reduce on-site consumption of utility power for civic, commercial, and industrial applications.

The ordinance just makes the clarification that minor scale would be allowed as special use permit, and it will go on to the Board of Supervisors if it's recommended for approval today.

Chair Bibb opened the Public Hearing at 7:12 pm by giving each public speaker a limit of five minutes to speak in person, and asked that they state their name and address for the record. With no one else wishing to speak in person, Chair Bibb closed the Public Hearing at 7:12 pm.

Chair Bibb asked is there any more questions or concerns if not do we have a motion.

	I move that	I move that the Planning Commission, in conformance with section 22-					
	20-2 (b) of the Zoning Ordinance, recommends approval of ZTA 24:01						
	an ordinance to amend and reordain "The Code of the County of						
MOTION:	Fluvanna, Virginia" by amending §§ 22-9-2.2, 22-10-4, 22-11-2.2, and						
	22-12-2.2 to make a clerical correction that minor scale solar						
	generation facilities are allowed by special use permit in the B-1, B-C,						
	I-1 and I-2 zoning districts.						
MEMBER:	Bibb	Kilpatrick	Key	Lagomarsino	Morgan		
ACTION:	Seconded Motion						
VOTE:	Aye	Aye	Aye	Aye	Aye		
RESULT:	5-0, Recommended Approved						

7. PRESENTATIONS:

None

7. SITE DEVELOPMENT PLANS:

None

8. **SUBDIVISIONS:**

None

9. UNFINISHED BUSINESS:

1. Review of 2024 Planning Commission By-Laws and Rules of Practice and Procedures:

Dan Whitten, County Attorney went to acknowledge the differences in the By-Laws and Rules of Practice and Procedures.

- Organizational meeting would be the first regular meeting of the year.
- Community Development changed to Director of Planning
- Carysbrook Performing Arts Center, located in Fork Union, VA

MOTION:	I move that the Planning Commission adopt the revised 2024 By-Laws and Rules of Practice and Procedures				
MEMBER:	Bibb	Kilpatrick	Key	Lagomarsino	Morgan
ACTION:			Seconded		Motion
7.01.01					
VOTE:	Aye	Aye	Aye	Aye	Aye

10. NEW BUSINESS:

SUP 23:01 White Oak Tree Solar – Deferral request

CEP Solar sent a letter to Mr. Dan Whitten, County Attorney requesting for a deferral of the SUP 23:01 White Oak Tree Solar, LLC and the associated Substantial Accord determination from the March 12th, 2024 Planning Commission Agenda until the June 11th, 2024 Planning Commission Agenda

MOTION:	I move to extend the requested deferral until the June 11, 2024 Planning Commission meeting.				
MEMBER:	Bibb	Kilpatrick	Key	Lagomarsino	Morgan
ACTION:		Motion		Seconded	
VOTE:	Aye	Aye	Aye	Aye	Nay
RESULT:		4-1,	Recommended	Approved	

11. PUBLIC COMMENTS #2:

Chair Bibb opened Public Comments #2 at 7:28 pm by giving each speaker a limit of five (5) minutes to speak in person and asked that they state their full name and property address for the record. With no one coming forward wishing to speak in person, he closed the Public Comments period at 7:28 pm.

12. NEW BUSINESS:

Johnson-Morgan, asked if we could go back to New Business for a discussion. The Chair agreed to reopen New Business.

Johnson-Morgan- stated that her concerns were about the safety of commercial properties. The issues are that not only for the people that are in those businesses but the community who come to these businesses.

Dan Whitten, County Attorney: replied, it would have to be residential and commercial properties. When opening up the maintenance code then that opens up a whole new area of cases. The building official told staff that it would be a lot of work, and he wasn't in favor of it.

After further discussion the panel went on discussing different ways of how to go about looking deeper into this situation. Incentive programs were discussed, tax abatements, and investments throughout the county. The recommendation was that staff come back to the Planning Commission to discuss the options for fixing up commercial properties. The Planning Commission could then make a recommendation to the Board of Supervisors to consider some of these things going forward.

