



**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING AGENDA**

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

June 10, 2025

**7:00pm Regular Meeting**

**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 May 13, 2025 – Todd Fortune, Director of Planning

**5 – PUBLIC COMMENTS #1 (5 Minutes Each)**

**6 – RESOLUTIONS**

B ZMP 25:01 – BHL Group/Fluvanna County – Todd Fortune, Director of Planning

**7 – PUBLIC HEARING**

C SUP 25:03 – Fork Union Drive-in – Jason Overstreet, Senior Planner

D ZMP 25:01 – BHL Group/Fluvanna County – Todd Fortune, Director of Planning

E ZTA 25:02 – Solid Waste – amend the “Code of the County of Fluvanna, Virginia,” by amending § 22-22-1 – Todd Fortune, Director of Planning

**8 – SITE DEVELOPMENT PLANS**

F SDP 25:06 – Fork Union Fire Training Building – Todd Fortune, Director of Planning

**9 – SUBDIVISIONS**

G None

**10 – PRESENTATIONS**

H None

**11 – UNFINISHED BUSINESS**

I Comprehensive Plan Update – Todd Fortune, Director of Planning

J Food Trucks – Todd Fortune, Director of Planning

K Community Meetings – Todd Fortune, Director of Planning

**12 – NEW BUSINESS**

L None

**13 – PUBLIC COMMENTS #2 (5 minutes each)**

**14 – ADJOURN**

Planning Director Review

*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.*

\*\*\*\*\*

## **PLEDGE OF ALLEGIANCE**

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

\*\*\*\*\*

## **ORDER**

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

## **PUBLIC HEARING RULES OF PROCEDURE**

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

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

*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.*



**FLUVANNA COUNTY PLANNING COMMISSION  
MEETING MINUTES  
132 Main Street Palmyra, VA 22963,  
Tuesday, May 13, 2025  
Work Session 6:00 | Regular Meeting 7:00 pm**

**MEMBERS PRESENT:**

Barry Bibb, Chair  
Howard Lagomarsino, Vice-Chair  
Kathleen Kilpatrick, Commissioner  
Lorretta Johnson-Morgan, Commissioner  
Bob Dorsey, Commissioner  
Mike Goad, Board of Supervisors Representative

**STAFF PRESENT:**

Todd Fortune, Director of Planning  
Dan Whitten, County Attorney  
Margie Bamford, Administrative Assistant  
Eric Dahl, County Administrator  
Kelly Harris, Assistant County Administrator  
Jason Overstreet, Senior Planner  
Alex Porter, Planner/GIS Technician

**WORK SESSION:**

- **WORK SESSION CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:**  
At 6:00 pm Chairman Bibb called the May 13, 2025 work session to order, led in the Pledge of Allegiance, and conducted a Moment of Silence.
- **Village Residential District:**
  - Mr. Fortune presented his power point as a starting point for discussion to create a Village Residential District for the Town of Columbia and discussion to use it for other villages in the County. This is done after several developers called the Planning Department for development in Columbia and it had been discovered that it was not possible due to the zoning and lot size and the need for water and sewer. Mr. Fortune also presented a draft ordinance for review that outlines some of the proposed ideas. Ms. Johnson-Morgan wanted to then know the boundaries the Planning Department was going to use to determine the new district, Mr. Fortune displayed the Columbia Zoning Map and outlined the current area for her. The flood zone was then discussed in relation to the zoning and the FEMA flood map was displayed for the Commission.
  - Ms. Kilpatrick discussed the different business and residential zoning that would have to be developed and also wanted to know how the County was going to determine what a “Village” was. Ms. Kilpatrick also discussed possibly creating an overlay district for each individual village. Mr. Whitten then discussed the cost of adding sewer to Columbia and the possibility that when the zoning for when Columbia was created was possibly grandfathered in, but now Columbia has been rezoned when the town status went away and most of the lots are now non-conforming. Ms. Johnson-Morgan expressed concerns over changing zoning to add townhouses or other uses that developers were bringing in and that if individual residents wanted to allow this that was different. Ms. Johnson-Morgan was concerned the County was doing this to appease developers not the residents of Columbia.
  - Ms. Johnson-Morgan wanted to discuss the boundaries of Columbia again, wanting to better understand where the borders were going to be. She also discussed having community meetings to see what the residents thought about this zoning district. Mr. Dorsey agreed with community meetings but brought up concerns that citizens were going to want zoning from many years ago. Ms. Johnson-Morgan then stated that during previous community meetings she was understanding that the community was expressing concerns about the business district on East River Rd not the residences. Mr. Bibb then stated that nothing can be done until the flooding is addressed since heavy flooding has damaged the town in the past. Mr. Whitten stated that the Commission might want to consider residences due to the Cobb Creek Reservoir being constructed in Cumberland and that rooftops will bring in businesses.
  - It was then discussed by several Commission members lot sizes as they currently are in Columbia and how they will not be meeting sewer and water requirements, it was also discussed that properties further north of Columbia could eventually be developed as well in the future. The community meetings for the Comprehensive Plan were discussed and Ms. Johnson-Morgan and Ms. Kilpatrick discussed what their individual groups

