



**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING AGENDA**

Morris Room, Fluvanna County Administration Building
132 Main St, Palmyra, VA 22963

April 8, 2025

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

WORK SESSION	
A – CALL TO ORDER, PLEDGE OF ALLEGIANCE	
B – WORK SESSION	Review Landscaping Ordinance
C – ADJOURN	
REGULAR MEETING	
1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE	
2 – ADOPTION OF THE AGENDA	
3 – DIRECTOR’S REPORT	
4 – APPROVAL OF MINUTES	
A	Approval of Minutes from March 11, 2025 Meeting – Margie Bamford, Planning Commission Clerk
5 – PUBLIC COMMENTS #1 (5 Minutes Each)	
6 – PUBLIC HEARING	
B	SUP 25:01: Special use permit for specialty retail store- Jason Overstreet, Senior Planner
C	SUP 25:02: Special Use Permit for a primitive campground – Todd Fortune, Director of Planning
7 – SITE DEVELOPMENT PLANS	
D	SDP 25:02 - Puopulo Living Trust – Todd Fortune, Director of Planning
E	SDP 25:04 – TLP Construction, Martin Horn – Jason Overstreet, Senior Planner
F	SDP 25:05 – Virginia Power Landfill, Bremo Rd – Todd Fortune, Director of Planning
8 – SUBDIVISIONS	
G	None
9 – RESOLUTIONS	
H	ZTA 25:05- Ordinance adding § 22-1-3 to identify the county’s GIS map as the official zoning map of Fluvanna County. – Jason Overstreet, Senior Planner
10 – PRESENTATIONS	
I	None
11 – UNFINISHED BUSINESS	

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

*For the Hearing-Impaired – Listening device available in the Morris Room 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 591-1910.*

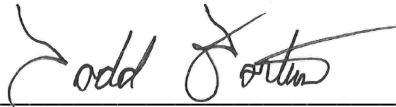
-
- J Planning Commission Bylaws: Update to the Remote Participation and Public Hearings sections – Todd Fortune, Director of Planning
 - K Comprehensive Plan Update: Status on current Committee updates and draft citizen survey – Todd Fortune, Director of Planning
 - L ZTA 25:02 – Discuss changes made to the Resolution for the Ordinance change from the last PC meeting – Todd Fortune, Director of Planning.
-

12 – NEW BUSINESS

- M None
-

13 – PUBLIC COMMENTS #2 (5 minutes each)

14 – ADJOURN



Planning/Zoning Administrator Review

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For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 591-1910.*

PLEDGE OF ALLEGIANCE

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

ORDER

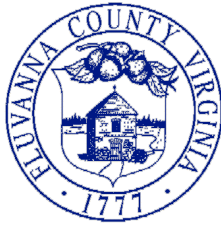
1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman 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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COUNTY OF FLUVANNA

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Fax (434) 591-1911
www.fluvannacounty.org

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case: SUP 25:01 Sprouse, specialty retail store
Date: April 8, 2025

From: Jason Overstreet
District: Fork Union Election District

General Information: This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, April 8, 2025 at 7:00 pm at the County Administration Building, Morris Room.

Applicant: Brecht Sprouse

Requested Action: **SUP 25:01 Sprouse, a specialty retail store** – A Special Use Permit request in the A-1, Agricultural, General District for a specialty retail store on an approximately 7-acre parcel located at 1474 North Boston Road, Troy, Virginia 22964 and also known as Tax Map Parcel 10-A-60A. This parcel is located in the Rural Residential Planning Area and in the Columbia Magisterial District

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Residential

Planning Area: Rural Preservation Planning Area

Adjacent Land Use: The surrounding parcels are zoned A-1, Agricultural, General

Applicant Summary:

The applicant is requesting a Special Use Permit (SUP) for a specialty retail store. The property is owned by KFP1, LLC and is zoned A-1, Agricultural, General. The parcel is located within Fluvanna County's Rural Residential Planning Area. Under Fluvanna County's A-1 zoning, per Section 22-4-2.2 of the Fluvanna County Code, specialty retail stores are allowed in A-1 by Special Use Permit only.

The applicant proposes to use an existing building on the seven-acre property to operate a retail sporting goods store that will sell and service archery equipment, fishing equipment, and firearms. Mr. Sprouse has been operating a sporting goods business since 2001 in a location on U.S. 250 east of Glenmore in Albemarle County. He is looking to relocate to a larger space.

There will be an outdoor archery range with enclosed lanes, with classes offered, but there will be no outdoor shooting of firearms. He doesn't expect to need additional parking at the proposed new location, and there is ADA-accessible parking there. Business hours will be 9:00 am to 5:00 pm Monday through Saturday.

Retail store, specialty: A retail sales establishment of not more than 4,000 square feet that specializes in one type or line of merchandise or service including, but not limited to, antique stores, bookstores, shoe stores, stationary stores, jewelry stores, auto parts stores, and hardware stores.

Comprehensive Plan:

The Comprehensive Plan designates this property as being within the Rural Residential Planning Area. This land-use designation seeks to limit growth and preserve the rural character of the county. However, "Some additional commercial services for the convenience of those living out in the country are appropriate and may be considered if these uses are designed and arranged to complement the rural character of the area and its surrounding uses". The proposed specialty sporting goods store will meet these goals.

Technical Review Committee:

The Technical Review Committee has reviewed the proposed SUP and offered the following comments:

- As long as there is no land disturbance, E&S doesn't have any issues.
- The applicant will need to check with the Building Office on any permits that might be needed if any remodeling is done or there is a change in occupancy.
- Fire Department representative said to make sure there are no low hanging trees to block emergency vehicle access.
- VDH will require a wastewater capacity assessment by an engineer. The well would need to be evaluated by Office of Drinking Water. Confirmed that there would be no food service.

Planning Analysis:

Mr. Sprouse is requesting an SUP to operate a specialty retail store in order to sell and service sporting goods. The subject property is located on the south side of North Boston Road and is accessed by a gravel drive that appears to have been upgraded to meet VDOT's low-volume commercial entrance requirements, however, VDOT will need to verify the current access

conditions. VDH will require a wastewater assessment of the existing septic system and they will also require an evaluation of the existing well.

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance.

1) The proposed use should not tend to change the character and established pattern of the area or community.

Due to the specific and limited nature of the goods and services to be provided, the proposed use should have a minimal impact on the existing character of the area if any impact at all. Any potential impact will likely be related to an increased number of vehicles entering and exiting the property.

2) The proposed use should be compatible with the uses permitted in that zoning district and shall not adversely affect the use/or value of neighboring property.

The retail store is an allowed use with an SUP. The surrounding land use is low density residential and vacant agricultural. The Comprehensive Plan envisions that, “Some additional commercial services for the convenience of those living out in the country are appropriate and may be considered if these uses are designed and arranged to complement the rural character of the area and its surrounding uses”. Surrounding parcels should not be adversely affected by the proposed use.

Recommendation:

The Planning Commission should consider any potential adverse impacts to the surrounding community, such as traffic entering and exiting the property, noise, or potential visual impacts to adjacent properties. Due to the expected minimal increase in traffic, the effect on local infrastructure is expected to be negligible.

If this request is approved, staff recommend the following conditions:

1. The store shall only operate Monday through Saturday from 9:00 am until 5:00 pm.
2. There shall be no shooting of firearms on the site.
3. The applicant will work with VDH as needed to obtain any required permits.
4. The site shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
5. The Board of Supervisors, or representative, reserves the right to inspect the business for compliance with these conditions at any time.
6. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Suggested Motion:

I move that the Planning Commission recommends (approval / denial / deferral) of SUP 25:01, a special use permit request in the A-1, Agricultural, General District to operate a specialty retail store on an approximately 7-acre parcel located at 1474 North Boston Road and also known as Tax Map Parcel 10-A-60A subject to the conditions as described in the staff report.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Special Use Permit (SUP)

Owner of Record: KFPI, LLC

Applicant of Record: Brecht Sprouse

Address: 3468 North Boston Rd, Troy, VA 22974

Address: 268 Cuffee Creek Lane, Gordonsville, VA

Phone: 1474 North Boston Rd, Troy

Phone: 434-531-3068 Fax: 22942

Email: _____

Email: hitecoutdoors@aol.com

Representative: Brecht Sprouse

Address: 268 Cuffee Creek Lane, Gordonsville, VA

22942

Phone: 434-531-3068 Fax: _____

Email hitecoutdoors@aol.com

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

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

Tax Map and Parcel(s) 10-A-60A

Acreage 7 Zoning A-1

Deed Book and Page: 2119/0

Location of Parcel: 1474-1478 North Boston Rd, Troy

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Specialty Retail Store

*Ten copies of a sketch plan (8.5x11 inches or 11x17 inches) must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 2/25/25 Signature of Owner/Applicant: [Signature]

Subscribed and sworn to before me this 25 day of February, 2025

Notary Public: Margaret Bamford

Register # 00338097

My commission expires: 5/31/28

Certification: Date: _____



Office Use Only

Date Received: 2/25/25 Pre-Application Meeting: _____ PH Sign Deposit Received: yes

Application #: SUP _____

\$800.00 fee paid: 850.00 SUP + \$50 sign fee

Amendment of Condition: \$400.00 fee paid: _____

Telecommunications Tower fee plus mailing costs paid: _____

Telecom Consultant Review fee paid: _____

Election District: _____

Planning Area: _____

Public Hearings

Planning Commission

Board of Supervisors

Advertisement Dates: _____

Advertisement Dates: _____

APO Notification: _____

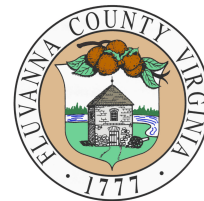
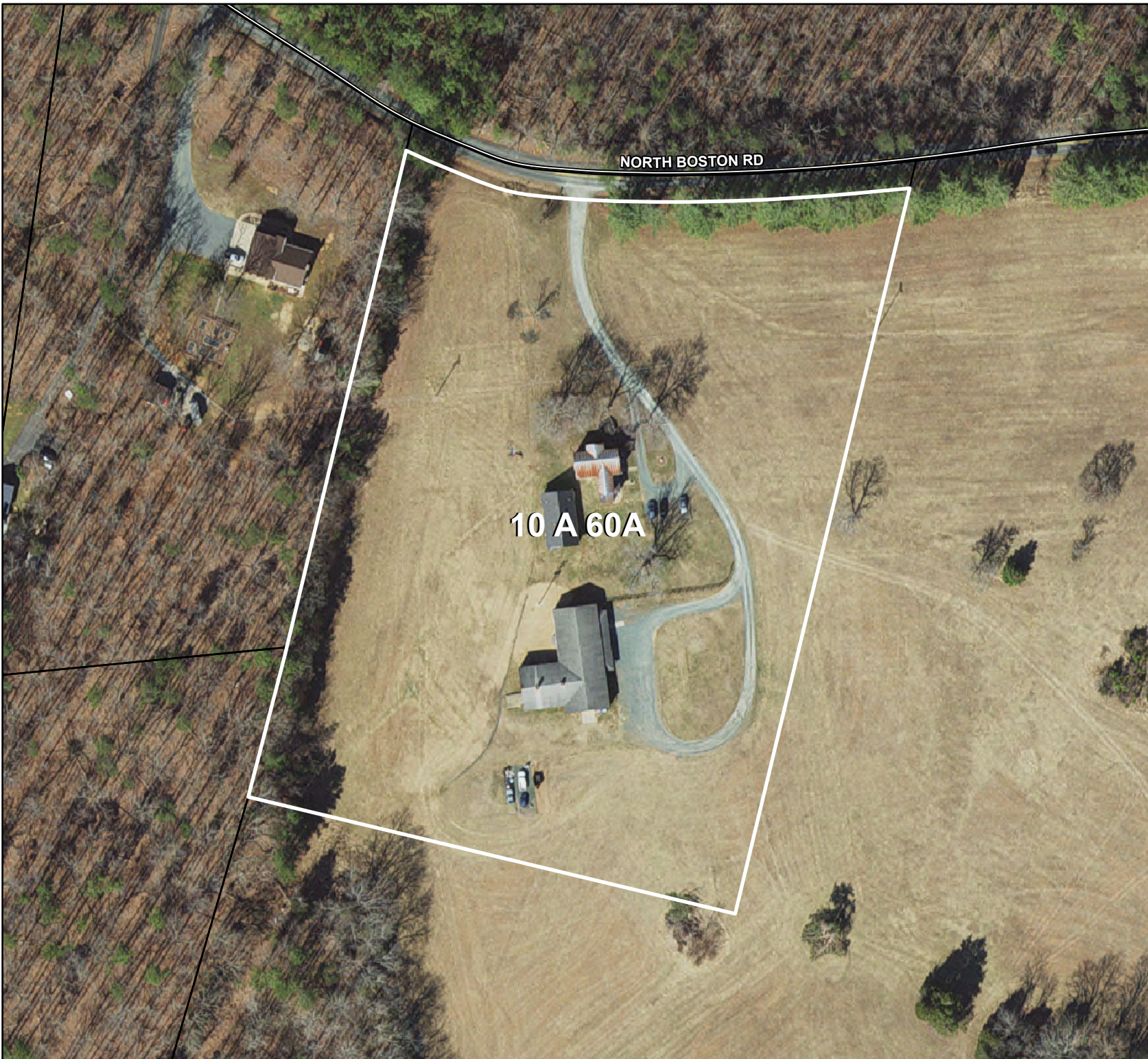
APO Notification: _____

Date of Hearing: _____

Date of Hearing: _____

Decision: _____

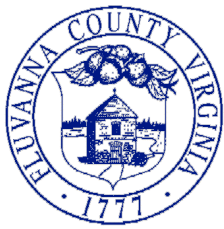
Decision: _____



SUP 25:01
Specialty Retail Store
TMP 10-A-60A



Date: 3/31/2025



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PUBLIC HEARING NOTICE

March 21, 2025

SUP 25:01 Sprouse, specialty retail store

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

Meeting: Planning Commission Regular meeting

Date: **Tuesday, April 8, 2025 at 7:00 pm**

Location: Morris Room in the County Office Building
8880 James Madison Highway Fork Union, VA 23055

SUP 25:01 Sprouse, a specialty retail store – A Special Use Permit request in the A-1, Agricultural, General District for a specialty retail store on an approximately 7-acre parcel located at 1474 North Boston Road, Troy, Virginia 22964 and also known as Tax Map Parcel 10-A-60A. This parcel is located in the Rural Residential Planning Area and in the Columbia Magisterial District. Please be advised that you can attend the meeting in person where you will have an opportunity to provide any Public comments. Instructions for public participation in the Public Hearing will be available on Fluvanna County's website along with the Meeting Agenda and Staff Report.

Details of this request are available for public review at <https://www.fluvannacounty.org/> and at the Planning and Zoning Department during normal business hours. Questions may be directed to the Planning and Zoning Department, at (434) 591-1910. All interested persons wishing to be heard are invited to attend the public hearing.

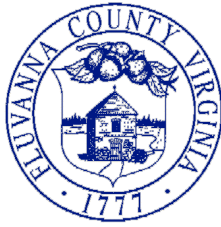
Sincerely,

Jason Overstreet

Jason Overstreet, CZA
Fluvanna Planning & Zoning Department

ADJACENT PROPERTY OWNERS SUP 25:01

[illegible]



COUNTY OF FLUVANNA

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Fax (434) 591-1911
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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case: SUP 25:02 Seven Islands Riverfront Campsites
Date: April 8, 2025

From: Todd Fortune
District: Fork Union Election District

General Information: This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, April 8, 2025 at 7:00 pm at the County Administration Building, Morris Room.

Applicant: Michael H. Spessard, Owner

Representative: Michael H. Spessard, Owner

Requested Action: **SUP 25:02 Seven Islands Riverfront Campsites** – A Special Use Permit request in the A-1, Agricultural, General District to operate a primitive campground under §22-4-2.2, with three campsites, on 6 acres of a parcel totaling 80 ± acres and known as Tax Map 57-A-34. The subject property is located in Fluvanna County; however, as it is on the south side of the James River, it would be accessed from Route 652 (Bridgeport Road) in Buckingham County. The subject property is located in the Rural Preservation Area and in the Fork Union Election District.

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Vacant

Planning Area: Rural Preservation Planning Area

Adjacent Land Use: The surrounding area is zoned A-1, Agricultural, General

Applicant Summary:

The applicant is requesting a Special Use Permit (SUP) for a primitive campground. The property in question is owned by Michael H. Spessard and is zoned A-1, Agricultural, General. The parcel is located within Fluvanna County's Rural Preservation Area. Under Fluvanna County's A-1 zoning, per Section 22-4-2.2 of the Fluvanna County Code, campgrounds are allowed in A-1 by Special Use Permit only.

The applicant is proposing to construct three (3) primitive campsites, each of which will consist of a picnic area and firepit. The applicant may place porta johns on the property, but no other buildings are planned. The Virginia Department of Forestry (VDOF) holds a conservation easement on the property, which restricts development on the property.

As the property is accessed from Buckingham County, emergency response would be provided by the Buckingham County Sheriff's Office and the Arvonja Volunteer Fire Department (in northern Buckingham County). Fluvanna County staff visited the site on the morning of March 18 and placed test 911 calls from each of the proposed campsites. In each case, the call went to Buckingham County Emergency Dispatch.

Comprehensive Plan:

The Comprehensive Plan designates this property as being within the Rural Preservation Planning Area. According to this chapter, "The rural preservation areas are intended to be the least developed areas of the county" along with rural land uses that support the rural quality of life.