13. ADJOURNMENT

Chair Bibb asked is there any more question or concerns that need to be discuss. If not do we have a motion to adjourn.

	meeting at	7:52 pm			
MEMBER:	Bibb	Kilpatrick	Key	Lagomarsino	Morgan
ACTION:		Motion			Seconded
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:		5-	0 approved	adjournment	

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

Barry Bibb, Chair Fluvanna County Planning Commission





COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission

Case Number: SDP 24:02 Macon Auto Service Center

Tax Map: Tax Map 5 Section A Parcel 55X

From: Jason Overstreet, CZA

District: Columbia Election District

Meeting Date: March 12, 2024

General Information: This item is scheduled to be heard by the Planning Commission on

Tuesday, March 12, 2043 at 7:00 pm in the Carysbrook Performing Arts

Center.

Applicant: Macon Properties, LLC

Requested Action: SDP 24:02 Macon Auto Service Center – A Site Development Plan

(SDP) request for an 11,600 square foot automobile service center on 5.5 +/- acres of Tax Map 5 Section A Parcels 55X. The property is located along the east side of James Madison Highway (US 15) at Starlite Park. The parcel is zoned B-1, General Business and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

Existing Zoning: B-1, General Business with proffered conditions

Existing Land Use: Vacant

Adjacent Land Uses: Adjacent properties are zoned A-1, B-1, and I-1

Comprehensive Plan: Zion Crossroads Community Planning Area / commercial land uses, as

described within the B-1 District.

Land Use Chapter:

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, "Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county's primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income

development."

Zoning History: This property was rezoned from A-1 to B-1 with proffered conditions on

November 17, 1999 (ZMP 99:05). The following uses are not allowed: Churches (Religious assembly), Libraries (Public uses), Hospitals, Funeral Homes, Cold Storage Plant, Frozen Food Locker and Feed and

Seed Store (Retail stores, specialty).

Sketch Plan Analysis:

The applicant is requesting sketch plan review and approval to construct an 11,600 square foot automobile service center on 5.5 acres of TMP 5-A-55X. The applicant plans to relocate Mac's Tire Pros and Auto Repair from the adjacent property. The property is accessed by Starlite Park road which is within a private access easement. The proposed facility will utilize water and sewer public utilities.

According to the submitted sketch plan, the applicant is proposing to construct 75 parking spaces which is 37 more spaces than permitted under Sec. 22-26-8. (A) - Off-street parking requirements. They have submitted the attached request providing a justification for the additional spaces. Planning Commission approval is required for parking spaces that exceed more than forty percent (40%) of the number required by code. In order to mitigate the environmental and visual impacts on the surrounding community, the applicant has chosen to plant additional trees and shrubs as described in option (C)(2). Also, three more handicapped spaces will need to be provided if the additional parking spaces are approved.

This commercial lot subdivision was platted prior to the May 4, 2011 effective date of Article 9 Section 22-9-10 of the Zoning Ordinance, therefore the addition of a new sidewalk will not be required for this nonconforming unimproved lot.

Technical Review Committee:

The following comments were received at the February 8th TRC meeting:

- 1. Planning staff had general comments regarding the number of proposed parking spaces including the requirement of additional handicapped spaces if additional parking spaces are approved.
- 2. Fire Department Chiefs noted that the sketch appeared to meet requirements and confirmed that the building would be one story.
- 3. Fluvanna Building Official asked if there would be commercial vehicle service and noted that if more than 5,000 square feet were utilized to service commercial vehicles then the entire building would be required to have a sprinkler system. The building will have one bay for commercial service that will be under the 5,000 square foot threshold.
- 4. The Erosion and Sediment Control Administrator had questions regarding the proposed bioretention filter and final detention basin. These concerns will be addressed by the required E&SC plan.
- 5. Virginia Department of Health official commented that the existing septic drainfield located on the property should be clearly identified.

6. The Virginia Department of Transportation official requested that a left turn warrant chart using existing trips as well as proposed trips into the site be provided.

Conclusion:

The submitted sketch plan request meets the requirements of Section 22-23-8.A of the Fluvanna County Zoning Ordinance. Prior to final approval, a site development plan that meets the requirements of Articles 23 through 26 of the Fluvanna County Zoning Ordinance must be submitted for administrative site development plan approval.

Recommended Conditions:

- 1. Meet all final site plan requirements which include, but are not limited to, providing off-street parking, site buffers and landscaping, and outdoor lighting;
- 2. Meet all required Erosion and Sedimentation Control regulations;
- 3. Meet all VDEQ, VDOT and/or VDH state requirements.