requested for both Columbia and Fork Union and how this District Zoning would meet and not meet those needs. Mr. Fortune did remind the Commission that there were Community Plans on file but they were extremely dated.

- Mr. Dorsey then requested that during the community meetings that the Planning Department try and create a model of what they zoning would look like for presentation to make it easier for the community to understand since he thought the ordinance was hard for a citizen to understand. Images from another village were presented to see what it could look like. Ms. Kilpatrick agreed with that idea and also discussed having different zoning for the different villages in the county. Fork Union was then discussed by several members, they were trying to discuss boundaries and the definition of a village was discussed again. Several members also discussed overlay districts again. It was decided by several members that the Planning department would do more research, schedule at least one community meeting in Columbia and bring it back to the Commission when that was completed.

- **ADJOURNMENT:**
  - Mr. Bibb adjourned the work session at 6:48pm.

**REGULAR MEETING:**

- **MEETING CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:**  
At 7:00 pm Chairman Bibb called the May13, 2025 regular meeting to order, led in the Pledge of Allegiance, and conducted a Moment of Silence.
- **Adoption of the Agenda:**

<b>MOTION:</b>	To Approve the Adoption of the Agenda of the Planning Commission meeting for May 13, 2025 Meeting with removal of the Landscaping Ordinance discussion.				
<b>MEMBER:</b>	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
<b>ACTION:</b>				<b>Motion</b>	<b>Second</b>
<b>VOTE:</b>	Aye	Aye	Aye	Aye	Aye
<b>RESULT:</b>	<b>5-0 Approved</b>				

- **Director’s Report:**
  - **Staff Updates:**
    - Margie Bamford is leaving her position as Administrative Programs Specialist to take a position with the Sheriff’s Office.
      - Her last day with the Planning and Zoning Department will be May 23.
      - The Administrative Programs Specialist Position will be advertised soon
    - **There is one public hearing on the agenda for tonight.**
      - ZTA-GIS as the County’s official zoning map.
    - There are two SDP sidewalk waiver requests that will be presented to the Commission tonight for review.
      - Project Hoops
      - Artful Lodger
    - There are two resolutions for proposed Zoning Text Amendments that will be presented to the Commission tonight for approval
      - Solid Waste
      - Sidewalks

- **Future Meetings-**

Day	Date	Time	Public Hearings and Public Meetings	Location
Tuesday	Jun 10, 2025	6pm 7PM	Work Session (TDB) Regular Meeting	Morris Rm
Tuesday	Jul 8, 2025	6pm 7PM	Work Session (TDB) Regular Meeting	Morris Rm
Tuesday	Aug 12, 2025	6pm 7PM	Work Session (TDB) Regular Meeting	Morris Rm

- **Minutes:**

<b>MOTION:</b>	To Approve the meeting minutes from March 11, 2025				
<b>MEMBER:</b>	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
<b>ACTION:</b>		<b>Motion</b>			<b>Second</b>
<b>VOTE:</b>	Aye	Aye	Abstain	Aye	Aye
<b>RESULT:</b>	<b>4-0 Approved, 1 Abstain</b>				

<b>MOTION:</b>	To Approve the meeting minutes from April 8, 2025				
<b>MEMBER:</b>	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
<b>ACTION:</b>		<b>Motion</b>			<b>Second</b>
<b>VOTE:</b>	Aye	Aye	Aye	Aye	Aye
<b>RESULT:</b>	<b>5-0 Approved</b>				

- **Public Comments:**

- Mr. Bibb opened the first round of public comments at 7:06pm. Mr. Isaac Shelley, 3414 Rolling Rd South, wanted to discuss the Columbia Village district creation and his thoughts on the public water and sewer. He also discussed the boundaries of Columbia and his plans for the property he owns in the village. No one else came forward, Mr. Bibb closed the first round of public comments at 7:11pm.