The Comprehensive Plan recommends that development within Rural Preservation areas preserve the character of the area and promote economic development. Accordingly, "Landholders in these planning areas should be given the opportunity to pursue options that will supplement their income. This is particularly the case for landowners who may need to supplement their income in order to maintain rural land uses. Although these areas do not have the population base or location attributes to attract much commercial development, other types of development may be appropriate and should be reviewed on an individual basis." Additionally, landowners in and around these planning areas should be given the opportunity to pursue options that will supplement or provide income and may provide additional employment opportunities to the surrounding community. The campground has minimal impact on the subject parcel and surrounding parcels, and provides a business opportunity for the owner to supplement their income.

Technical Review Committee:

The Technical Review Committee has reviewed the proposed SUP and offered the following comments:

- VDOF has no issues with having campsites on the property.
 - VDOF has no issue with a porta-john; however, more permanent structures would require VDOF approval and no facilities are allowed within 100 feet of the riparian buffer.
 - If there are going to be moveable bathrooms, the owner will need to coordinate with the Virginia Department of Health (VDH) and VDOF.
 - The deed for the property has a Cultural Resource Protection Area that will need to be avoided.
- Three or more campsites on a property will require a permit from VDH.

- Buckingham County has no concerns with emergency access to the site.
 - It was suggested that a sign be put up instructing campers to give the address for the owner – 9337 Bridgeport Road – if calling 911.
 - It was also suggested that signage for the campground be placed at the entrance on Bridgeport Road (assuming the SUP is approved) to make it easier for emergency personnel to find the site.

Planning Analysis:

Michael H. Spessard is requesting a SUP to place a primitive campsite on approximately six acres of parcel totaling 80 ± acres and known as Tax Map 57-A-34. The subject property is located in Fluvanna County; however, as it is on the south side of the James River, it would be accessed from Route 652 (Bridge Port Road) in Buckingham County.

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance.

1) The proposed use should not tend to change the character and established pattern of the area or community.

Give the number of campsites on the property, and the lack of facilities on the property, the increase to local traffic is expected to be negligible and any additional noise generated is expected to be minimal; therefore, it does not appear that the established rural pattern of the community would be altered or changed. Additionally, it is important to note that due to the location of the parcel in question, vehicular traffic would access the site from Buckingham County,

2) The proposed use should be compatible with the uses permitted in that zoning district and shall not adversely affect the use/or value of neighboring property.

The campground is an allowed use with a SUP. The surrounding land use is low density residential. Additionally, the parcel in question is bordered on the north side by the James River. Consequently, surrounding parcels should not be adversely affected by the proposed use.

Recommendation:

The Planning Commission should consider any potential adverse impacts to the surrounding community, such as traffic entering and exiting the property, noise, or potential visual impacts to adjacent properties. The proposed campground will allow the owner to operate a business that would supplement his income. Given the location and the expected minimal increase in traffic, the effect on local infrastructure is expected to be minimal.

If this request is approved, staff recommend the following conditions:

1. The applicant will work with VDH and VDOF as needed to obtain any needed permits, and on compliance with requirements of the conservation easement and the Cultural Resource Protection Area.
2. The site shall be maintained in a neat and orderly manner so that the visual appearance from the James River and adjacent properties is acceptable to County officials.
3. The applicant shall ensure compliance with the Noise Ordinance of the Code of the County of Fluvanna, as adopted and as enforced by the Fluvanna County Sheriff's Office.
4. The Board of Supervisors, or representative, reserves the right to inspect the business for compliance with these conditions at any time.
5. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Suggested Motion:

I move that the Planning Commission recommends (approval / denial / deferral) of SUP 25:02, a special use permit request in the A-1, Agricultural, General District to operate a primitive campground under §22-4-2.2, with three campsites, on 6 acres of a parcel totaling 80 ± acres and known as Tax Map 57-A-34, with the conditions as described in the staff report.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

COPY

Application for Special Use Permit (SUP)

Owner of Record: Michael H. Spessard Applicant of Record: Same

Address: 9337 Bridgeport Rd. Arvon, VA. 23004 Address: _____

Phone: 434-960-0290 Fax: N/A Phone: 906-2132 Fax: _____

Email: riverrock217@gmail.com Email: _____

Representative: same as above

Address: _____

Phone: _____ Fax: _____

Email: _____

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

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:
Virginia Dept. of Forestry Conservation Easement

Deed Book and Page: 19-1051 (old D.B. 260 pg. 62)

If any Deed Restrictions, please attach a copy

Tax Map and Parcel(s) 57 A 34
part of 80 acre parcel
Acreage requesting 60 approx Zoning A1
acres

Location of Parcel: Shores-Hardware A + FD
VA. Dept. of For Con S. Ease IN

Request for an SUP for the purpose of: 3 riverfront primitive campsites.

*Ten copies of a sketch plan (8.5x11 inches or 11x17 inches) must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

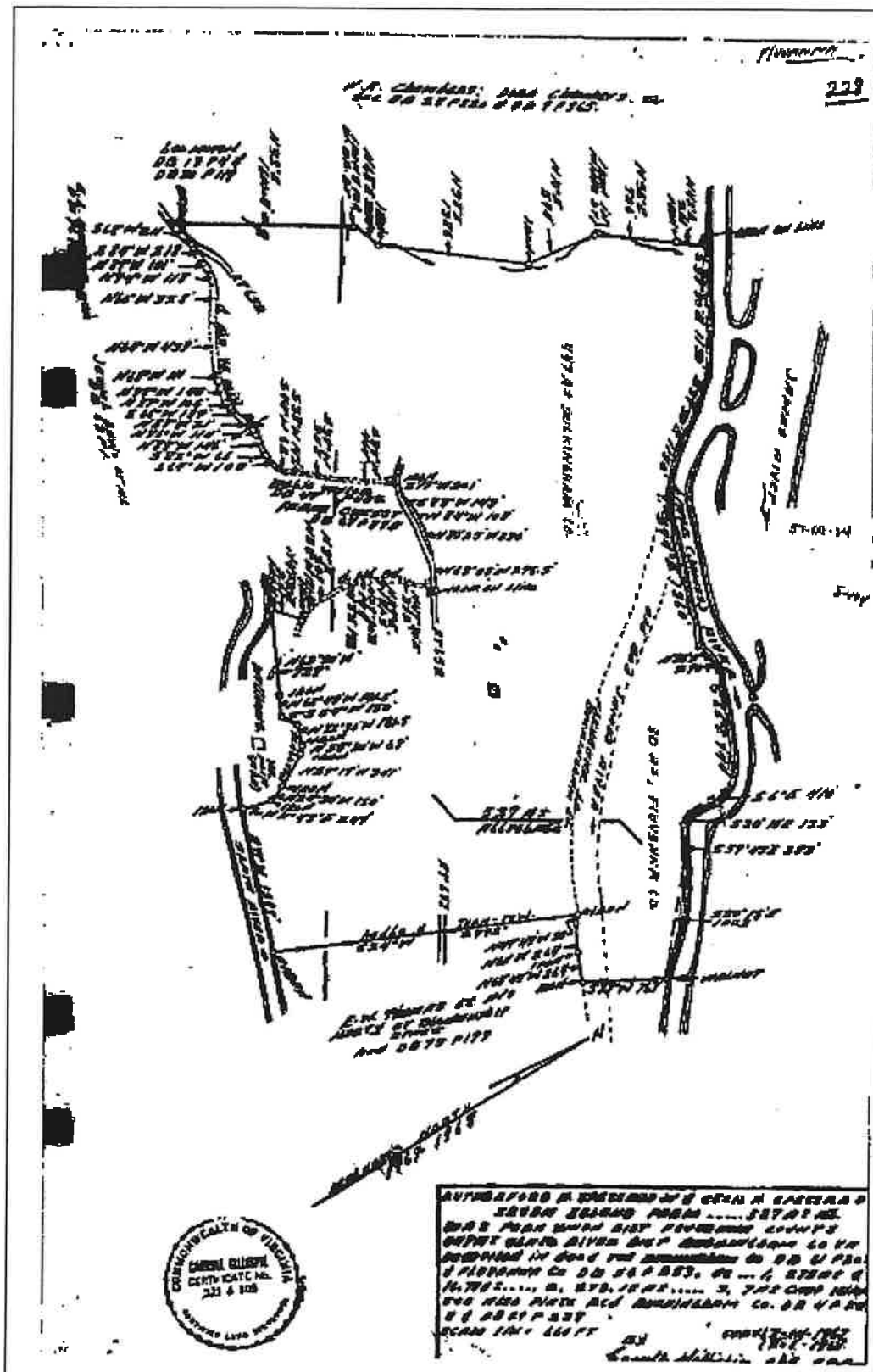
By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 2/28/25 Signature of Owner/Applicant: [Signature]
Subscribed and sworn to before me this 28th day of February, 2025
Notary Public: Jennifer L. Martin Register # 360233
My commission expires: 4-30-25
Certification Date: 2-28-25

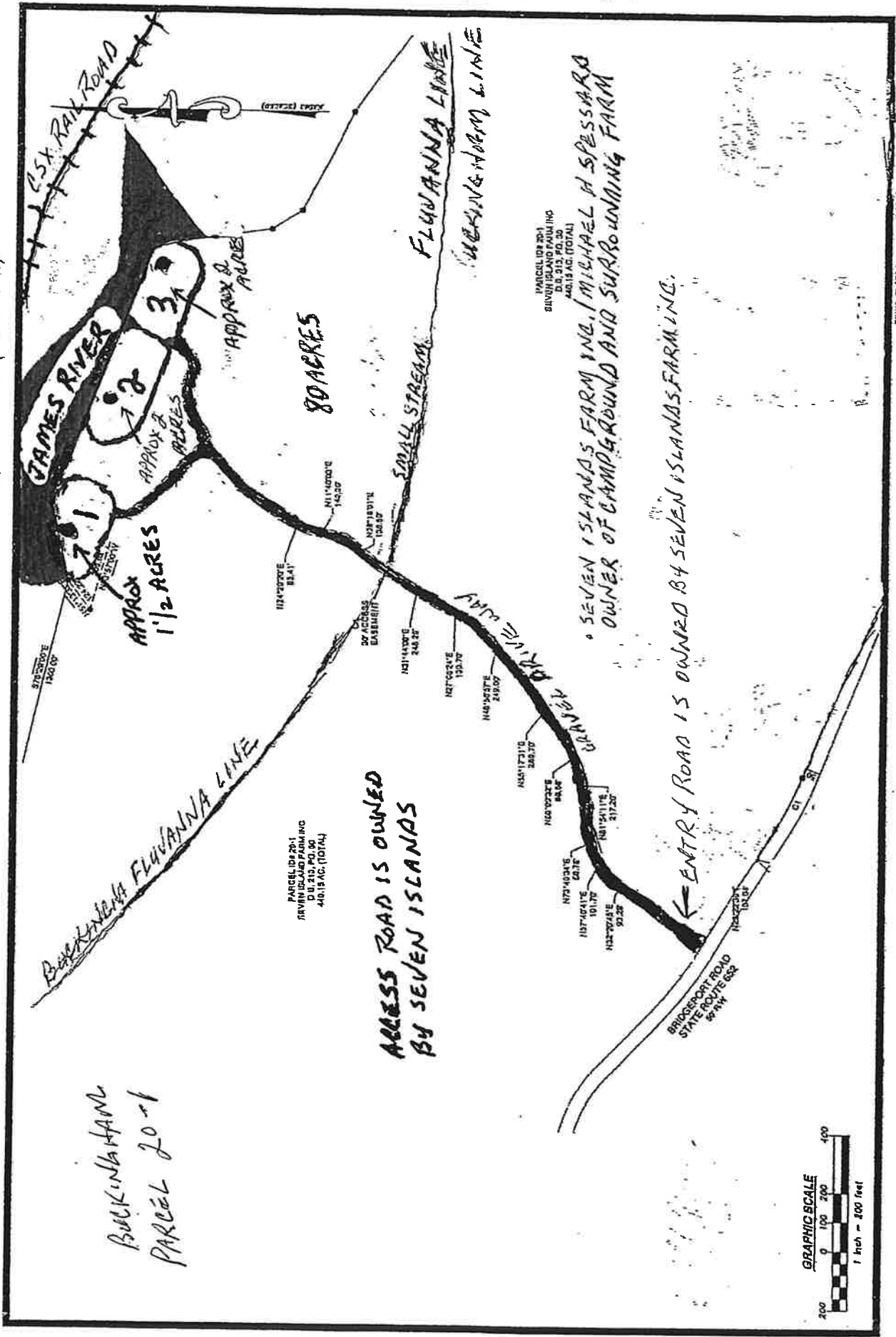


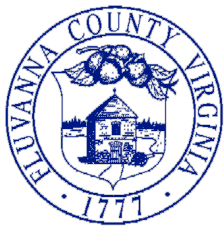
Date Received:		Pre-Application Meeting:		PH Sign Deposit Received:		Application #: SUP _____	
\$800.00 fee plus mailing costs paid:		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail					
Amendment of Condition: \$400.00 fee plus mailing costs paid:							
Telecommunications Tower fee plus mailing costs paid:				Telecom Consultant Review fee paid:			
Election District:				Planning Area:			
Planning Commission				Board of Supervisors			
Advertisement Dates:				Advertisement Dates:			
APO Notification:				APO Notification:			
Date of Hearing:				Date of Hearing:			
Decision:				Decision:			

Exhibit G: Plats of Survey



Seven Islands **RIVER FRONT CAMPSITES**
 Tax Parcel ID Nos. 20-1 (Buckingham), 57-A-33, 57-A-34, 57-A-34A (Fluvanna)





COUNTY OF FLUVANNA

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

PUBLIC HEARING NOTICE

March 21, 2025

ATTN: Adjoining Property Owner

RE: SUP 25:02 Seven Islands Riverfront Campsites

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

Meeting: Planning Commission Regular Meeting

Date: **Tuesday, April 8, 2025 at 7:00 pm**

Location: Morris Room in County Administration Building
132 Main Street, Palmyra, VA 22963

SUP 25:02 Seven Islands Riverfront Campsites – A Special Use Permit request in the A-1, Agricultural, General District to place a primitive campground, with three campsites, on 6 acres of an approximately 80-acre parcel, Tax Map 57-A-34. This parcel is generally located in Fluvanna County, on the south bank of the James River, and is accessed by vehicle from Route 652 (Bridgeport Road) in Buckingham County. The parcel is located in the Rural Preservation Area of the Fork Union Election District.

The regular meeting of the Planning Commission will be held in person. Instructions for public participation during the meeting will be made available on the Fluvanna County website. Interested persons may submit written comments prior to the scheduled meeting to planning@fluvannacounty.org and questions may be directed to Todd Fortune, Director of Planning and Zoning at 434-591-1910, between 8:00 am and 5:00 pm, Monday – Friday in the County Administration Building at 132 Main Street Palmyra, VA 22963.

Details of this request are available under *Upcoming Public Hearings* on the County website at <http://www.fluvannacounty.org/> and in the Planning and Zoning Department during regular office hours.

Sincerely,

Todd Fortune
Director of Planning & Zoning

ADJACENT PROPERTY OWNERS SUP 25:02

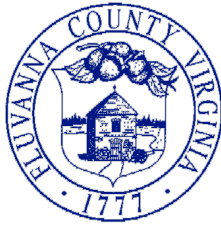
[illegible]



SUP 25:02
Seven Islands
Riverfront Campsites
TMP 57-A-34



Date: 4/2/2025



COUNTY OF FLUVANNA

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Planning Commission Staff Report

To: Fluvanna Planning Commission

From: Todd Fortune, Director of Planning

Case: SDP 25:02 Puopolo Living Trust

District: Palmyra Election District

Tax Map: Tax Map 4-A-24, 4-A-25, and 4-A-26

General Information:

This item is scheduled to be heard by the Planning Commission on Tuesday, April 8, 2005 at 7:00 p.m. in the Morris Room of the County Administration Building.

Applicant:

Puopolo Living Trust

Representative:

Kevin Schweiker, Sean Schweiker, Ryan Schweiker

Requested Action:

SDP 25:02 Puopolo Living Trust – Acceptance of a sketch plan and a sidewalk waiver for industrial warehouse buildings on three parcels totaling approximately 12.7 acres, Tax Map 4-A-24, 4-A-25, and 4-A-26. The property in question is owned by Puopolo Living Trust, and is zoned I-1, Industrial, Limited. The parcels are located within the Zion Crossroads Community Planning Area.

Existing Zoning:

I-1, Industrial, Limited

Existing Land Use:

There are currently some residential buildings on at least two of the parcels.

Planning Area:

Zion Crossroads Community Planning Area

Adjacent Land Use:

The property immediately to the west is zoned A-1, Agricultural, General/ I-1, Industrial, Limited. The remaining parcels are zoned either I-1 or A-1.

History:

Tax Map 4-A-25 and 4-A-26 were rezoned from A-1, Agricultural, General to I-1, Industrial, Limited on September 21, 2005. Tax Map 4-A-24 was rezoned from A-1, Agricultural, General to I-1, Industrial, Limited on January 18, 2023 subject a number of conditions.

Due to the presence of wetlands on the property, which the U.S. Army Corps of Engineers has determined are intermittent streams, the developable space has been reduced to 5 acres. Additionally, the developer is limited on where they can place drain fields for septic. The site is served by public water, and there are fire hydrants nearby.