Suggested Motions:

I move to accept SDP 24:02, a sketch plan request to construct an 11,600 square foot automobile service center on 5.5 acres of TMP 5-A-55X subject to the recommended conditions listed in this staff report.

I move to (approve/deny) an increase above forty percent to the number of parking spaces for SDP 24:02, a Sketch Plan request to construct an 11,600 square foot automobile service center on 5.5 acres of TMP 5-A-55X subject to the recommended conditions listed in this staff report.

Attachments:

Application Aerial Vicinity Map Site sketch plan





Tree Protection Plan Review*

COUNTY OF FLUVANNA Site Development Application

JAN 3 0 2024

Fluvanna County Planning Dept

Owner of Record: M	acon Properties, LLC	Applicant of Record: Macon Properties, LLC
E911 Address: P.O. Box	x 1538	E911 Address: P.O. Box 1538
Phone: 804-752-1016	Fax:	Phone: 804-752-1016 Fax:
Email: lorri@macsser	vicecenter.com	Email: lorri@macsservicecenter.com
Representative: Land	tech Resources, Inc.	Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant
E911 A Idress: 205-E	Bulifants Blvd, Suite E	as the authorized agent for all matters concerning the request shall be filed with this application.
Phone: 757-565-1677	Fax:	Is property in Agricultural Forestal District? No Yes
Email: william@lan	dtechresources.com	If Yes, what district:
Tax Map and Parcel(s):	5-A-55X	Deed Book Reference: D.B. 951, Pg. 293
Acreage: 5.5491	Zoning: B-1	Deed Restrictions? No Yes (Attach copy)
Location: Intersection	n of Starlite Park and Jame	es Madison Highway
Description of Property:	Vacant property	
Proposed Structure:	Proposed Automobile Serv	vice Center
Dimensions of Building:	181'x40.5' (11,600 SF)	Lighting Standards on Site: No Yes
# of Employees:	15	of Parking Spaces: 75
Noise Limitations:		
	agree to conform fully to all terms of	on this application are true, full and correct to the best of my any certificate or permit which may be issued on account of this Applicant Signature and Date
	HEADER OF THE PARTY OF THE PART	USE ONLY
Date Received: 01/30/24		Application #: SDP_ 24:02
Election District:Columbia		
Skatch Diam. \$150		at Time of Submittal 50.00 Major Plan: \$1,100.00
Sketch Plan: \$150.		Due at Time of Review
Street Sign Installation:	\$200.00 Per Inte	
Amendment of Plan	\$200.00 Per inte \$150.00	1 Section
Outdoor Lighting Plan Rev		
Landscape Plan Review*	\$ 50.00	

\$ 50.00



COMMONWEALTH OF VIRGINIA COUNTY OF FLUVANNA



JAN 3 0 2024

Major Site Development Plan - Sketch Plan Checklist

Developed from the Zoning Ordinance April 1, 2006

Fluvanna County Planning Dept

This checklist must be completed and submitted with the completed application. Any applications submitted without the completed checklist will be promptly returned to the applicant.

COUNTY STAFF ONLY

Project Name: MACS TIPE PEOS & AUTO REPAIR	COUNTY STAFF ONLY Staff:
Γax Map(s) and Parcel Number(s): <u>5 - A - 55 Χ</u>	Date Received:
ndividual and Firm Completing Checklist: WULIAM 5 FELTS (LAWDIECH RESOURCES, INC.)	Date Reviewed:
Signature of Person Completing Checklist:	
Date: 01/23/2024	Additional Notes:
Administration: 20 11" x17" and 3 full-size folded clearly legible blue or black line copies [22-23-8.1] After review by technical Review Committee, revisions may be required. If such revisions are required, 20 11"x17" and 3 full-size clearly legible blue or black line copies of the site plan will be required by the revision deadline indicated by staff (see attached permitting schedule) [22-23-8.A.2] Site Development Plan Application Fee (See attached fee schedule) [22-23-8.3] The sketch plan will convey the general concept of the proposed site development and shall only include the following: A general analysis of the site, showing existing slopes, drainageways, tree stands, site features and amenities to be preserved, conservation areas, historic features, & the like [22-23-8.A.5.a] Approximate location and size of the buildings [22-23-8.A.5.b] General points of access [22-23-8.A.5.c] General street, roadway, and parking layouts [22-23-8.A.5.d] Any exterior lighting [22-23-8.A.5.e]	



LANDTECH RESOURCES, INC.