- **Public Hearings:**

- **ZTA 25:05-GIS Zoning Map, Jason Overstreet, Senior Planner-**

- Mr. Overstreet presented a power point on the proposed ZTA accepting the GIS map as the Counties official zoning map.
    - Mr. Bibb opened the Public Hearing at 7:14pm. With no one coming forward, Mr. Bibb closed the public hearing at 7:14pm.
    - Mr. Dorsey did want to confirm with Mr. Overstreet that the online GIS map was updated more than the paper one. Mr. Overstreet confirmed that is was.

<b>MOTION:</b>	I move that the Planning Commission recommend approval of ZTA 25:05, on ordinance to amend the Code of the County of Fluvanna, Virginia by adding Section 22-1-3 to identify the County’s GIS map as the official zoning map of Fluvanna County.				
<b>MEMBER:</b>	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
<b>ACTION:</b>		<b>Second</b>			<b>Motion</b>
<b>VOTE:</b>	Aye	Aye	Nay	Aye	Aye
<b>RESULT:</b>	<b>5-0 Approved</b>				

- **Site Development Plans-**

- **Sidewalk Waiver for Project Hoops, Todd Fortune, Director of Planning-**

- Mr. Fortune presented his power point on the sidewalk waiver that was requested by the developer of the project, as well as the fact that the site development plan was accepted previously by the Commission.
    - Ms. Johnson-Morgan discussed concerns about the County waiver with so many sidewalks due to future uses in the county. She wanted to know why the County was pushing for more development but allowing sidewalks to be waived. Mr. Fortune advised that historically the Commission had waived sidewalks in the “I” and “B” districts in the past. Ms. Johnson-Morgan was still concerned about pedestrian traffic in the area and if a sidewalk would be beneficial for citizens. Mr. Whitten stated that sidewalks also interfered with the size of vegetative buffers on properties as well. Ms. Kilpatrick raised concerns about citizens walking through properties and it being a

liability to the businesses. Mr. Whitten stated that VDOT would have to give approval and they may not give approval due to the speed limit in the area.

- Ms. Johnson-Morgan Stated the community wanted to know why sidewalks are being waived as well. She also raised concerns about the lack of bicycle lanes on Rt. 15 as well. Mr. Lagomarsino stated that where he understood the concerns, there was also a possibility the roadway would be widened in the area if more development occurred, so the sidewalks would have to be moved if that happened. Mr. Lagomarsino also brought up concerns that there were no sidewalks in the area so it would serve no purpose to have a sidewalk there currently. Ms. Kilpatrick stated that the county citizens want business as a relief from taxes and the Commission needed to encourage that and that perhaps vegetative buffer would be a better since the property is an entrance corridor. Ms. Johnson-Morgan commented on the future developments and need for sidewalks in the area due to the amount of citizen foot traffic on Rt. 15 currently and the addition of large tractor trailers due to the warehouse that is being constructed.

MOTION:	I move that the Planning Commission approve a request for a variation to the sidewalk regulations required by Section 22-23-6 of the Fluvanna County Code for SDP 25:03.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion	Second		
VOTE:	Aye	Aye	Aye	Aye	Nay
RESULT:	4-1 Approved				

- **SDP25:04-Artful Lodger Sidewalk Waiver, Jason Overstreet, Senior Planner-**
  - Mr. Overstreet presented a power point on the sidewalk waiver for the minor site plan. Mr. Overstreet did advise the Commission that this did not come before them for site plan development approval since it was a minor site development.
  - Mr. Goad wanted to know why there were so many waivers coming up recently to the Commission. The Planning Department staff stated they did not know why so many had come up recently. There were no further questions from the Commission.

MOTION:	I move that the Planning Commission approve a request for a variation to the sidewalk regulations required by Section 22-23-6 for SDP 24:05				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Aye	Aye	Nay
RESULT:	4-1 Approved				

- **Resolutions:**
  - **ZTA 25:02-amend the definition of “Solid Waste Material Recovery Facility” and “Solid Waste Collection Facility”**
    - Mr. Fortune presented the ZTA to the Commission, stating this ZTA was deferred until staff had time to research how other counties defined solid waste and hazardous waste. There were no questions from the Commission.