Rezoning Approvals:

The Board of Supervisors approved a rezoning of Tax Map 4-A-24 from A-1, Agricultural, General to I-1, Industrial, Limited on January 18, 2023 subject to the following conditions:

- I-1 By Right Uses Proffered Out:
 - Railroad facilities
 - Solid waste collection facilities
 - Transportation terminals.
- I-1 Special Use Permit Uses Proffered Out:
 - Aviation facilities
 - Commercial amusements
 - Shooting ranges
 - Outdoors
 - Sanitary landfills
 - Solid waste material recovery facilities
 - Truck terminals

The Board of Supervisors approved a rezoning of Tax Map 4-A-25 and 4-A-26 from A-1, Agricultural, General to I-1, Industrial, Limited on September 21, 2005 subject to the following conditions:

- Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, and outdoor lighting plans;
- Meeting any required Virginia Department of Health (VDH) environmental requirements;
- Meeting all VDOT requirements;
- Site plan notes stating the nonconforming status of the existing dwelling located on Tax Map 4-A-25, and that the dwelling may not revert back to residential use after a period of two (2) or more years transpires where it has not been used as a residence.

Technical Review Committee Comments:

- The developer will need to coordinate with VDH on any needed permits.
 - If there are any septic tanks on site, they need to be crushed (and hauled away) or filled in.
 - Any wells on site that are abandoned will require a permit.
- Fire/Rescue has no issues with access to the site.
 - Abide by State fire code during building construction (may need sprinklers).

Planning Analysis:

The applicant is requesting sketch plan acceptance for industrial warehouse buildings on three parcels totaling approximately 12.7 acres, Tax Map 4-A-24, 4-A-25, and 4-A-26. The property in question is owned by Puopolo Living Trust, and is zoned I-1, Industrial, Limited. The proposed use falls under wholesale warehouses, which are allowed by right in I-1.

Section Sec. 22-23-6 of the Fluvanna County Code states:

“(6) In the B-1, B-C, I-1, and I-2 zoning districts, sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

(A) A variation to the sidewalk regulations may be granted by the Planning Commission for projects where:

- 1) The Virginia Department of Transportation prohibits the construction of sidewalks;
- 2) The physical conditions on the lot or adjoining lots, including but not limited to, existing structure and parking areas, existing utility easements, environmental features, or the size and shape of the lot, make it impossible or unfeasible to provide the required sidewalks;
- 3) The application of the aforementioned requirements would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

The applicant has submitted the attached sidewalk variation request.

Conclusion:

The submitted sketch plan appears to meet the sketch plan 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 staff review and approval.

The submitted sidewalk waiver request appears to meet the third condition for a variation of the sidewalk regulations listed above. As no other properties in the area are served by sidewalks, requiring sidewalks for this development would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

Recommended Conditions

If approved, Staff recommends the following conditions:

1. Meet all final site plan requirements which include, but are not limited to: setback and buffer requirements; and required Erosion and Sedimentation Control regulations;
2. Meet all VDOT requirements.
3. Meet all VDH requirements.

4. Site plan notes stating the nonconforming status of the existing dwelling located on Tax Map 4-A-25, and that the dwelling may not revert back to residential use after a period of two (2) or more years transpires where it has not been used as a residence.

Suggested Motions:

I move that the Planning Commission accept SDP 25:02, a sketch plan request to construct industrial warehouse buildings on three parcels totaling approximately 12.7 acres, Tax Map 4-A-24, 4-A-25, and 4-A-26.

I move that the Planning Commission approve a request for a variation to the sidewalk regulations required by Sec. 22-23-6 for SDP 25:02.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

Owner of Record:

Applicant of Record:

E911 Address:

E911 Address:

Phone:

Fax:

Phone:

Fax:

Email:

Email:

Representative:

E911 Address:

Phone: Fax:

Email:

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

Is property in Agricultural Forestal District? ☐ No ☐ Yes

If Yes, what district:

Tax Map and Parcel(s):

Deed Book Reference:

Acreage:

Zoning:

Deed Restrictions? ☐ No ☐ Yes (Attach copy)

Location:

Description of Property:

Proposed Structure:

Dimensions of Building:

Lighting Standards on Site: ☐ No ☐ Yes

of Employees:

of Parking Spaces:

Noise Limitations:

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.

Sean Schweiker

Applicant Name (Please Print)

Applicant Signature and Date

2.6.25

OFFICE USE ONLY

Date Received:	Fee Paid:	Application #: SDP _____ :
Election District:	Planning Area:	Number of Lots:
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		

Waiver Request for Sidewalk Requirement

Date: January 24, 2025

To: Fluvanna County Planning Commission and Planning Staff

From: Commonwealth 76, LLC

Subject: Request for Waiver of Sidewalk Requirement for Proposed Development at 2502 Richmond Road, Troy, VA

Dear Members of the Planning Commission,

On behalf of the proposed warehouse development located at 2502 Richmond Road, Troy, VA (Tax Parcels 4-A-24, 4-A-25, and 4-A-26), we respectfully request a waiver of the sidewalk construction requirement as stipulated in the applicable Fluvanna County ordinance.

At this stage, the submitted sketch plan is conceptual and subject to refinement as the design and permitting process progresses. While we will continue to work through site layout and design details prior to formal site plan submittal, we seek a blanket waiver for the sidewalk requirement to ensure flexibility as the project evolves in collaboration with county feedback.

Justification for Waiver

1. Minimal Pedestrian Traffic:

- The development site is situated in a predominantly rural and industrial area with minimal pedestrian activity. Given the absence of nearby pedestrian destinations and infrastructure, sidewalks would not serve a practical purpose in this context.

2. Support for Economic Development:

- This project aims to bring job-supporting infrastructure to Fluvanna County, fostering economic growth and community development. To achieve this goal, it is essential to manage development costs efficiently. Requiring sidewalks in an area with little to no pedestrian traffic imposes unnecessary expenses, which could otherwise be directed toward infrastructure that directly supports employment opportunities.

3. Alignment with County Goals:

- The requested waiver supports the county's Comprehensive Plan by promoting practical, cost-effective development that aligns with the actual needs and uses of the area. Installing sidewalks in this rural industrial setting would not further the health, safety, or welfare of the community, as it limits investment in critical, job-supporting infrastructure.

Request Details

We kindly ask that the Planning Commission approve this request to waive the sidewalk requirement for the three tracts located at 2502 Richmond Road. This waiver will allow us to focus resources on infrastructure that better aligns with the needs of the area and the county's economic development objectives.

We look forward to continuing to work with county staff and the Planning Commission to ensure the success of this project. Please do not hesitate to contact me directly if you have any questions or require additional information.

Sincerely,

Sean Schweiker

VP of Development

Sean@BisonPointCapital.com

(703)-629-8997

CONCEPT NOTES

1. Existing site features are based off aerial imagery, site pictures, and publicly available county GIS data.

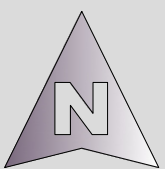
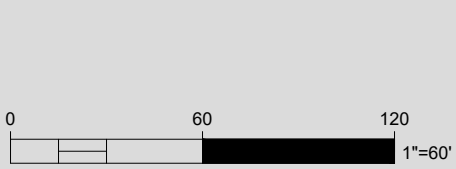


1. Existing site features are based off aerial imagery, site pictures, and publicly available county GIS data.

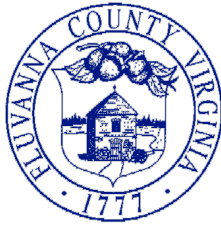


LEGEND

- : GRAVEL
- : BITUMINOUS
- : CONCRETE
- : PROPERTY BOUNDARY
- : SETBACK LINE
- : ADJACENT LOT LINE



FLUVANNA COUNTY INDUSTRIAL
SITE PLAN CONCEPT 2.0 W/ AERIAL
TROY, VA



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Planning Commission Staff Report

To: Fluvanna Planning Commission

From: Jason Overstreet

Case: SDP 25:04 Better Living / Martin Horn

District: Palmyra Election District

Tax Map: Tax Map 5-A-22

General Information:

This item is scheduled to be heard by the Planning Commission on Tuesday, April 8, 2025 at 7:00 p.m. in the Morris Room of the County Administration Building.

Applicant:

TLP Construction Yards, LLC

Representative:

Ted Horn

Requested Action:

SDP 25:04 Better Living / Martin Horn – Acceptance of a sketch plan and approval of a sidewalk waiver for a contractor's storage yard on Tax Map 5-A-22, a 4.2-acre industrial parcel located on Better Living Drive. The parcel is located within the Zion Crossroads Community Planning Area and the Zion Urban Development Area.

Existing Zoning:

I-1, Industrial, Limited

Existing Land Use:

Vacant

Planning Area:

Zion Crossroads Community Planning Area

Adjacent Land Use:

Commercial, Industrial, and Vacant

Rezoning History:

This property was rezoned from A-1, Agricultural, General to I-1, Industrial, Limited on July 3, 2024 subject to the following proffered conditions:

- I-1 By Right Uses Proffered Out:
 - Self-storage facilities
 - Car washes
 - Shooting ranges, indoor
 - Railroad facilities
 - Wood storage, temporary
 - Transportation terminals.

- I-1 Special Use Permit Uses Proffered Out:
 - Sawmills, permanent
 - Aviation facilities
 - Shooting ranges, outdoors
 - Utilities, major

Technical Review Committee Comments:

- The fire department inquired what material would be stored in the building and asked that that sufficient defensible space be considered.
 - Scaffolding and other construction materials
- VDH confirmed that there would not be any onsite well or septic system.
- E&SC advised that the proposed stream crossing for the road is required to be at an approximately 90° angle to the stream.

Planning Analysis:

The applicant is proposing a contractor's storage yard on an approximately 4.2-acre parcel, Tax Map 5-A-22. This proposed land use is a by-right industrial use in the I-1 zoning district. The site development plan proposes an 80' x 40' three-sided building with gravel parking areas for storage of heavy equipment, construction materials, and other vehicles. An additional building may be constructed on the northern area of the lot in the future. A 20' gravel road within a 50' ROW is proposed to access the property from Better Living Drive. The adjacent properties are all zoned I-1 therefore no screening will be required. There will be no onsite septic system or well, therefore VDH review and approval is not required.

There is a small private cemetery located on the northeast corner of the lot that will remain buffered by the existing wooded vegetation land cover. The intermittent stream crossing the property will be protected by a 50' wooded buffer.

Contractor's storage yard: Storage yards operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities. By right industrial use in I-1.

Section Sec. 22-23-6 of the Fluvanna County Code states:

“(6) In the B-1, B-C, I-1, and I-2 zoning districts, sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

(A) A variation to the sidewalk regulations may be granted by the Planning Commission for projects where:

- 1) The Virginia Department of Transportation prohibits the construction of sidewalks;
- 2) The physical conditions on the lot or adjoining lots, including but not limited to, existing structure and parking areas, existing utility easements, environmental features, or the size and shape of the lot, make it impossible or unfeasible to provide the required sidewalks;
- 3) The application of the aforementioned requirements would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

The applicant has submitted the attached sidewalk variation request.

Conclusion:

The submitted sketch plan appears to meet the sketch plan 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 staff review and approval.

The submitted sidewalk waiver request appears to meet the third condition for a variation of the sidewalk regulations listed above. As no other properties in the area are served by sidewalks, requiring sidewalks for this development would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

Recommended Conditions

If approved, Staff recommends the following conditions:

1. Meet all final site plan requirements which include, but are not limited to: setback and buffer requirements; and required Erosion and Sedimentation Control regulations.
2. Meet all VDEQ requirements.
3. Meet all VDOT requirements.

Suggested Motions:

I move that the Planning Commission accept SDP 25:04, a sketch plan for a contractor's storage yard on Tax Map 5-A-22, a 4.2 acre industrial parcel located on Better Living Drive.

I move that the Planning Commission approve a request for a variation to the sidewalk regulations required by Sec. 22-23-6 for SDP 25:04.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

Owner of Record:

TLP Construction Yards

Applicant of Record:

TLP Construction Yards

E911 Address:

TMP 5-A-22

E911 Address:

Phone: (434) 531-3705 Fax:

Phone: (434) 531-3705 Fax:

Email: ted@martinhorn.com

Email: ted@martinhorn.com

Representative:

Ted Horn

E911 Address:

210 Carlton Rd. Cr. 112 VA 22902

Phone: 434 531 3705 Fax:

Email: ted@martinhorn.com

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.

Is property in Agricultural Forestal District? ☒ No ☐ Yes

If Yes, what district:

Tax Map and Parcel(s):

Deed Book Reference:

Acreage: 4.184

Zoning: I-1

Deed Restrictions?

☐

No

☒

Yes (Attach copy)

Location:

Better Living Drive

Description of Property:

Wooded Undeveloped Lot in Industrial Park

Proposed Structure:

Contractor Yard / Storage

Dimensions of Building:

40 x 80 x 2 Building

Lighting Standards on Site: ☒ No ☐ Yes

of Employees:

0

of Parking Spaces:

0

Noise Limitations:

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.

TLP Construction

Applicant Name (Please Print)

Applicant Signature and Date

OFFICE USE ONLY

Date Received: 2/26/25

Fee Paid: \$150

Application #: SDP 25:04

Election District: Columbia

Planning Area: ZCCPA

Number of Lots: 1

Total Fees Due at Time of Submittal

Sketch Plan: \$150.00

Minor Plan: \$550.00

Major Plan: \$1,100.00

Additional Fees Due at Time of Review

Street Sign Installation: \$200.00 Per Intersection

Amendment of Plan: \$150.00

Outdoor Lighting Plan Review*: \$50.00

Landscape Plan Review*: \$50.00

Tree Protection Plan Review*: \$50.00

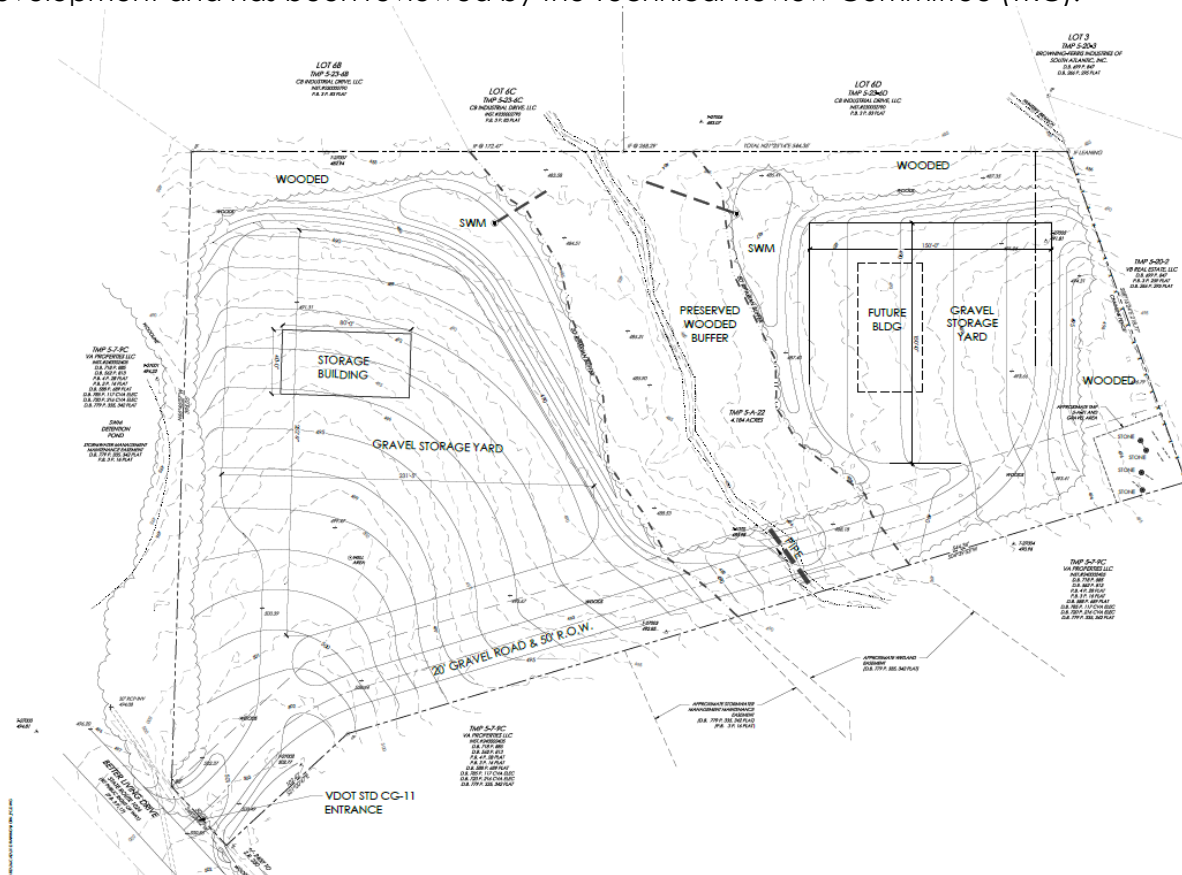
* If not part of a Site Plan Review

April 4, 2024

Mr. Jason Overstreet, CZ
Senior Planner
Fluvanna County Community Development

RE: SDP 25:04 (TMP 5-A-22) Horn Storage Yard – Sidewalk Variation Waiver Request

Ted Horn, of Martin Horn Inc, has purchased TMP 5-A-22 (Zoned I-1) located off Better Living Drive in the Zion Crossroads Industrial Park to develop two contractor material storage yard pads. A sketch plan, as shown below, has been submitted to Fluvanna County Community Development and has been reviewed by the Technical Review Committee (TRC).