January 25, 2024

Fluvanna County Planning Department

Re:

Mac's Tire Pros & Auto Repair

Parking Increase

To who it may concern,

Mac's Tire Pros & Auto Repair currently located at 64 Conestoga Way within the county is proposing to construct a new automobile repair facility to be located on Fluvanna Tax Parcel 5-A55X. The proposed facility will be approximately 11,600 SF in total floor area and will contain 12 vehicle services bays. Per the *Fluvanna County Zoning Ordinance Section 22-6-8 Table 2 Off Street Parking Requirements* a total of 3 parking spaces plus 2 for every service bay are required for the proposed structure. Based on the proposed number of service bays this facility is required to contain a minimum of 27 parking spaces. Per Section 22-6-8(C) a maximum of 140% of minimum may be provided, or 38 spaces.

Based on the daily use of the building a total of 38 parking spaces will not provide enough parking and vehicle storage spaces for the company to properly operate. Each storage bay on a average day services between 3 to 5 vehicles in addition to the vehicles being stored while required parts can be ordered and installed. Most of the daily vehicles are morning drop offs and are picked up the next business day. Per Section 22-6-8(C) of the zoning ordinance LRI would like to request on behalf of the owners of Mac's Tire Pros & Auto Repair that a total of 75 parking spaces be allowed to be constructed on the proposed site. Per Section 22-6-8(C)(2) additional landscaping will be provided along the edge of the parking lot facing James Madison Highway and Starlite Park.

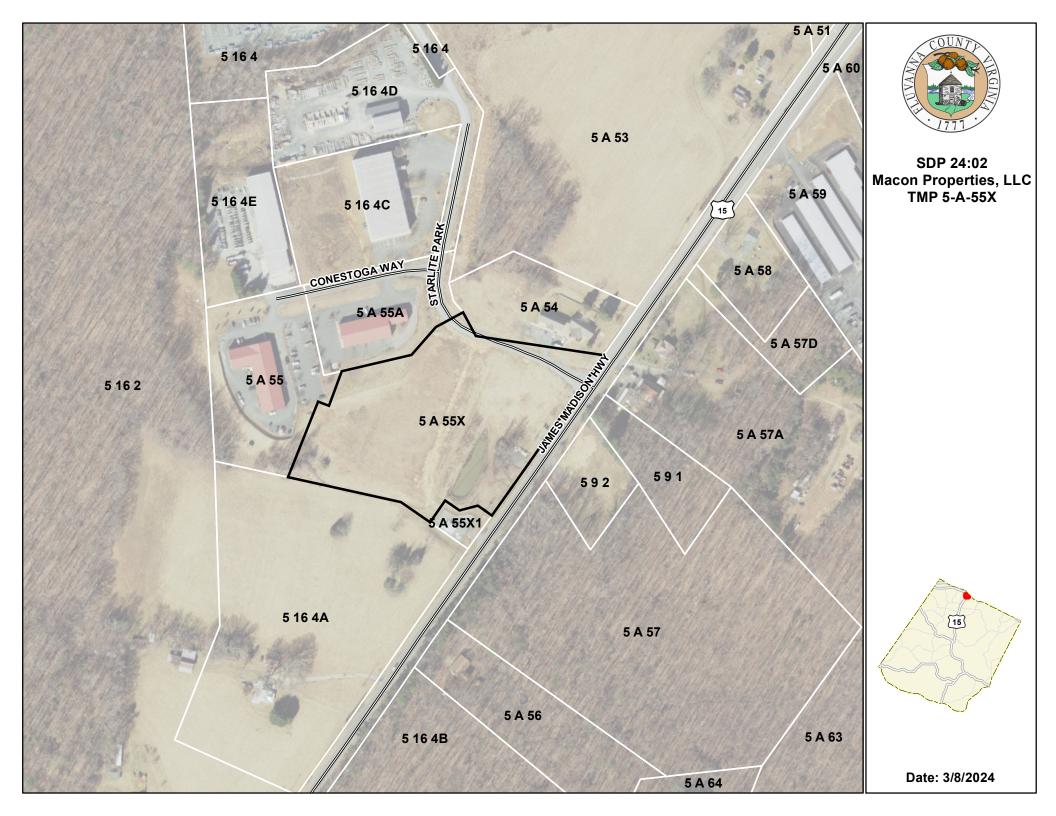
Thank you for your consideration of this request. Please contact our office should you require any additional information related to this matter.