MOTION:	I move that the Planning Commission approve resolution to advertise a public hearing on June 10, 2025 to consider ZTA 25:02-an ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia”				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZTA 25:06-Amendment to remove sidewalk requirements from I-1 and I-2 Industrial Zoning Districts.**
  - Mr. Fortune presented to the Commission his PowerPoint on the information to remove sidewalk requirements in Industrial districts.
  - Mr. Goad wanted to know if there were any pending plans that this ZTA would affect, Mr. Fortune was not aware of any. Mr. Whitten stated that sidewalks could still be offered in the re-zoning phase with proffers. Ms. Kilpatrick had questions about wording and if it allowed for sidewalks to be asked for in situations where there were already sidewalks in place, such as residential or school areas. She also wanted to know if there was a restriction on materials, so that more green materials could be used. There were no further questions from the Commission

MOTION:	I move that the Planning Commission approve resolution to advertise a public hearing on June 10, 2025 to consider ZTA 25:06 to amend the Code of the County of Fluvanna, Virginia by amending Sections, 19-8-8, 22-11-11, 22-12-11, 22-23-6 and 22-23-7 to remove the sidewalk requirements from I-1 and I-2 Industrial Districts.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			
VOTE:		Aye			
RESULT:	Denied due to lack of a second				

- **Presentations**
  - None
- **Subdivisions:**
  - None
- **Unfinished Business:**
  - **Comprehensive Plan-Todd Fortune, Director of Planning:**
    - Mr. Fortune presented a power point on the Committee updates and presented the numbers for the online survey participation
  - **SUP 25:01-Sprouse-Specialty Retail Store-Jason Overstreet, Senior Planner.**
    - Mr. Overstreet Presented the information to the Commission from last months meeting and the deferral for the retail store. The information was presented on the community meeting, the number of attendees and the concerns that were raised by the citizens. Mr. Overstreet also went over the new stipulations that were added into the SUP as well if approved as well as approved VDOT traffic information on crashes within the last 8 years.
    - Commission members questioned Mr. Sprouse on his hours, on the safety measures, such as a back stop, and the location of the archery range as well. They also confirmed that there would be no shooting of fire arms on the property as well. Mr. Bibb provided photos he had taken of the facility to the other Commission members to show where the location of the range would be and Mr. Bibb also commented on his thoughts of the traffic since he had entered and exited the property. Mr. Bibb also had distances to the local fire department and rescue squad he provided to the Commission members.
    - Ms. Johnson-Morgan had questions about what the other house on the property would be used for and Mr. Sprouse was unable to provide an answer, citing he was not the owner of the property and didn't know what the owner had planned for it. Mr. Bibb had questions about hunting and how the no shooting of firearms on the property would be handled. Mr. Goad also had questions about it and said it was his understanding that the no shooting included hunting, but only on the seven acres, not on the rest of the owner's property which surrounded the property the SUP was contained too. Mr. Johnson-Morgan brought up the

concerns of citizens with hunting on the property as well as the traffic concerns citizens had brought up in the community meetings and that a citizen spoke to her and said he had talked to his neighbors and they as well as himself, wanted a traffic study done in the area.

- Ms. Kilpatrick stated that she was at the community meeting and that most of the citizens seemed less concerned once Mr. Spouse stated the archery range would be enclosed and that information had been provided to a citizen with concerns to hunting for the Virginia Department of Game and Wildlife Resources. Mr. Kilpatrick also stated she noticed that the biggest concerns were over traffic in the area, not due to Mr. Sprouse’s store, but due to ongoing issues in the area and that it seemed to be an enforcement issue not a traffic study issue.
- Ms. Johnson-Morgan also raised concerns that neither she nor had the BOS representative had been notified of the community meeting and that she is not sure if who she spoke to was the same person that was at the meeting and that person said different things were said. Mr. Bibb once again stated he was not concerned with the traffic in the area and again offered photos of the entrance. Ms. Johnson-Morgan stated she did have concerns because she drove the road everyday and thought that the number of clientele Mr. Sprouse was going to bring in was going to cause traffic problems. Ms. Kilpatrick stated that she thinks that getting enforcement in the area should handle the citizens’ concerns and that the community at the meeting as a whole, with the exception of one citizen, seemed favorable to the store.