Sketch Plan

Section 22-23-6 of the Code of the County of Fluvanna, Virginia requires sidewalks on both sides of all roadways, public and private, to be proposed/constructed as part of all development plans in I-1 zoning districts.

On behalf of Mr. Horn, we would like to request a waiver of sidewalk requirements of Section 22-23-6 from the Planning Commission. Justification for approval of the request is based on

Section 22-23-6(A)(3), that application of the sidewalk requirements on this development would not further the goals of the Comprehensive Plan.

Chapter 4(C) of the Comprehensive Plan Implementation Goals and Strategies lists a goal to improve pedestrian and bicycle access to roads by requiring the development of alternative transportation infrastructure such as sidewalks and trails in new subdivisions and commercial areas.

The Better Living Drive frontage of TMP 5-A-22 is only 50' in width and will be consumed mostly by the proposed commercial entrance. The addition of sidewalk along the frontage would provide an insignificant resource to the County because there are currently no sidewalks to connect to on the adjacent public roads serving this property, such as Better Living Drive and Richmond Road. Additionally, there are no sidewalks on the internal access drives on adjacent development sites nor are there any off-road trails connecting the adjacent development sites.



Exhibit showing no existing sidewalks in vicinity:

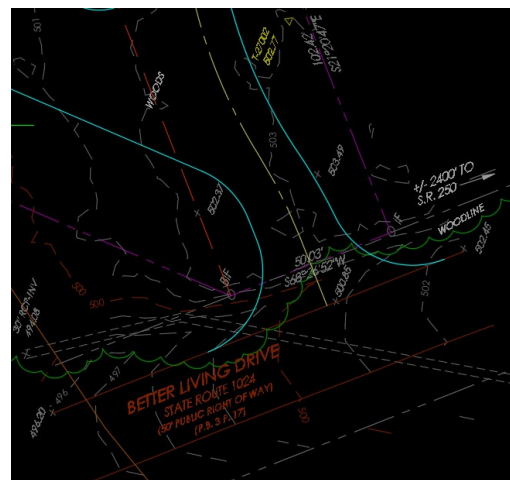


Exhibit showing proposed entrance:

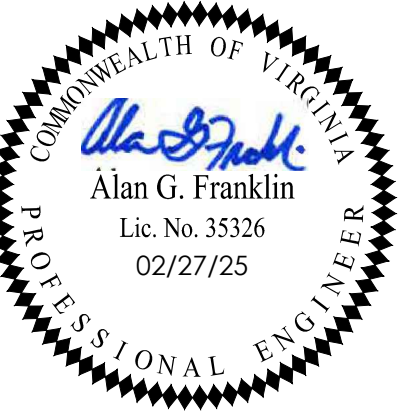
The proposed use of this parcel being consistent with the surrounding parcel uses, which is primarily manufacturing and/or storage of building construction materials, does not generate or attract measurable pedestrian interest or activity.

Considering the factors listed above, we believe that application of the aforementioned requirements would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

Thank you for your consideration of this request,

A handwritten signature in black ink, appearing to read 'Alan Franklin'.

Alan Franklin, PE; Waterstreet Studio, LLC



professional seal

A. FRANKLIN
project manager

project team

MARTIN HORN
STORAGE YARD
project name

TED HORN
client
210 CARLTON RD.
CHARLOTTESVILLE, VA 22902
project address

SDP25:04
project number

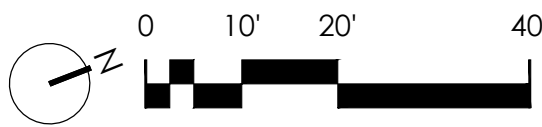
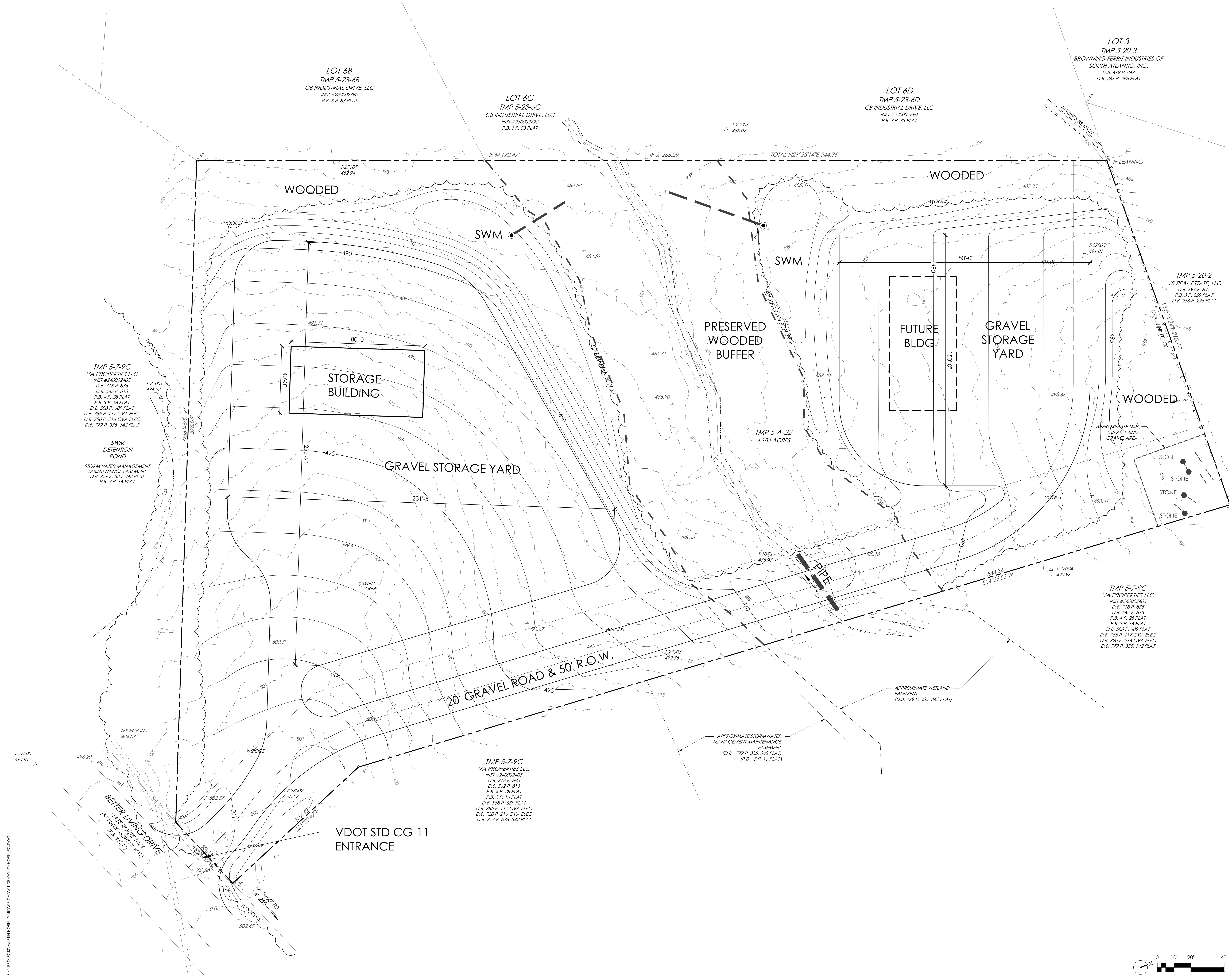
SKETCH PLAN
project phase

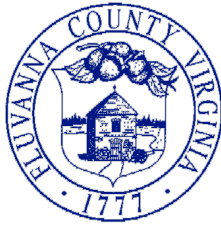
FEBRUARY 27, 2025
issue date

revisions

SKETCH PLAN
sheet title

C100
sheet number





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Planning Commission Staff Report

To: Fluvanna Planning Commission

From: Todd Fortune, Director of Planning

Case: SDP 25:05 Virginia Electric and Power Co.

District: Fork Union Election District

Tax Map: Tax Map 62-A-7 and 59-A-27

General Information:

This item is scheduled to be heard by the Planning Commission on Tuesday, April 8, 2025 at 7:00 p.m. in the Morris Room of the County Administration Building.

Applicant:

Virginia Electric and Power Company (VEPCO)

Representative:

Alan Leatherwood, Andr May

Requested Action:

SDP 25:05 Virginia Electric and Power Company – Acceptance of a sketch plan and a sidewalk waiver for a Coal Combustion Residuals Landfill and associated support structures on undeveloped parcels adjacent to the existing Dominion Bremo Station. The proposed use would be located on two parcels totaling approximately 220.89 acres, Tax Map 62-A-7 and 59-A-27. The properties in question are owned by VEPCO, a subsidiary of Dominion Energy, and are zoned I-1, Industrial, Limited. The parcels are located within the County's Rural Preservation Area and the Fork Union District.

Existing Zoning:

I-1, Industrial, Limited

Existing Land Use:

Vacant

Planning Area:

Rural Preservation Area

Adjacent Land Use:

The properties immediately to the west are owned by VEPCO. The other surrounding parcels are zoned A-1.

History:

The properties were rezoned from A-1, Agricultural, General to I-1, Industrial, Limited on June 16, 2021 subject a number of conditions. A special use permit (SUP) for the landfill was also approved by the Board on June 16, 2021.

Rezoning Approvals:

The Board of Supervisors approved a rezoning of these parcels from A-1, Agricultural, General to I-1, Industrial, Limited on June 16, 2021 subject to the following conditions:

- I-1 Uses Permitted By Right:
 - Offices
 - Contractor's storage yards
 - Lumberyards
 - Machine shops
 - Manufacturing, light
 - Solid waste collection facilities
 - Utilities, minor
 - Uses accessory to the above uses
- I-1 Uses Permitted by Special Use Permit Only:
 - Sanitary landfills
 - Solid waste material recovery facilities
 - Telecommunication facilities
 - Utilities, major
 - Uses accessory to the above uses

Technical Review Committee Comments:

- Coordinate with VDH on permitting as needed on well monitoring, waste disposal (a pump-and-haul system would require a permit).
 - Well abandonment is expected to begin later this year.
- Fire/Rescue and Law Enforcement have no concerns.

Planning Analysis:

The applicant is requesting sketch plan acceptance for a Coal Combustion Residuals (CCR) Landfill and associated support structures on two parcels totaling approximately 220.89 acres, Tax Map 62-A-7 and 59-A-27. The properties in question are owned by VEPCO, and are zoned I-1, Industrial, Limited. A SUP for the proposed landfill was approved on June 16, 2021.

Section Sec. 22-23-6 of the Fluvanna County Code states:

“(6) In the B-1, B-C, I-1, and I-2 zoning districts, sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

(A) A variation to the sidewalk regulations may be granted by the Planning Commission for projects where:

- 1) The Virginia Department of Transportation prohibits the construction of sidewalks;
- 2) The physical conditions on the lot or adjoining lots, including but not limited to, existing structure and parking areas, existing utility easements, environmental features, or

the size and shape of the lot, make it impossible or unfeasible to provide the required sidewalks;

3) The application of the aforementioned requirements would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.”

The applicant has submitted the attached sidewalk variation request.

Conclusion:

The submitted sketch plan appears to meet the sketch plan 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 staff review and approval.

The submitted sidewalk waiver request appears to meet the third condition for a variation of the sidewalk regulations listed above. As no other properties in the area are served by sidewalks, requiring sidewalks for this development would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

Recommended Conditions

If approved, Staff recommends the following conditions:

1. Meet all final site plan requirements which include, but are not limited to: setback and buffer requirements; and required Erosion and Sedimentation Control regulations;
2. Meet all VDOT requirements.
3. Meet all VDH requirements.

Suggested Motions:

I move that the Planning Commission accept SDP 25:05, a sketch plan request to construct a Coal Combustion Residuals (CCR) Landfill and associated support structures on two parcels totaling approximately 220.89 acres identified as Tax Map 62-A-7 and Tax Map 59-A-27.

I move that the Planning Commission approve a request for a variation to the sidewalk regulations required by Sec. 22-23-6 for SDP 25:05.

Attachments:

- A – Application
- B – Aerial Vicinity Map
- C – Site Sketch Plan
- D – Sidewalk Waiver Request



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

Owner of Record: Virginia Electric and Power Company

Applicant of Record: Jeff Miscikowski

E911 Address: 120 Tredegar St, Richmond, VA 23219

E911 Address: 600 E. Canal St, Richmond, VA 23219

Phone: 804-310-0641 Fax: N/A

Phone: 804-310-0641 Fax: --

Email: pg.environmental@dominionenergy.com

Email: jeffrey.miscikowski@dominionenergy.com

Representative: Lauren Faulkner

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.

E911 Address: 120 Tredegar St, Richmond, VA 23219

Is property in Agricultural Forestal District? ☒ No ☐ Yes

Phone: 804-217-2652 Fax: --

If Yes, what district:

Email: lauren.b.faulkner@dominionenergy.com

Tax Map and Parcel(s): 62-A-7 & 59-A-27

Deed Book Reference: DB 149 & 2887

Acreage: 220.888 Zoning: I-1

Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Location: 2134 Bremono Road, Bremono Bluff, VA 23022

Description of Property: Undeveloped parcels adjacent to the existing Dominion Bremono Station

Proposed Structure: Coal Combustion Residuals (CCR) Landfill and associated support structures

Dimensions of Building: N/A

Lighting Standards on Site: ☒ No ☐ Yes

of Employees: N/A

of Parking Spaces: N/A

Noise Limitations:

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.

Jeffrey Miscikowski

03/05/2025

Applicant Name (Please Print)

Applicant Signature and Date

OFFICE USE ONLY

Date Received: 3/7/25 Fee Paid: Application #: SDP 25:05
Election District: Folk Union Planning Area: Rural Development Number of Lots:

Total Fees Due at Time of Submittal

Sketch Plan: \$150.00

Minor Plan: \$550.00

Major Plan: \$1,100.00

Additional Fees Due at Time of Review

Street Sign Installation: \$200.00 Per Intersection

Amendment of Plan \$150.00

Outdoor Lighting Plan Review* \$ 50.00

Landscape Plan Review* \$ 50.00

Tree Protection Plan Review* \$ 50.00

* If not part of a Site Plan Review

Bremo Station - FFCP Management Facility

(SUP 21:03 AND ZMP 21:02)

Request for Variation of Sidewalk Regulations

TMP: 62-A-7 & 59-A-27

Date: March 31, 2025

Request:

In conjunction with a site plan submittal for the Bremo Station - FFCP Management Facility on Tax Maps and Parcel Numbers 62-A-7 & 59-A-27; the Applicant requests a variation to the zoning ordinance in accordance with section 22-23-6(6)(A).

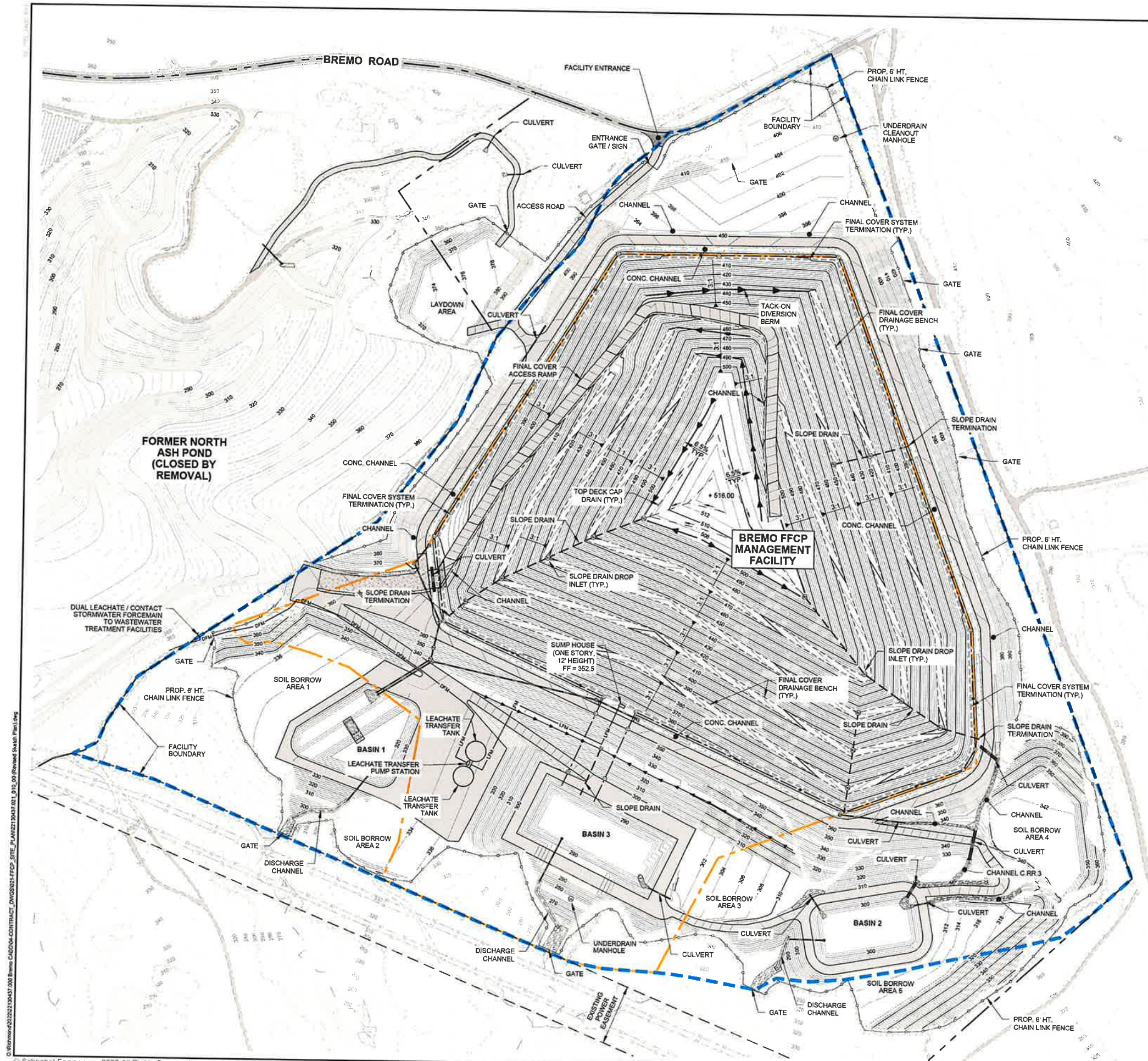
Specifics of Request:

- The applicant is proposing a fossil fuel combustion management facility (FFCP) for permanent storage of coal combustion residuals (CCR) regulated as a solid waste disposal facility by the Virginia Department of Environmental Quality (VDEQ) on a restricted site that will not have any public access. The applicant does not wish to build/provide a sidewalk in conjunction with the site plan as required in I-1 zoning districts.*
- The application of the requirement for a sidewalk on a solid waste disposal facility at 2134 Bremo Road would not further the goals and objectives of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.*
- It is further our opinion that the requirement for sidewalks, as stipulated in Section 22.23.6(A) on the lot or adjoining lots, make it unfeasible to provide the required sidewalks due to the existing physical conditions that exist along Bremo Road at this location.*

Please forward this request to the Fluvanna County Planning Commission for their consideration at the time of their review of the Sketch Plan.