Sincerely.

William S. Felts, L.S., P.E.

Matthew H. Connolly, L.S., P.E. President mconnolly@landtechresources.com

William S. Felts, L.S., P.E.
Vice President, Engineering Coordinator
william@landtechresources.com



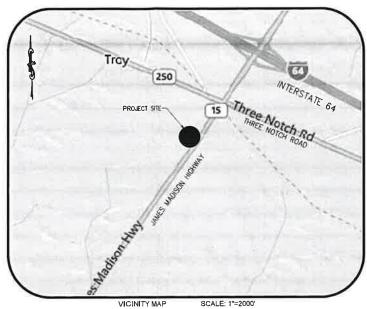
MAJOR SITE DEVELOPMENT PLAN (SKETCH PLAN) MAC'S TIRE PROS & AUTO REPAIR

TAX PARCEL 5-A-55X

FLUVANNA COUNTY

PALMYRA DISTRICT

VIRGINIA



SUBMITTAL DATE: 01/23/2024

	TABLE OF CONTENTS	
C0001	COVER SHEET	
VF101	EXISTING CONDITIONS	
VF102	EXISTING CONDITIONS	
CS101	SITE LAYOUT PLAN	
CS102	SITE LAYOUT PLAN	

STATISTICAL INFORMATION:

B-1 (GENERAL BUSINESS)

AUTOMOBILE REPAIR SHOP & TIRE SALES PROPOSED SITE USE

TAX PARCEL NUMBER

BUILDING SETBACKS FRONT YARD: SIDE YARD: REAR YARD:

MAGISTERIAL DISTRICT:

50' (FROM PUBLIC RIGHT-OF-WAY) N/A (50' FROM RESIDENTIAL OR AGRICULTURAL PROPERTY) N/A (50' FROM RESIDENTIAL OR AGRICULTURAL PROPERTY)

45' MAX PER SECTION 22-9-7 BUILDING HEIGHT: 11,600 S.F.

PROPOSED BUILDING ADDITION PARCEL AREA:

241,721 S.F. / 5.549 AC. TAX PARCEL NUMBER 5-A-55X

PARKING REQUIRED

AUTOMOBILE REPAIR SERVICE 3 SPACES PLUS 2 SPACES FOR EACH SERVICE BAY 3 + (12 SERVICE BAYS x2) = 27

PARKING PROVIDED

75 SPACES (2 H.C.-VAN ACCESSIBLE SPACES)
140% OF MINIMUM REQUIRED SPACES = 38 SPACES
PROPOSED OVERAGE OF 37 PARKING SPACES TO BE MITIGATED BY
INSTALLATION OF ONE (1) TREE AND THREE (3) SHRUBS PER 2 SPACES OVER THE
MAXIMUM ALLOWED...

PROPERTY IS LOCATED IN ZONE X PER FEMA FIRM COMMUNITY MAP NUMBER 51065C0100C FOR FLUVANNA COUNTY, VIRGINIA, EFFECTIVE 05/16/2008 FLOOD HAZARD MAP

HYDROLOGICAL INFORMATION:

10 M 3 0 2026

Fluvanna Com. Planning Dept



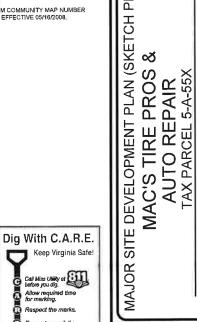
MAC'S TIRE PROS AND AUTO REPAIR

LORRI MILLER (OWNER) 64 CONESTOGA WAY TROY, VIRGINIA 22974 804-752-1016 LORRI@MACSSERVICECENTER,COM

ENGINEER:

WILLIAM FELTS, P.E., L.S. 205-E BULIFANTS BOULEVARD WILLIAMSBURG, VA 23188 (757) 565-1677





Job Number: 21-332 esigned By: WSF COVER SHEET