MOTION:	I move that the Planning Commission recommends approval of SUP25:01, a special use permit request in the A-1, Agricultural, General District to operate a specialty retail store on a 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.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion	Second		
VOTE:	Aye	Aye	Aye	Aye	Nay
RESULT:	4-1 Approved				

- **Food Trucks-**
  - Mr. Fortune discussed the letters sent out to the food truck vendors and presented the 2 answered that he received back.
  - Mr. Bibb stated he did have concerns about the food trucks parking in the residential areas and in front of people’s houses. Mr. Fortune did state that the ordinance did have wording added due to the addition of meals taxes in Fluvanna County. Ms. Johnson-Morgan wanted to confirm if this was for food trucks coming in for special events or more permanent food trucks and that the formation of an ordinance was cause food trucks to not want to come to Fluvanna County. Mr. Bibb stated that the person that had come in before was complaining about his signs that had nothing to do with the ordinance. Ms. Johnson-Morgan stated once again that trucks are not coming into the County because of this. Mr. Whitten stated that in some counties there is wording in their ordinances to exclude special events so they wouldn’t have to come into zoning for approval. It would just be the trucks that are in the county on a permanent basis and that there is no fee with the ordinance, just a permit.
  - Mr. Goad suggested if they are already going to the Commissioner of the Revenue could there be a joint form between them and Planning to cover this. Mr. Whitten has a meeting with the Commissioner at a later date and will bring this up to him. Ms. Johnson-Morgan wanted to know as a event coordinator if she was responsible to collect the meals tax or who was supposed to collect it in the instance of a special event. Mr. Whitten explained the process to her and assured her that if vendors operated in other counties with meals taxes they were familiar with how to handle it. Mr. Goad stated that the Commission should wait until after the meeting between the County Attorney and the County Commissioner of the Revenue to see what they discuss.

- **New Business:**
  - There was a discussion by Ms. Johnson-Morgan on adjusting the way community meetings were handled. Neither she nor the area BOS member were made aware of

the community meeting for the Sprouse SUP and she stated she was approached by numerous other citizens in the county upset that they were not invited to participate. Mr. Fortune and Mr. Bibb stated that 109 letters were sent out in a 1-mile radius of the SUP location, but confirmed nothing was put in the Fluvanna Review.

- **Public Comments #2:**
  - Mr. Bibb opened the second round of public comments at 8:24 PM and Tracey Smith, 2 Sandy Beach Ct, came forward and spoke against the Sprouse SUP and concerns of speeding in the area of North Boston Rd. She was also concerned about the sidewalk waivers and how it will impact pedestrians in the area. With no one else coming forward, Mr. Bibb Closed the second round of Public Comments at 8:26pm.
- **ADJOURNMENT**
  - Chair Bibb called for a motion to adjourn the May 13, 2025 Planning Commission regular meeting.

MOTION:	Motion to Adjourn the March 11, 2025 Planning Commission regular meeting at 8:19 pm.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:			Second		Motion
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

Minutes were recorded by Margie Bamford, Administrative Programs Specialist.

\_\_\_\_\_  
Barry Bibb, Chair  
Fluvanna County Planning Commission



---

## COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

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

### PLANNING COMMISSION STAFF REPORT

**To:** Fluvanna County Planning Commissioners

**From:** Todd Fortune, Director of Planning

**Case Number:** ZMP 25:01

**District:** Columbia

**General Information:**

This is a request for a public hearing to be held on Tuesday, June 10, 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 consider a request to amend the Fluvanna County Zoning Map to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District 36.187 +/- acres of Tax Map 11 Section 9 Parcel 3.

**Background Information:**

This is a request to rezone a parcel identified as Tax Map 11 Section 9 Parcel 3 from A-1, Agricultural, General to I-1, Industrial, Limited. The subject property is generally located on the west side of James Madison Highway (U.S. 15) approximately one mile south of the intersection with Three Notch Road (U.S. 250). The parcel is located in the Zion Crossroads Community Planning Area (CPA) and the Zion Crossroads Urban Development Area (UDA), and in the Columbia Election District.

**Recommended Motion:**

I move that the Planning Commission (approve / deny / defer ) the resolution to consider ZMP 25:01 – a request to amend the Fluvanna County Zoning map to rezone 36.187 +/- acres of Tax Map 11 Section 9 Parcel 3 from A-1, Agricultural, General to I-1, Industrial, Limited.