Prepared and submitted on behalf of the Applicant by:

Andrew North, P.E.
Schnabel Engineering
9800 JEB Stuart Parkway, Suite 100
Glen Allen, VA 23059
(804) 649-7035



- LEGEND**
- PARCEL BOUNDARY
 - EX. TOPOGRAPHIC CONTOURS (2' INTERVALS)
 - PROP. TOPOGRAPHIC CONTOURS (2' INTERVALS)
 - EX. OVERHEAD ELECTRIC LINE
 - FACILITY BOUNDARY
 - WASTE MANAGEMENT BOUNDARY
 - DISPOSAL UNIT BOUNDARY / BOTTOM LINER ANCHOR TRENCH
 - PROP. UNDERDRAIN MANHOLE
 - PROP. GRAVEL ROAD
 - PROP. CONCRETE CHANNEL
 - PROP. CONTACT STORMWATER PIPE
 - PROP. CONTACT STORMWATER PIPE MANHOLE
 - PROP. CONTACT STORMWATER PIPE INLET
 - PROP. DRAINAGE BENCH
 - PROP. SLOPE DRAIN
 - PROP. SLOPE DRAIN DROP INLET
 - PROP. TOP DECK CAP DRAIN
 - PROP. TACK-ON DIVERSION BERM
 - PROP. NON-CONTACT STORMWATER MANHOLE
 - PROP. NON-CONTACT STORMWATER DROP INLET
 - PROP. NON-CONTACT STORMWATER PIPE / CULVERT
 - PROP. LEACHATE FORCEMAIN
 - PROP. RIP RAP CHANNEL ARMORING
 - PROP. 6' HT. CHAIN LINK FENCE

THIS SKETCH PLAN HAS BEEN PREPARED IN SUPPORT OF
THE DOMINION BREMO FFCP DEVELOPMENT
AS REFERENCED IN
SUP 21:03 AND ZMP 21:02
APPROVED BY FLUVANNA COUNTY ON JUNE 16, 2021.

SCANNED

RECEIVED

MAR 10 2025

Fluvanna County
Planning Dept

Schnabel ENGINEERING
1600 US Street, Suite 100
Fluvanna, VA 22943
Phone: 804-442-2035
Fax: 804-442-2034
info@schnabeleng.com

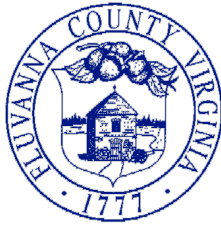
**DOMINION ENERGY
BREMO FFCP MANAGEMENT FACILITY
FLUVANNA COUNTY, VIRGINIA**

**REVISOR
SKETCH PLAN**



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DESCRIPTION	ORIGINAL ISSUE
REV	0



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commissioners

From: Jason Overstreet

Case Number: ZTA 25:05

District: Countywide Amendment

General Information:

This is a request for a public hearing to be held on Tuesday, May 13, 2025 at 7:00 pm to be heard by the Fluvanna County Planning Commission in the Morris Room in the County Administration Building, 132 Main Street, Palmyra VA 22963.

Requested Action:

Recommend advertisement for a public hearing to approve an amendment to the Fluvanna County Zoning Ordinance by adding § 22-1-3 to identify the County's GIS Map as the official zoning map of Fluvanna County.

Background Information: Our Code references but does not define the zoning map.

Recommended Motion:

I MOVE THAT THE PLANNING COMMISSION (APPROVE/ DENY / DEFER) RESOLUTION 2025-5 TO ADVERTISE A PUBLIC HEARING ON MAY 13, 2025 TO CONSIDER ZTA 25:05 TO AMEND THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA BY ADDING § 22-1-3 TO IDENTIFY THE COUNTY'S GIS MAP AS THE OFFICIAL ZONING MAP OF FLUVANNA COUNTY.

ZTA 25:05

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY ADDING §22-1-3 TO IDENTIFY THE COUNTY’S GIS MAP AS THE OFFICIAL ZONING MAP OF FLUVANNA COUNTY.

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

- (1) *That the Code of the County of Fluvanna, Virginia is amended by adding § 22-1-3 as follows:*

CHAPTER 22 ZONING

ARTICLE 1. - IN GENERAL

Sec. 22-1-1. - Title.

This chapter shall be known and may be cited as "The Zoning Ordinance of the County of Fluvanna, Virginia."

State Law reference— For state law as to zoning, see Code of Va., § 15.2-2280 et seq.

Sec. 22-1-2. - Purpose.

This chapter, together with the accompanying map, is adopted for the purpose of promoting the health, safety, or general welfare of the public and of further accomplishing the objectives of section 15.2-2283 of the Code of Virginia. This chapter has been designed (1) to provide for adequate light, air, convenience of access, and safety from fire, flood, impounding structure failure, crime and other dangers; (2) to reduce or prevent congestion in the public streets; (3) to facilitate the creation of a convenient, attractive and harmonious community; (4) to expedite the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, and other public requirements; (5) to protect against destruction of or encroachment upon historic areas; (6) to protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health or property from fire, flood, impounding structure failure, panic or other dangers; (7) to encourage economic development activities that provide desirable employment and enlarge the tax base; (8) to provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment; and (9) to promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the locality as well as a reasonable proportion of the current and future needs of the planning district within which the County is situated.

Sec. 22-1-3. – Zoning Map

The zoning map is composed of the digital GIS map, which is maintained by the Department of Planning and Zoning, and is incorporated by reference as part of this chapter. The zoning map is ~~the~~ available on the Fluvanna County website for public access. The location and boundaries of the districts created by this chapter are hereby established as shown on the zoning map. The zoning map also includes references to case numbers for rezonings, special use permits, site development plans, and other zoning cases processed by the County. The map also identifies easements as they apply to identified properties in the County.

Albemarle

Sec. 1.7 - Zoning map.

The zoning map is identified, and shall be interpreted, as follows:

A. Zoning map identified. The zoning map is composed of the several maps and digital source files, and all dimensions, symbols, notations, and designations shown on the maps and in the digital source files, is maintained by the Department of Community Development, and is incorporated by reference as part of this chapter. The zoning map is the digital form of the zoning map adopted on December 10, 1980, as amended by all zoning map amendments after that date. The zoning map also may exist in an analog zoning map book.

B. Zoning map establishes the location and boundaries of districts. The location and boundaries of the districts created by this chapter are hereby established as shown on the zoning map. The zoning map also includes symbols that represent the existence of conditions, including proffers, attaching to the zoning of a parcel on the zoning map.

C. Interpretation. The zoning map shall be interpreted as follows:

1. District lines follow lot lines and center lines; boundaries designated. The district boundaries shown on the zoning map are intended to follow the lot lines and the center lines of streets or alleys as they existed on December 10, 1980 and as hereafter amended; provided that where a district boundary obviously does not follow any lot line or center line, and is not depicted on an approved subdivision plat or site plan or described by dimensions or other means, the district boundary shall be determined by measurement using a scale.

2. Waterways, roads, streets, alleys, highways, railroads, and other rights-of-way; boundary not designated. All waterways, roads, streets, alleys, highways, railroads, and other rights-of-way (collectively, "features"), if not otherwise specifically designated and if not part of a parcel abutting the feature, shall be deemed to be in the same district as the immediately abutting parcels, and the departing boundary lines from those abutting parcels shall be deemed to extend to the centerline of the feature. If the center line of a feature serves as a parcel boundary, the zoning of the feature, if not otherwise specifically designated, shall be deemed to be the same as that of the parcel to which it is a part.

3. Superjacent and subjacent airspace. The superjacent and subjacent airspace of any unincorporated territory within the County shall be deemed to be within the same district as the parcel to which it pertains unless the superjacent or subjacent airspace is zoned otherwise by a zoning map amendment.

4. Areas not otherwise designated. The intent of this chapter is to have the entire unincorporated territory of the County within a district. Except for those features identified in subsection (C)(2), any area shown on the zoning map having a white background shall be deemed to be in the Rural Areas (RA) district.

5. Inconsistencies. If there is an inconsistency between any information shown on the zoning map and any decision made by the Board of Supervisors or an interpretation of the zoning map made by the Board of Zoning Appeals after December 10, 1980, then the decision of the Board of Supervisors or the interpretation of the Board of Zoning Appeals shall govern.

D. Alterations and amendments. The zoning map shall not be altered or amended in any way except in compliance with the procedures and standards established by this chapter for a zoning map amendment.

Goochland

Sec. 15-8. - Official zoning map.

- The official zoning map depicts the location and boundaries of the official zoning districts. The official zoning map is kept in the community development department and is available for public inspection during normal business hours. It may be kept in either hardcopy or digital form. The community development department maintains digital and/or printed copies of superseded versions of the official zoning maps for historical reference.

• Sec. 15-9. - District boundaries.

Where uncertainty exists as to the boundaries of any district shown on the official zoning map, the following rules apply:

A. Boundaries indicated as following shorelines will be construed to follow those shorelines and, in the event of a change in the shoreline, will be construed as moving with the actual shoreline.

B. Distances not specifically indicated on the official zoning map will be determined by the scale of the map.

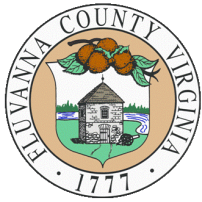
C. Where physical or cultural features existing on the ground differ from those shown on the official zoning map, or in other circumstances where the boundaries are unclear or uncertain, the board of zoning appeals is authorized to interpret the district boundaries.

Powhatan

Sec. 83-105. - Zoning district map.

(a) Generally.

(1) The zoning district map designates the location and boundaries of the various base zoning districts and overlay zoning districts established in this chapter. The zoning district map shall be



PLANNING COMMISSION
County of Fluvanna
Palmyra, Virginia
RESOLUTION No. 2025-05

**A RESOLUTION OF INTENTION TO AMEND THE CODE OF THE COUNTY OF
FLUVANNA, VIRGINIA BY ADDING § 22-1-3 TO IDENTIFY THE COUNTY’S GIS MAP AS THE OFFICIAL
ZONING MAP OF FLUVANNA COUNTY.**

WHEREAS, the regulations established in the Fluvanna County Zoning Code (“Zoning Code”) may from time to time be amended, supplemented, changed, modified or repealed by the governing body pursuant to § 15.2-2285 of the Code of Virginia; and

WHEREAS, in accordance with § 22-20-1 of the Zoning Code, the Fluvanna County Planning Commission (“Planning Commission”) can adopt a resolution of intention to propose an amendment to the Zoning Code; and

WHEREAS, the Planning Commission desires to propose an amendment to the Zoning Code by adding § 22-1-3 to identify the County’s GIS map as the official zoning map of Fluvanna County; and

WHEREAS, the Planning Commission finds that this proposed amendment ~~is~~is a matter of public necessity, convenience, general welfare or good zoning practice; and

WHEREAS, the Planning Commission shall hold a public hearing on such proposed amendments after notice as required by § 15.2-2204 of the Code of Virginia, and may make appropriate changes in the proposed amendment as a result of such hearing.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission proposes an amendment to the Zoning Code by adding § 22-1-3 to identify the County’s GIS map as the official zoning map of Fluvanna County; and

BE IT FURTHER RESOLVED, the Planning Commission authorizes the Director of Planning to advertise the proposed amendment for a public hearing on May 13, 2025; and

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Planning Commission at a meeting of the Commission held on the 8th day of April, 2025:

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Barry Bibb, Cunningham District						
Lorretta Johnson-Morgan, Columbia District						
Kathleen Kilpatrick, Fork Union District						
Howard Lagomarsino, Palmyra District						
Robert Dorsey, Rivanna District						

Attest:

Barry Bibb, Chair
Fluvanna County Planning Commission

Fluvanna County Planning Commission
BYLAWS AND RULES OF PRACTICE AND PROCEDURES
Adopted: March 11, 2025

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 regular 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 regular 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. DIRECTOR OF PLANNING. The Director of Planning 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 Practice and Procedures 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 Director of Planning 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 Morris Room, of the County Administration Building, located at 132 Main Street, Palmyra, VA 22963.

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

X. PUBLIC HEARINGS

A. **Once a notice for Public Hearing has been advertised, the Public Hearing will be conducted, unless the Planning Commission formally defers the matter to a future meeting. The postponement or cancellation of a public hearing shall be as follows:**

1. **The Chair, with concurrence of the Planning Director, shall have the authority to postpone a public hearing based on the weather or other extraordinary circumstances. The public hearing shall be rescheduled, if appropriate, and advertised as required by law.**
2. **Any public hearing that has been publicly advertised shall not be postponed based on a request from a non-County government entity or person absent extreme mitigating circumstances. The Chair, with concurrence of the Planning Director, will determine when such circumstances exist. If mitigating circumstances exist, the petitioner will bear any cost incurred by the County in providing public notification of the change and for the cost of advertising the new date of the hearing.**
3. **In all cases, County staff will ensure all Planning Commission members are provided timely notification of schedule changes. Further, staff will ensure the public and general news media are notified of changes to schedules which have been announced in public.**

XI. MEETING AND ATTENDANCE.

A. All meetings and business shall be conducted in accordance with these Rules, Robert's Rules of Order Newly Revised, 12th 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 Director of Planning 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 Director of Planning a copy of such item three (3) days prior to the meeting at which such person wishes to make a presentation.

D. The Director of Planning shall list all items requested on the agenda. If, in the opinion of the Director of Planning, 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 Director of Planning 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.

XII. 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. **"Caregiver" means a caregiver as defined by Va. Code § 2.2-3701.**
2. "Member" means any member of the Planning Commission.

3. "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. **For purposes of determining whether a quorum is physically assembled, an individual member who is a person with a disability as defined in Va. Code § 51.5-40.1 or is a caregiver as defined in Va. Code § 2.2-3701 and uses remote participation counts toward the quorum as if the individual was physically present.**
4. "Meeting" means a meeting as defined by Va. Code § 2.2-3701.
5. "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.
6. "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.
3. **For purposes of determining whether a quorum is physically assembled, an individual member who is a person with a disability as defined in Va. Code § 51.5-40.1 or is a caregiver and uses remote participation counts toward the quorum as if the individual was physically present.**

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, **or the member is a caregiver who must provide care for a person with a disability at the time the public meeting is being held 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 the member is a caregiver who must provide care for a person with a disability,** 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 (I) 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 XI shall be construed to prohibit the use of interactive audio or video means to expand public participation.

XIII. 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 Director of Planning.
- 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 Director of Planning 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.

XIV. 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.

XV. 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.

XVI. 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.

XVII. 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

**Fluvanna County
Comprehensive Plan Opinion Questionnaire**

The Fluvanna County Planning Commission is currently in the process of updating the County's Comprehensive Plan. The Planning Commission is seeking input regarding short- and long- term goals for community development within the County. Your input is needed and will remain confidential. Please **do not state your name or give any personal identifying information.** Your completed questionnaire can be returned to the Fluvanna County Planning and Zoning Office, 132 Main Street, Palmyra, VA 22963 or mailed to the Fluvanna County Planning and Zoning Office, P.O. Box 540, Palmyra, VA 22963. Completed surveys can also be e-mailed to planning@fluvannacounty.org. Please return your completed questionnaire no later than May 31, 2025.