## PLANNING COMMISSION

County of Fluvanna  
Palmyra, Virginia

### RESOLUTION No. 2025-07

#### **A RESOLUTION OF INTENTION TO AMEND THE FLUVANNA COUNTY ZONING MAP TO REZONE FROM A-1, AGRICULTURAL, GENERAL TO I-1, INDUSTRIAL, LIMITED 36.187 +/- ACRES OF TAX MAP 11 SECTION 9 PARCEL 3.**

**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 amend the Fluvanna County Zoning Map (“Zoning Map”); and

**WHEREAS**, the Planning Commission desires to propose an amendment to the Zoning Map by rezoning from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District 36.187 +/- acres of Tax Map 11 Section 9 Parcel 3; and

**WHEREAS**, the Planning Commission finds that this proposed amendment in 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 amendment to the Zoning Map after notice as required by § 15.2-2204 of the Code of Virginia, and may make appropriate changes in the proposed amendment to the Zoning Map as a result of such hearing.

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Commission proposes an amendment to the Zoning Map by rezoning from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District 36.187 +/- acres of Tax Map 11 Section 9 Parcel 3; and

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Planning Commission at a meeting of the Commission held on the 10<sup>th</sup> day of June, 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

(Seal)

# PUBLIC HEARING

**Fluvanna County Planning Commission**

Tuesday, June 10, 2025, at 7:00 p.m.

Pursuant to Virginia Code Sections 15.2-1427 and 15.2-2204, a Public Hearing will be held in the Morris Room in the County Administration Building at 132 Main Street, Palmyra, Virginia 22963 for citizens of the County to have the opportunity to appear before and be heard by the Planning Commission for the following items:

**SUP 25:03 Fork Union Drive-in – A request for a Special Use Permit in the A-1, Agricultural, General District for an outdoor entertainment site (venue) on two parcels identified as Tax Maps 51-A-61 and 51-A-62. The parcels are two-acres and 0.75-acres and are located at 159 Winnsville Drive (SR 612) approximately 0.2 miles from its intersection with US 15 at Weber City. The parcel is located in the Fork Union Community Planning Area and the Fork Union Election District.**

**ZMP 25:01 BHL Group LLC, Rural Land Tracts LLC and Catlett Land Company LLC – A Conditional Rezoning from A-1, Agricultural, General, to I-1, Industrial, Limited. The subject property is identified as Tax Map 11-9-3 and consists of approximately 36.187 acres. The parcel is located within the Zion Crossroads Community Planning Area and the Zion Urban Development Area.**

**ZTA 25:02 - Ordinance to amend the “Code of the County of Fluvanna, Virginia,” by amending § 22-22-1 to add a definition for “Solid Waste” and to amend the definitions of “Solid Waste Material Recovery Facility” and “Solid Waste Collection Facility.”**

A copy of the complete text of the above ordinances is available for public review at <https://www.fluvannacounty.org/> and at the Office of the Fluvanna County Administrator 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.

---

TO: Fluvanna Review

Advertise on the following dates: May 22 & 29, 2025

Authorized by: Fluvanna County Planning Commission

Bill to: Planning Commission

\*\*\*\*\*

**CONTACT INFORMATION:**

Todd Fortune

Director of Planning

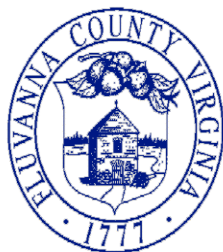
Fluvanna County

P. O. Box 540

Palmyra, VA 22963

[tfortune@fluvannacounty.org](mailto:tfortune@fluvannacounty.org)

434-591-1910



---

## 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](http://www.fluvannacounty.org)

### PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission  
Case: SUP 25:03 Fork Union Drive-in  
Date: June 10, 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, June 10 2025 at 7:00 pm at the County Administration Building, Morris Room.

**Applicant:** Ronald Unnerstall

**Owner:** Frayser F White II Revocable Trust

**Requested Action:** **SUP 25:03 Fork Union Drive-in** – A request for a Special Use Permit and a sidewalk waiver in the B-1, Business, General District for an outdoor entertainment site on two parcels identified as Tax Maps 51-A-61 and 51-A-62. The parcels are 2 acres and 0.75-acre and are located at 159 Winnsville Drive (SR 612) approximately 0.2 mile from its intersection with US 15 at Weber City. The parcel is located in the Fork Union Community Planning Area and the Fork Union Election District.

Approval of a sidewalk variation request for the outdoor entertainment site containing the drive-in.