1. Do you:

A. Live in Fluvanna County?	YES	NO
B. Work in Fluvanna County?	YES	NO
C. Own a business in Fluvanna County?	YES	NO
D. Own property in Fluvanna County?	YES	NO

2. If you live in Fluvanna County, what district do you live in?

____ Columbia	____ Cunningham	____ Fork Union
____ Palmyra	____ Rivanna	____ N/A – I do not live in Fluvanna County

3. Please select your age group.

____ Under 18	____ 18 to 34	____ 35 to 49	____ 50 to 64	____ 65 or over
---------------	---------------	---------------	---------------	-----------------

4. How many years have you lived in Fluvanna County?

____ Under 5 years	____ 5 to 10 years	____ 11 to 20 years	____ Over 20 years
--------------------	--------------------	---------------------	--------------------

5. If applicable, where did you live before you moved to Fluvanna County?

6. How many individuals live in your household?

____ 1	____ 2-4	____ 5-6	____ 7-8	____ 9+
--------	----------	----------	----------	---------

7. What kind of housing do you live in?

____ Single Family Dwelling	____ Apartment	____ Duplex	____ Mobile Home
____ Other (Explain) _____			

8. Do you rent or own?

____ Rent	____ Own	Other (Explain) _____
-----------	----------	-----------------------

9. What are the **three (3) best things** about living in Fluvanna County?

1. _____

2. _____

3. _____

10. Are you employed? (check all that apply)

____ Full-Time ____ Part-Time ____ Retired ____ Not Employed

____ Student ____ Actively Seeking

If employed, where is the location of your employment?

County, City or Town

State

11. What percentage of your weekly retail spending is done in Fluvanna County?

☐ 1-25% ☐ 26-50% ☐ 51-75% ☒ 76-100%

12. Please rate Fluvanna County as a place to:

Learn	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Live	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Play	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Raise a family	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Retire	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Operate a business	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Shop	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Work	EXCELLENT	GOOD	FAIR	POOR	NO OPINION

THE FOLLOWING QUESTIONS WERE DESIGNED BASED ON INPUT FROM THE COMMUNITY MEETINGS

13. Referring to the Community Planning Areas (CPA) identified per the previous update of the Fluvanna County Comprehensive Plan, in which areas do you believe future growth should occur? (circle your choices)

Columbia	Residential	Business/Commercial	Industrial	No Growth
Fork Union	Residential	Business/Commercial	Industrial	No Growth
Palmyra	Residential	Business/Commercial	Industrial	No Growth
Rivanna	Residential	Business/Commercial	Industrial	No Growth
Zion Crossroads	Residential	Business/Commercial	Industrial	No Growth

14. Referring to these CPAs, should they be expanded, reduced or eliminated? (circle your choices)

Columbia	Expand	Reduce	Eliminate	No Change
Fork Union	Expand	Reduce	Eliminate	No Change
Palmyra	Expand	Reduce	Eliminate	No Change
Rivanna	Expand	Reduce	Eliminate	No Change
Zion Crossroads	Expand	Reduce	Eliminate	No Change

15. What is your feeling about development in the County?

☐ The County is developing too much, too quickly ☐ The pace of growth is adequate
☐ More development is needed ☐ Unsure/No opinion

16. Does the County need to add trails or pedestrian/bike paths? ☐ Yes ☐ No

If yes, where? Please be specific. _____

17. Where would you like to see road improvements made in the County?

☐ Dixie (US 15 and Route 6) ☐ Colonial Circle ☐ Cunningham (Route 53 and Route 619)
☐ Route 618 (Lake Monticello Road) and Route 600 (South Boston Road)

Other (please specify): _____

18. What types of residential development does Fluvanna County need in the future? (check all that apply)

☐ None ☐ Apartments/condos ☐ Housing for senior/elderly
☐ Workforce housing ☐ Single family ☐ Townhouses
☐ Affordable housing

☐ Other (please specify): _____

19. What types of commercial development does Fluvanna County need in the future? (check all that apply)

☐ None ☐ Grocery stores
☐ Boutique shops (arts, unique items) ☐ Physicians/urgent care/dentists
☐ Retail (clothes, gifts, etc.) ☐ Specialty shops (coffee, ice cream, yogurt)
☐ Restaurants ☐ Repair shops (lawn mower, small engine)
☐ Banks ☐ Professional services (accountants, attorneys,
☐ Business incubator/shared bus. space ☐ surveyors, etc.)

☐ Other (please specify): _____

20. What types of industrial development does Fluvanna County need in the future? (check all that apply)

☐ None ☐ Call center/business process outsourcing
☐ Manufacturing – wood products ☐ Distribution center
☐ Manufacturing – packaging supplies ☐ Food and beverage processing center
☐ Data Center ☐ Utility-scale solar

☐ Other (please specify): _____

21. What should the County's priorities be for improving quality of life. Rank in order from
1 (most important) to 9 (least important).

☐ Health Care/Urgent Care ☐ Reliable Broadband
☐ Commercial Development ☐ Residential development
☐ Parks and Recreation ☐ Preserving open spaces, farms, forests
☐ Law Enforcement ☐ Fire and Rescue
☐ Communication between County and residents

22. Please rate Fluvanna County on each of the following community aspects **by circling your response**:

Law Enforcement	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Fire Protection	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Rescue Services	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Local Government Representation	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Trash Collection/Disposal	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Playgrounds/Parks/Recreation	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Preservation of Rural Areas/Open Spaces	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Preservation of Historic Structures/Areas	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Facilities/Activities for Youths	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Facilities/Activities for Seniors	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Tourism	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Business Attraction	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Shopping, Dining Choices	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Medical Facilities and Services	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Affordable Housing Options	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Code Enforcement	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
Overall Services provided by the County	EXCELLENT	GOOD	FAIR	POOR	NO OPINION

23. With respect to the future growth and development of the County, how important to you are the following issues? (circle the number that corresponds to the level of importance to each listed)

	Very Important	Moderately Important	Important	Minimally Important	Unimportant	No Opinion
Improving employment opportunities	5	4	3	2	1	0
Keeping taxes affordable	5	4	3	2	1	0
Working in the community in which you live	5	4	3	2	1	0
Encouraging business growth	5	4	3	2	1	0
Promoting the County as a tourist destination	5	4	3	2	1	0
Improving housing availability/affordability	5	4	3	2	1	0
Providing more public playgrounds/parks	5	4	3	2	1	0
Providing more facilities/activities for seniors and youths	5	4	3	2	1	0
Providing public safety	5	4	3	2	1	0
Preserving historic sites and structures	5	4	3	2	1	0
Protecting scenic views and vistas	5	4	3	2	1	0
Preserving farms and forests	5	4	3	2	1	0
Implementing a County wide recycling program	5	4	3	2	1	0
Addressing vacant/blighted structures	5	4	3	2	1	0
The availability of more retail choices, including grocery stores	5	4	3	2	1	0
The availability of more services, including medical facilities	5	4	3	2	1	0
Broadband	5	4	3	2	1	0
Expanding availability of public utilities (water, sewer)	5	4	3	2	1	0

24. What would likely cause you to leave Fluvanna County? (Choose Up to 3)

- | | |
|---|---|
| <input type="checkbox"/> Lack of recreational opportunities | <input type="checkbox"/> Lack of job opportunities |
| <input type="checkbox"/> Lack of facilities/activities for seniors and youths | <input type="checkbox"/> Lack of broadband/internet service |
| <input type="checkbox"/> Inadequate public services (incl. emer. services) | <input type="checkbox"/> Inadequate access to medical care |
| <input type="checkbox"/> Lack of educational opportunities | <input type="checkbox"/> Moving closer to family |
| <input type="checkbox"/> Tax rates | <input type="checkbox"/> Lack of businesses (retail, grocery, etc.) to support my needs |

☐ Other (specify): _____

25. Are you in favor of additional solar development in Fluvanna County?

- ☐ Yes ☐ No ☐ Unsure/No opinion
- ☐ Yes, with conditions

List conditions: _____

26. Are you in favor of the placement of data centers in Fluvanna County?

- ☐ Yes ☐ No ☐ Unsure/No opinion
- ☐ Yes, with conditions

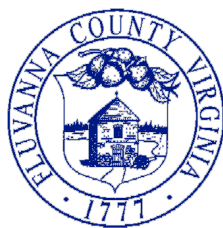
List conditions: _____

27. What transportation/transit options would you like to see in Fluvanna County?

- ☐ Expand JAUNT offerings ☐ Increased private transportation service (Uber, etc.)
- ☐ Expand/better promotion of RideShare
- ☐ Additional Park-and-Ride lots

List locations: _____

Thank you for taking the time to complete this survey!



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

Comprehensive Plan Citizen Surveys Suggested distribution locations

Paper Copies and Flyers

County Administration

Library

Fork Union Community Center

Flyers only

Post Offices

Beaverdam Market

Walmart

Cuppa Joe

Gia's

Freedom Drip

Ace's Hardware

BP at Crofton

Royal Cheesesteak

Marathon at Turkeysag

Wahoo BBQ

Danny's

EW Thomas

Fork Union Pharmacy

Jefferson Pharmacy

Sal's in Fork Union

Villa Nova's

Other Distribution Methods

Fluvanna Fan Mail

County web site

E-mail (list from the Community Meetings)

Fluvanna Review

**Fluvanna County Comprehensive Plan Update
Community Meetings
Summary Report**



DRAFT

Prepared by:

Fluvanna County Planning and Zoning Office

P.O. Box 540

132 Main Street

Palmyra, Virginia 22963

[INSERT DATE]

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APPENDICES

APPENDIX I – Community Meeting Public Notices
APPENDIX II – Community Meeting Sign-In Sheets
APPENDIX III – Community Meeting PowerPoint Presentation
APPENDIX IV – Exercise Worksheets

Introduction

Fluvanna County staff held a series of Community Meetings in late February/early March 2025 relating to the update of the Fluvanna County Comprehensive Plan Update. The purpose of these meetings was to inform citizens about the pending Plan Update and gather citizen input. All citizens were invited to these meetings, which were advertised in *The Fluvanna Review* (see APPENDIX I). The County posted the Community Meeting flyer at various locations in the County. The County also posted a notice for these meetings on its web site and sent out a notice via Fluvanna Fan Mail (see APPENDIX I), and announced the meetings during the February 18, 2025 Planning Commission and Board of Supervisors meetings. Meetings dates and attendance (according to meeting sign-in sheets) were as follows:

- Fork Union Community Center (February 25) – 25 citizens attended.
- Lake Monticello Fire House, Maple Room (February 27) – 23 citizens attended
- Antioch Baptist Church (March 4) – 16 citizens attended
- Columbia Baptist Church (March 8) – 24 citizens attended

At the beginning of the meeting, staff from the Fluvanna County Planning and Zoning Office provided a brief PowerPoint presentation on the Comprehensive Planning Process (see APPENDIX III). After the presentation, those in attendance were divided into two (2) breakout groups and given the opportunity to provide input relating to a vision for the County. They were given two separate exercises:

- P.A.R.K. (Preserve, Add, Remove, Keep out) Exercise – Attendees were asked to list:
 - Things they were like to see PRESERVED in the County.
 - Things they would like to see ADDED in the County.
 - Things in the County they would like to see REMOVED from the County.
 - Things they would like to KEEP OUT of the County.
- Mapping Exercise: Attendees were asked to mark on a map of the County areas where:
 - Future growth and development should occur?
 - Should the existing Community Planning Areas (CPA) be changed?
 - Should there be any new CPAs?
 - Should the Zion Crossroads Urban Development Area be changed?
 - What areas should be protected from future growth and development?
 - There are traffic issues/concerns.
 - Traffic congestion and/or safety issues.
 - Projects that are needed to improve transportation.
 - Whether existing public transportation sufficient to meet the County's needs, or there is a need/demand for additional public transportation?
 - If there is a need, where should additional facilities/routes be located?
 - What projects/amenities are needed to improve community character and quality of life

Citizen input from the meetings is summarized in the following pages. Common themes are listed first, followed by all input from each individual meeting.

Community Input – Common Themes

P.A.R.K. Exercise

Preserve:

Rural nature
Rural nature: farms, forests, livestock, wildlife, waterways (clean), gravel roads, orchards, vineyards
Historic character, historic sites, historic homes
Scenic beauty, scenic vistas/entry corridors
Natural resources, environmental resources
Low tax rates, relatively low taxes (compared to Richmond, Henrico, etc.)
Land use taxation
Agriculture/forestry, Ag/forestall districts, farms
Core services (fire/EMS, schools, law enforcement, Social Services)
Pleasant Grove Park
History of families – preserve, honor, share
Gentle/happy nature of people – friendliness
Sense of community – friendliness, community pride
Continue Find Fluvanna, work on Find Fluvanna
Continue grant programs, continue to pursue grants, grants for historic preservation/tourism
Land use (encourage people to keep their land), ways to preserve open space
Land use, (staying intact) – forests, pastures, open spaces
Native habitats
Starry nights (enforcement of lighting ordinance)
Low crime rate
Fire/Rescue and EMS
Appreciation for law enforcement, fire/rescue

Add:

Sewer/water in Fork Union (village)
Infrastructure for Fork Union/Columbia
Expand public utilities
Access to water, sewer in growth areas
Recreation opportunities, more recreation choices (all ages, all areas of the County)
Community center (recreation, seniors, teenagers, meeting space)
Places for teens/children (skating, recreation, movies, etc.)
YMCA or similar facility (intergenerational)
Center for seniors
Administration of blight (Compliance Officer) – make priority
Regulations for dealing with safety issues/blight issues
Small business park
More businesses in Fork Union/revitalization (banks, grocery stores, etc.)
Business (restaurants, grocery stores, shared business space)
More small businesses
Grocery stores (south side of county)

Firefly in Fork Union – misidentified spots (eligibility/availability)
Strong/clear ordinances that are enforced – reinforce vision
Stricter enforcement of ordinances (proffers, etc.) to reduce conflicts
Stricter rules for trash, blight
Medical professionals, urgent care (open on weekends)
Workforce housing, affordable housing, senior/disabled housing
Transportation (to and from Charlottesville, to and from Richmond, within the County),
public transportation, more public transit options
Incentives for teachers, first responders, workers at local businesses – housing, etc.
High-speed internet

Remove:

Blighted buildings/Blight/Unsafe buildings/Abandoned buildings/Remove or restore
Dilapidated buildings/publicize process for blight abatement
Litter/trash on roadsides
Businesses that destroy light sky character/light pollution

Keep out:

Unsavory businesses or events
Vape or cannabis shops/vape or tobacco stores/marijuana or cannabis facility,
Polluting industries/businesses that pollute
Storage units/additional storage units

A handful of issues got mixed responses from attendees at the meetings:

Solar facilities: Responses include: Keep out solar farms/fields; keep out (revisit ordinance); keep out the idea that solar is bad; Be smart about solar development (regulations); add solar farms; add solar panel use (small on properties); do it properly.
Data centers: Responses include: Keep out data centers; Add data centers; need smart, tight regulations; need to be self-sufficient; don't want a lot of them.
Development: Responses include: Expand growth areas; remove loopholes for development; remove restrictions on development; keep out policies that limit growth; keep out unregulated growth; keep out development at/near/around historic sites; remove opportunities to create another Colonial Circle.

Mapping Exercise

Utilities in Fork Union and Columbia
Traffic at Colonial Circle
More industry in Zion Crossroads
More recreation areas for seniors and youths
Low income housing
Stricter code enforcement
More areas for small business (move-in ready)

Community Input from Individual Meetings

Fork Union Community Center – February 25

P.A.R.K. Exercise

Preserve:

- Rural nature
- Historic character
- Scenic beauty
- Distinctive communities (preserve land that give them character)
- Natural resources
- Low tax rates
- Keep expenses reasonable
- Agriculture/forestry
- Developed areas (within boundaries) – don't overdo it
- Three main rivers (James, Rivanna, Hardware) – keep healthy
- Community spirit/identity
- Core services (Fire/EMS, schools, law enforcement, Social Services)
- Existing businesses
- Pleasant Grove Park
- History of families – preserve, honor, share
- Gentle/happy nature of people – friendliness
- Fork Union (Village)
- Continue Find Fluvanna
- Continue grant programs
- Country store at Pleasant Grove (hub showcasing crafts, brochures)
- Easements
- Ag/Forestal Districts
- Land use (encourage people to keep their land)
- Keep things clean, neat, attractive (countywide)
- Starry nights (enforcement of lighting ordinance)
- Cultural center/events space
- Low crime rate
- Town/community center (parks, etc.) – people-centered place
- Locally owned/operated stores

Add:

- Sewer/water in Fork Union (Village)
- Regulation dealing with removal of forestry
- Shopping options (concentrated, in strategic areas)
- Small business park
- Business/economic incentives (tax incentives, façade program, etc.)
- Collaboration with surrounding counties
- More recreation choices (all ages, areas of the County)
- Administration of blight (compliance officer) – make priority

Regulations for dealing with dealing with safety issues/blight issues
Beautification initiatives
Sunset provision on rezonings
Tax abatement (encourage private investment)
Revisit Landscaping Ordinance
Pursue grant programs (use SBDC, other groups)
Overlay districts/entrance corridors
Community involvement in schools (support)
Bring back major celebrations (Independence Day, History events, Juneteenth)
Hold developers responsible for rezonings
Focus on low-impact development
Architectural Review Board
More businesses in Fork Union/revitalization (banks, grocery stores, etc.)
More stringent enforcement on clearing things in Public Right-of-Way
Larger Public Hearing Signs
Firefly in Fork Union – misidentified spots (eligibility/availability)
Re-open Drive-in
Strong, clear ordinances that are enforced – reinforce vision
Resolve deed restrictions
Education/community involvement/Communication from County (improved)

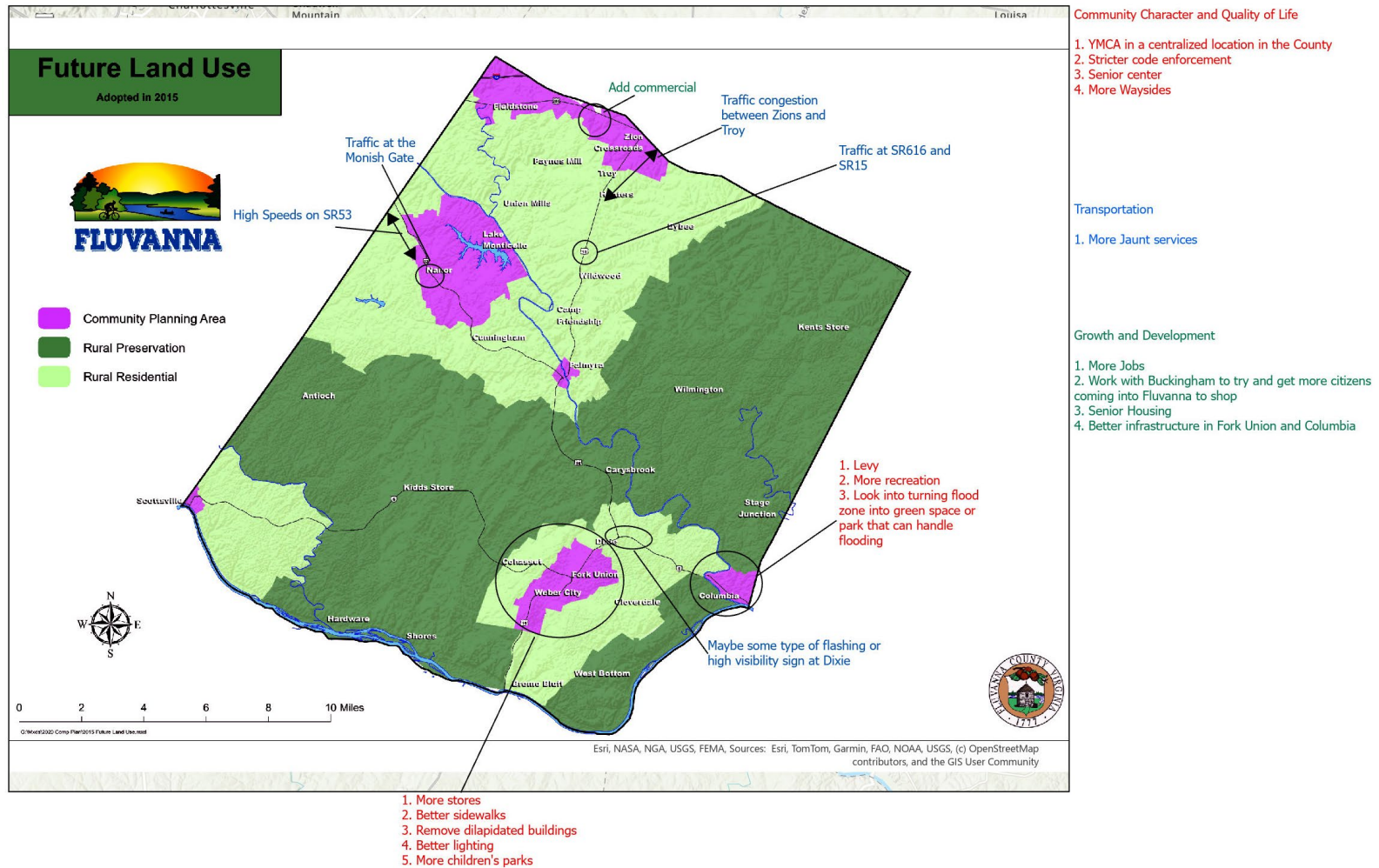
Remove:

Blighted buildings
Litter
Signs (advertising, etc.) – get the word out
Destruction of Forestry (example – U.S. 15 near Zion Crossroads)
Unsafe buildings
Abandoned buildings
Blight

Keep Out:

Businesses that pollute
Businesses that go beyond the County's needs
Data centers
“Unsavory” businesses
New/updated (expanded) strip malls
Vape/cannabis shops
ABC stores
Crime
Businesses that destroy light sky character
Solar fields
Cluster development

Fork Union Mapping exercise



Lake Monticello Fire House, Maple Room – February 27

P.A.R.K. Exercise

Preserve:

- Rivers
- Starry skies
- People (access to services)
- Adequate buffers between incompatible uses
- Historic sites
- Open lands
- Outdoor recreation opportunities
- Low crime
- Ways to preserve open space (easements, land use, Ag-Forestal districts, etc.)
- Agriculture/forestry
- Fire/rescue/EMS
- Drinking water
- Clean air
- Continue to pursue grants (economic development, historic preservation, etc.)
- Continue to work on Find Fluvanna
- Upkeep of current buildings (schools, Library, Sheriff's Office, fire departments)
- Parks (Pleasant Grove)
- Palmyra (seat of local government)
- Village areas (semi-self-sustained)
- Old buildings that contribute to historic character
 - story behind the buildings
 - restore for re-use)

Add:

- Medical professionals
- Expand growth areas
- Businesses (restaurants, grocery stores, shared business space)
- Central meeting space (places for larger events)
- Businesses that employ people, contribute to tax base (competitive salaries)
- Community center (recreation, seniors, teenagers, meeting space)
- Infrastructure for Fork Union, Columbia
- Lake Monticello water (change to County)
- Reasons for young people to stay
- Workforce housing
- Ampitheater
- Affordable housing
- More accesiblity
- Tiny houses
- Transportation (to and from Charlottesville, to and from Richmond, within the County)
- Zion Crossroads active transit
- Hold developers accountable for rezonings (building what they agreed to)

- Clean energy
- Stricter enforcement of ordinances (proffers, etc.) to reduce conflicts
- Stronger ordinances
- More and better school facilities
- More buildings in Palmyra historic district
- Monetize tourism
- Sports complex (destination)
- Arts complex
- Equity in access to clean water
- Walking/biking infrastructure
- Growth area by Goochland
- Data centers
- Diversify tax base
- Hold developers responsible for environmental impacts
- Women, people of color in elected/appointed positions
- Virtual comments in public meetings
- More involvement (local) in state matters

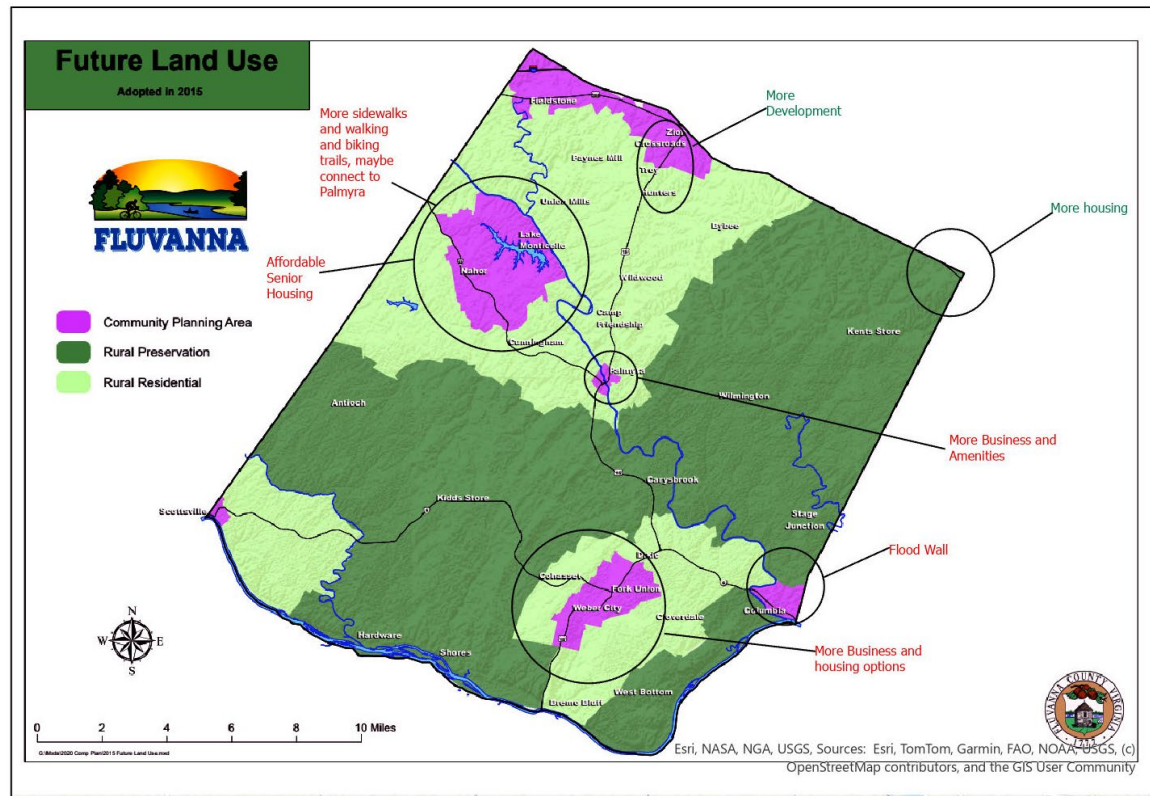
Remove:

- Outmoded housing policies
- Loopholes for development
- Restrictions on development
- Traffic congestion/poor traffic patterns
- Red tape
- Less land in rural preservation
- Barriers for citizen engagement

Keep Out:

- Additional storage units
- Vape/tobacco stores
- Crime
- Solar fields (revisit ordinance)
- Idea that solar is bad
- Data centers (need smart, tight regulation)
- Policies that limit growth
- Polluting industries

Rivanna/Palmyra Mapping exercise



Community Character and Quality of Life

1. More Apartments though out the County
2. YMCA in the County
3. A hotel
4. Skilled care or assisted care facilities
5. Bring in higher education facilities
6. Farmers Market that is not run by the County
7. More recreation centers for the whole population
8. More Schools
9. More job options
10. County swimming pool

Transportation

1. More transit to Charlottesville
2. Regular scheduled bus route that hits, Food Lion, each gate, New South Boston Gas Station, Columbia, Fork Union, Palmyra, Zions Crossroads.

Growth and Development

1. Better define Rural
2. More infrastructure in Columbia, Fork Union and Zions Crossroads
3. Possible more PUD and mixed land use
4. More professional buildings
5. More school are housing so children can walk to school

Antioch Baptist Church – March 4

P.A.R.K. Exercise

Preserve:

- Rural nature (for kids to play outside)
- Historic character
- Quality of rivers
- Quality of air
- Existing housing
- Historic homes
- Land use (staying intact)
 - Forests, pastures, open spaces
- Native habitats (plants)
- Small-town feel
- Small businesses
- Farms
- Enforce proffers/landscape ordinance
- Historic sites

Add:

- Grocery store (Fork Union, Zion Crossroads)
- Access to water, sewer in growth areas
- Public access to rivers, trails, natural areas (county-wide)
- Recreation opportunities
- Tourist attractions
- Better promotion of what's here (Find Fluvanna, enhanced marketing, etc.)
- More public transit options
- Urgent care (open on weekends)
- A couple more restaurants
- Aggressive (commercial) development of Zion Crossroads
- More (safe) bike-ped options
- Business-ready sites
- Senior/disabled housing
- Accessibility to existing structures/sites/communitywide events
- Assisted/tiered living, skilled nursing facilities, rehab
- More mental health
- Expand SPCA building
- Places for teens/children (skating, recreation, movies, etc.)
- Controlled solar
- Elementary school
- Hotel/B&B

Remove:

- Opportunities to create another Colonial Circle
- Blight

Coyotes
Unsafe buildings

Keep Out:

Unsavory businesses
Unsavory events
Marijuana/cannabis facility
Political signs past deadline
Figure out how to manage traffic from new development (example – start times)
Light pollution
Crime
Storage units
Unregulated growth
Be smart about solar development (regulations)
Invasive species
Development at/near/around historic sites
Additional pipelines (unless for infrastructure)

Columbia Baptist Church – March 8

P.A.R.K. Exercise

Preserve:

- Rural Nature: farms, forest, livestock, wildlife, water ways (clean), gravel roads, orchards, vineyards
- Historic Character
- Open Spaces
- Reason for young people to stay
- Affordable housing
- Environmental Resources
- Make sure elderly population is cared for: Senior resources
- Scenic vistas/entry corridors
- Community Character: Distant places, History behind those communities
- Waterways: keep clean (free of debris/trash)
- Gateways preserve what we want County to look like (pride, make people feel welcome:
 - Buffers, signage (more thoughtful)
 - Consistency with signage
 - Revisit sign ordinance
 - Need master sign plan.
- Pleasant Grove Park
- Ag/Forestal districts
- Conservation Easements
- Land use Taxation
- Work on Find Fluvanna
- Grants for historic preservation/tourism
- Existing Businesses
 - Help them stay here, expand
 - Enhance business opportunities
- Preserve/enhance non-profit offerings
- Sense of community
 - Friendliness, community pride
- Relatively low taxes (compared to Richmond, Henrico, etc.)
- Appreciation for law enforcement, Fire/Rescue
- Help established families stay
 - Preserve housing, restore area.
- Schools as integral part of community.

Add:

- More small businesses
- Urgent care (open on weekends)
- More medical options
- Grocery Stores (south side of the county)
- Strategic/equitable placement of recreational facilities

Incentives for teachers, first responders, workers at local businesses
-Housing, etc.
Affordable housing
Public Transportation
Incentives for seniors to stay
Incentives for property upkeep
Boat ramp near Carysbrook (Rivanna River)
Solar Farms
Central meeting space/community center/park
-south side of county (maybe old PO)
Restaurants
Expand public utilities
Country store at Pleasant Grove
-Works by artist, writers, crafts people
-Brochures
“YMCA” or similar facility (intergenerational)
Center for seniors
Infrastructure for Columbia, Fork Union
More compatible businesses
Strong, clear ordinances, enforcement
Stricter rules for trash, blight
High-speed internet
Low-impact development
-Applicants complete entire form
“Cliff notes” version of the Comprehensive Plan (summary)
Streamline communication
Increased presence on social media
Solar panel use (small on properties)
Grant writer
Support of clean-up efforts
-Volunteer, Court appointed.
Buffering (around pump stations, etc.)

Remove:

Trash on roadsides
Publicize process for blight abatement
Remove or restore dilapidated buildings
Implement flood mitigation in Columbia
-Relocation for renters in flood areas.
Attitudes resistant to change

Keep Out:

Data Centers
-Need to be self-sufficient
-Don't want a lot of them

New strip malls

- Repurpose existing space
- Focus on existing space

Unsavory business

Crime

Solar Farms

- Do it properly

Placing infrastructure in economically disadvantaged areas

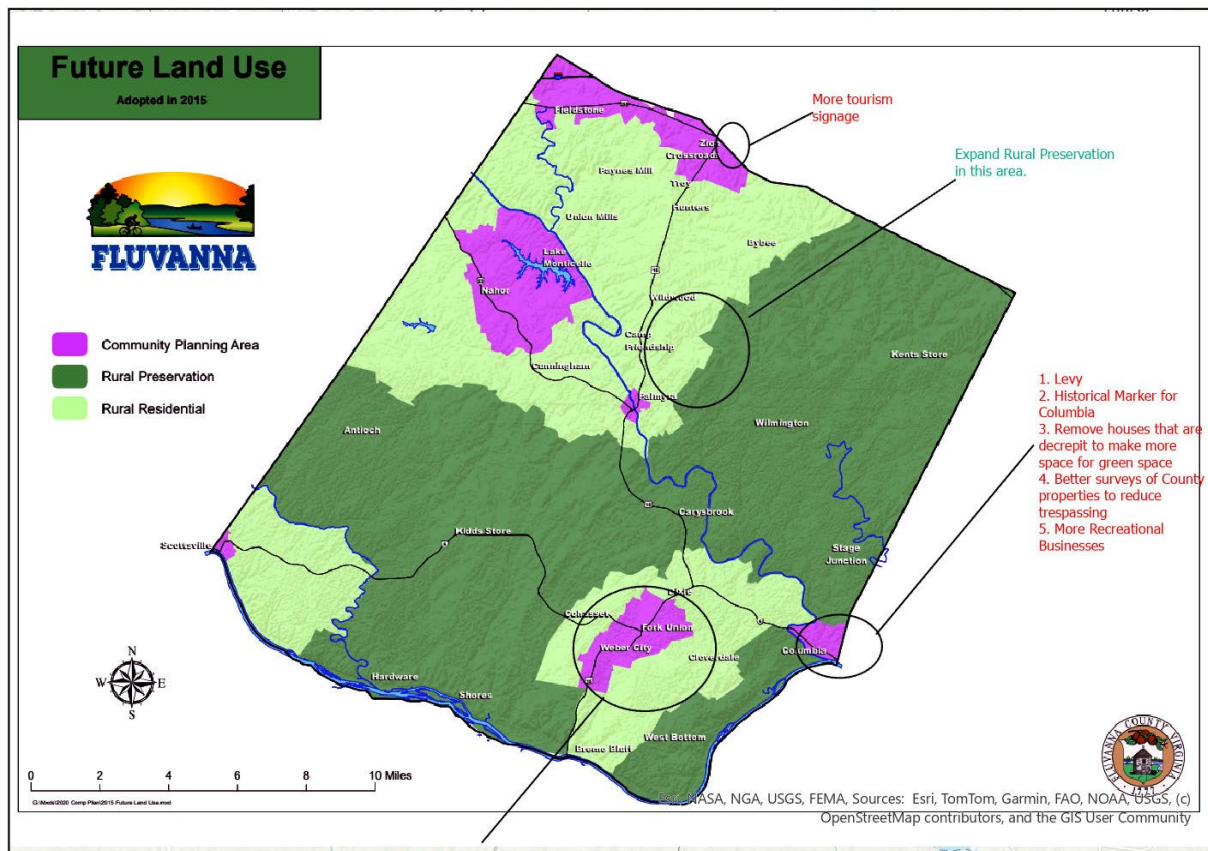
Polluting industries

Buildings that don't conform to/are incompatible with rural and historic and scenic character of the county

Speeding semis

- more enforcement of speed limits, truck restrictions
- restrictions where needed

Columbia Mapping exercise



Community Character and Quality of Life

1. YMCA in centralized county location
2. More business on east side of County
3. Highspeed Internet
4. More Proffers for Developers
5. Keep gateways to the County Welcoming
6. Help with landlocked properties
7. More ADA walking trails
8. Look into where County recreation is being placed
9. Residents getting discounts for using County Facilities
10. More waysides
11. Concentrate more on tourism
12. Make a small business park
13. Find anchor employers
14. Food Truck parks
15. Urgent care in the County

Transportation

1. Bus Service in the County serving: Fork Union, Columbia, Lake Monticello, Scottsville, Kents Store, West Bottom, Cloverdale, Willimington
2. More Jaunt Services

Growth and Development

1. Rezone Columbia
2. Increase minimum acreage on Subdivision lots.
3. Change lot size, 2 acres doesn't seem like Rural Preservation size

APPENDICES

APPENDIX I – Community Meeting Public Notices

APPENDIX II – Community Meeting Sign-In Sheets

APPENDIX III – Community Meeting PowerPoint Presentation

APPENDIX IV – Exercise Worksheets

Help Fluvanna County Shape its Long-Term Vision as it prepares to update the Fluvanna County Comprehensive Plan!

A series of community meetings will be held to inform citizens about the update of the County's Comprehensive Plan, and to give citizens an opportunity to provide input into the long-term vision for the County's future.

LOCATION

DATE/TIME

Fork Union Community Center
5725 James Madison Highway, Fork Union

Tuesday, February 25, 6:00 p.m.

Lake Monticello Fire House, Maple Room
10 Slice Road, Palmyra

Thursday, February 27, 6:00 p.m.

Antioch Baptist Church
4422 Antioch Road, Scottsville

Tuesday, March 4, 7:00 p.m.

Columbia Baptist Church
116 Rivanna Street, Columbia

Saturday, March 8, 1:00 p.m.

The Comprehensive Plan is a guide for a locality's future development. The Plan lays out the locality's vision for the future and outlines goals to achieve that vision, outlines ways to manage growth and protect what citizens think is special, and assists local officials with decision making. Public input is a crucial part of this process.

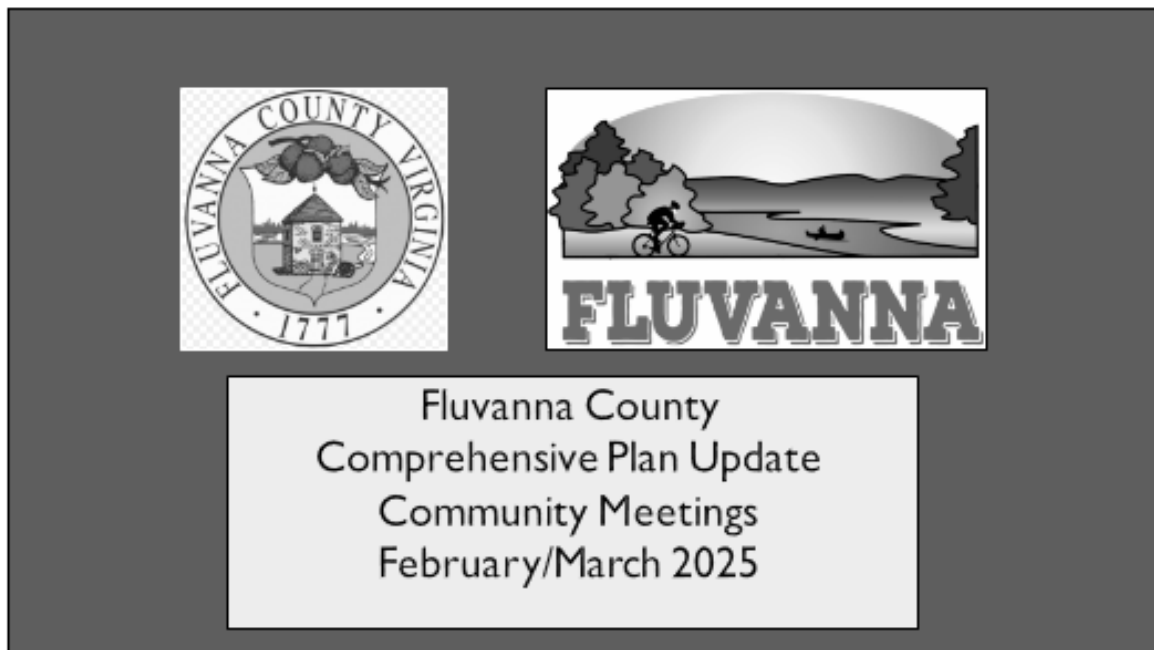
Staff from Fluvanna County will make a brief presentation on the process and then breakout attendees into groups for hands-on exercises to give input relative to the future development within the County.

Everyone is encouraged to attend and have their voices heard.



Don't miss this opportunity to help shape the future!

Anyone who would like more Information is encouraged to contact the Fluvanna County Planning and Zoning Office at (434) 591-1910.



BACKGROUND/SCOPE

- Plan requirements – Code of Virginia
 - Section 15.2-2223
 - Section 15.2-2230
- Scope of this update will entail:
 - Comprehensive revision of Plan
 - Maintain compliance with Code
 - Staff is working with the Fluvanna County Planning Commission and advisory groups:
 - Rural Preservation
 - Historic Preservation
 - Economic Development
 - Housing
 - Update of data from previous plan and inclusion of new data as needed.
 - Review and update (as needed) Future Land Use map; Goals and Strategies.
 - Public Outreach

A photograph of a wooden "WELCOME TO FLUVANNA COUNTY" sign set against a backdrop of trees and a road.

PUBLIC OUTREACH

- Public meetings
- Citizen Surveys



METHODS OF IDENTIFYING ISSUES

- Community meetings
- Citizen Surveys
- Research and analysis of available data
- Advisory Groups



WHAT IS A COMPREHENSIVE PLAN?

In short:

- A guide.
- A plan for what you want the community to look like in the future.
- Multiple components/extensive analysis involved.



WHY IS A COMPREHENSIVE PLAN IMPORTANT?

- Vision for the future.
- Outlines community goals.
- Manages growth.
- Protects what you think is special.
- Assists local officials with decision making.



WHAT A COMPREHENSIVE PLAN **CANNOT** DO

- *Make long-standing problems go away overnight.*
- Automatically solve all problems.
- *Regulate land use.*
- *Be effective if used only once or twice, or put on a shelf and not used at all.*
- *Be successful **WITHOUT** support from local policies and actions.*
- Be effective without strong financial commitment.

**“IF YOU DON’T HAVE THE
POLITICAL WILL TO STAY THE
COURSE, I DON’T CARE WHAT
PLAN YOU HAVE. IT’S NOT
GOING TO WORK.”**

FORMER COUNTY ADMINISTRATOR IN CENTRAL VIRGINIA

QUESTIONS ABOUT PRESENTATION



NOW WE WANT TO HEAR FROM YOU

Group Exercises

- P.A.R.K. Exercise
- Mapping

Ground Rules:

- **These exercises are for discussion, not debate.**
- **Success depends on participation.**
- **Stay on topic.**
- **All ideas are valid.**
- **Respect each other's thoughts/ideas.**
- **Disagree without being disagreeable.**



**THIS IS NOT A PUBLIC HEARING.
THIS IS A PUBLIC INPUT SESSION.**

Appendix IV

Fluvanna County Comprehensive Plan – P.A.R.K. Exercise (25-30 minutes)

For this exercise, participants will be asked to identify should identify:

P – Things in the County that they would like to see **Preserved**. Examples:

- Rural Nature
- Historic character

A – Things that they would like to see **Added** in the County. Examples:

- More shopping choices
- More health care options
- Public transportation

R – Things in the County they would like to see **Removed**. Examples:

- Blighted buildings
- Litter

K – Things they would like to **Keep Out** of the County. Examples:

- “Unsavory” businesses

Fluvanna County Comprehensive Plan – Mapping Exercise (25-30 minutes)

For this exercise, a map of Fluvanna County will be provided. Participants should identify and locate on the map (markers provided) project ideas for the County broken out into the following categories:

Growth and Development (GROWTH) – Mark ideas/areas in green

Where should future growth and development occur?

Should the existing Community Planning Areas (CPA) be changed? If so, how?

Should there be any new CPAs?

Should the Zion Crossroads Urban Development Area be changed? If so, how?

What areas should be protected from future growth and development (open/public spaces, etc.)?

Transportation – Mark ideas/areas in Blue

What areas see traffic congestion and/or safety issues?

What projects (alternate truck routes, secondary road improvements, intersection improvements, pedestrian/bike path, trails, etc.) are needed to improve transportation in the County?

Is the existing public transportation sufficient to meet the County's needs? Or is there a need/demand for additional public transportation?

If there is a need, where should additional facilities/routes be located?

Community Character and Quality of Life – Mark ideas/areas in Pink

What projects/amenities are needed to improve community character and quality of life? This could include:

- Recreational facilities
- Health care
- Retail businesses
- Restaurants
- Facilities for seniors/youth

Virginia administrative code has definitions for solid waste ([9 VAC 20-81-95](#)) and hazardous waste ([9 VAC 20-60](#)). Presumably all municipal landfills are operating under state permits, so it may not be necessary to explicitly say that hazardous waste cannot be put into landfills.

Albemarle – Sanitary landfill. The term "sanitary landfill" means a disposal facility for solid waste so located, designed and operated that it does not pose a substantial present or potential hazard to human health or the environment.

Solid waste. The term "solid waste" means garbage, refuse, sludges, and other discarded solid materials, including those from industrial, commercial, and agricultural operations, and from community activities.

Hazardous waste: Solid waste, other than household solid waste normally generated by residences in the community, that may, by itself, or in combination with other solid wastes, be infectious, explosive, poisonous, caustic, or toxic, or exhibit any of the characteristics of ignitability, corrosivity, reactivity or toxicity.

Culpeper - Sanitary landfill: An engineered land burial facility for the disposal of solid waste which is so located, designed, constructed and operated to contain and isolate the solid waste so that it does not pose a substantial present or potential hazard to public health or environment provided, however, that the term "sanitary landfill" shall not mean a land burial facility which only accepts nonputrescible solid waste.

Solid waste: All putrescible and nonputrescible wastes, whether in solid or liquid form, except liquid carried industrial wastes or sewage hauled as an incidental part of a septic tank or cesspool cleaning service, but including garbage, rubbish, cardboard, ashes, sewage sludge, refuse, trash, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semisolid wastes, dead animals or other discarded materials.

Cumberland - Garbage means all putrescible animal and vegetable wastes resulting from the handling, preparation and consumption of foods.

Refuse means all putrescible and nonputrescible solid waste, except body waste. Refuse includes garbage, rubbish and ashes.

Rubbish means all nonputrescible solid waste (except ashes). Rubbish consists of both combustible and noncombustible material, such as paper, cardboard, tin cans, yard clippings, wood, glass, crockery, metals and similar objects.

(Code 1990, § 9-2(1)–(4); Ord. of 5-10-1995)

Cross reference— Definitions generally, [§ 1-2](#).

- **Sec. 50-32. - Refuse disposal; limitations.**

All refuse in the county, except as provided in this article, shall be disposed of by depositing in designated containers, bins, receptacles, pits and/or trenches on county-owned refuse disposal sites, or on privately owned refuse disposal sites licensed by the commonwealth for which a conditional use permit has been granted pursuant to [section 74-583](#)(3).

(Code 1990, § 9-3; Ord. of 5-10-1995)

Goochland - *Waste facility* means a parcel of land which is maintain and supervised by the county or permitted by the state department of environmental quality in which some or all of the following may be deposited: refuse, institutional wastes, putrescible wastes, commercial wastes, construction wastes, debris wastes, demolition wastes, garbage, household wastes, industrial wastes, municipal wastes, residential wastes, rubbish, scrap metal, trash and white goods. It includes sanitary landfills, transfer stations, convenience centers or similar facilities.

Special definitions. For the purposes of this article, **the terms** commercial wastes, construction wastes, debris wastes, demolition wastes, garbage, industrial wastes, household wastes, municipal wastes, residential wastes, rubbish, scrap metal, trash, white goods, agricultural wastes, ash, asbestos, commercial wastes, chemical wastes, commercial chemical product, contaminated soil, compost, hazardous wastes, ignitable wastes, infectious wastes, manufacturing or mining by-products, lead acid batteries, coal combustion by-products and special wastes shall be ascribed the means as provided in **the Solid Waste Management Regulations of the Commonwealth of Virginia Department of Waste Management** (now the Commonwealth of Virginia Department of Environmental Quality) dated December 18, 1988, amended March 15, 1993 (VR 672-20-10), as the same may be amended from time to time, and the definitions of said terms are incorporated herein by reference.

Greene - *Hazardous material* means a substance or material in a form or quantity which may pose an unreasonable risk to health, safety or property when transported, and which the Secretary of Transportation of the United States has so designated by regulation or order.

Hazardous substance means a substance listed under United States Public Law 96-510, entitled the Comprehensive Environmental Response Compensation and Liability Act.

Hazardous waste means a solid waste or combination of solid waste which, because of its quantity, concentration or physical, chemical or infectious characteristics, may:

- (1) Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating illness; or
- (2) Pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of or otherwise managed.

Hazardous waste generation means the act or process of producing hazardous waste.

Household hazardous waste means any waste material derived from households, including single-family and multiple-family residences, hotels, motels, bunkhouses, ranger stations, crew quarters, campgrounds, picnic grounds and day-use recreation areas, which, except for the fact that it is derived from a household, would be classified as a hazardous waste.

Household waste means any solid waste normally derived from households, including single-family and multiple-family residences, hotels, motels, bunkhouses, ranger stations, crew quarters, campgrounds, picnic grounds and day-use recreation areas.

...

Sanitary landfill means a disposal facility for solid waste so located, designed and operated that it does not pose a substantial present or potential hazard to human health or the environment, including pollution of air, land, surface water or groundwater.

Sludge means any solid, semisolid or liquid wastes with similar characteristics and effects generated from a public, municipal, commercial or industrial wastewater treatment plant, water supply treatment plant, air pollution control facility or any other waste-producing facility.

Solid waste means any garbage, refuse, sludge and other discarded material, including solid, liquid, semisolid or contained gaseous material, that is household waste or resulting from industrial, commercial, mining and agricultural operations, or community activities, but does not include:

- (1) Solid or dissolved material in domestic sewage;
- (2) Solid or dissolved material in irrigation return flows or in industrial discharges which are sources subject to a permit from the state water control board; or
- (3) Source, special nuclear or byproduct material as defined by the Federal Atomic Energy Act of 1954, as amended.

Solid waste management facility means a site used for planned treating, long-term storage or disposing of solid waste. A facility may consist of several treatment, storage or disposal units.

Louisa - Sec. 62-2. - Limitations on disposal of solid waste at the landfill.

- (a) It shall be unlawful for any person to dispose of any solid waste at the county landfill that did not originate from within the boundaries of the county.
- (b) Upon request of landfill attendants, anyone bringing solid waste to the landfill for disposal shall certify that such waste originated or was generated within the boundaries of the county and identify the location in the county where the waste originated or was generated.
- (c) Any person who violates the provisions of this section shall be guilty of a class 4 misdemeanor and, upon any subsequent conviction within a period of 12 months, shall be guilty of a class 3 misdemeanor. They have definitions for various kinds of solid waste (household, institutional) but no discussion of hazardous waste.

Powhatan - Sec. 66-32. - Free disposal in convenience center; restrictions.

County residents, households or property owners displaying proof of residency in the county are allowed free disposal of their normal waste in the convenience center. Normal waste shall not include brush, construction and demolition wastes, trees, tree stumps and wood of any kind, or any other material prohibited at the convenience center by [section 66-35](#). However, small amounts of construction and demolition waste generated at a residence may be disposed of at no cost, no more than once per month, provided such waste is limited to the amount contained in one level pickup truck load without supplemental sides. For purposes of this section, persons displaying valid proof of residency shall be presumed to be residents of the county.

If a land owner does not have proof of residency, the county administrator may issue a temporary permit to allow such land owner temporary access to the convenience center for disposal of waste as allowed in [chapter 66](#).

Hazardous waste means a solid waste or combination of solid waste which, because of its quantity, concentration or physical, chemical or infectious characteristics, may:

- (1) Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating illness; or
- (2) Pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise damaged.

Normal waste means solid waste comprising of garbage and rubbish (such as bottles, cans, clothing, compost, disposables, food packaging, food scraps, newspapers and magazines) that originates from private homes or apartments.