**Existing Zoning:** B-1, Business, General

**Existing Land Use:** Commercial, Vacant

**Planning Area:** Fork Union Community Planning Area

**Adjacent Land Use:** The surrounding parcels are zoned A-1, Agricultural, General and B-1, Business, General

**Zoning History:** SUP 83:11 that permitted a music festival was approved by the BOS on October 3, 1983.

### **Summary:**

The applicant is requesting a Special Use Permit (SUP) for an outdoor entertainment site in order to reopen the Fork Union Drive-in which closed in 2011.

The property is owned by FF White II Trust and is zoned B-1, Business, General. The parcel is located within the Fork Union Community Planning Area. Under Fluvanna County's B-1 zoning, per Section 22-9-2.2 of the Fluvanna County Code, outdoor entertainment uses are permitted by special use permit only.

The applicant has also indicated the intent to conduct special events including car shows, BBQ/Chili Cook-offs, arts and crafts festivals, etc. These events are allowed by right but may require coordination with VDH, VABC, and other local and state agencies as necessary. Additionally, these events would be limited to less than 200 people and would occur during daytime hours.

**Outdoor entertainment:** Predominantly spectator uses conducted in open or partially enclosed or screened facilities, but not including public facilities. Typical uses include, but are not limited to, sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

### **Comprehensive Plan:**

The 2015 Comprehensive Plan's Land Use and Community Design chapter states that the Fork Union Community Planning Area, "should remain a village, and surrounding growth should be a mixture of uses". It further recommends that development should be encouraged in the existing commercial areas, and that prioritization of renovation over new construction should be prioritized to preserve the rural nature of the community. The reopening of the drive-in meets both of these goals.

### **Technical Review Committee:**

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

- VDOT confirmed that they had already received the permit application, and advised that the developer would need to widen the entrance.
- VDH discussed the need for the capacity and characteristics of the water and waste water.
- VDH confirmed that food permits will be needed.
- If the facility is opening to RV's, VDH will need the numbers.
- The developer will need to coordinate with the VDH Office of Drinking water for well needs if using the existing well.
  - The applicants discussed the possibility of connecting to the Fork Union Sanitary District water system.
- The Fire Department will need at least 18 feet minimum between the rows and on the sides for apparatus.

## **Analysis:**

The applicant is requesting a special use permit for an outdoor entertainment use in order to operate a drive-in theater in Fork Union. The site was previously occupied by the Fork Union Drive-in theater which operated from 1953 to 2013. The subject property is located on the south side of Winnsville Drive approximately two tenths of a mile from its intersection with US 15. There are eight single family dwellings within 700 ft of the site that could potentially be impacted by increased traffic and noise generated.

The renovation includes a new bathroom building with facilities for four men and seven women, an upgraded concession stand, a new digital movie system and screen, and additional sound and light barriers along Winnsville Drive as needed. Proposed hours of operation are seasonal:

Shoulder months – April, May September, October

- Friday & Saturday - 6:30 pm to 1:00am

Core months – June, July, August

- Wednesday, Thursday, Friday, Saturday - 6:30pm to 2:00am
- Sunday - 6:30pm to 11:00pm

Access to the site is to be provided by two existing entrances that will be widened to 30 feet in order to meet VDOT commercial entrance standards. VDOT has approved the entrance permit.

Water is currently provided to the site by a community well that also serves four single family dwellings on Winnsville Drive. The applicant intends to use the existing well and is coordinating with VDH's Office of Drinking Water (ODW) to secure permits. This well is currently under the local VDH jurisdiction as it serves 4 houses currently but will need to be switched to ODW as it will now serve a commercial enterprise. There is a tank of unknown capacity that provides storage for this system. Alternatively, the site could be connected to the Fork Union Sanitary District water service.

The applicant stated that planned community engagement would be conducted by contacting individuals at their homes. The door-to-door method allows engagement with people who might not participate in community meetings or events. Additionally, the reopening has been posted on Facebook where it has received all positive comments (130) and 819 likes.

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.**

The reopening of the drive-in should not change the established pattern of the community and should strengthen the existing character of the community 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 drive-in theater is a permitted outdoor entertainment use with a SUP. Potential impacts on surrounding property value and use should be nominal.

### **Recommendation:**

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

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

1. Movies offered may include those having a rating of “G” (General Audiences), “PG” (Parental Guidance Suggested), PG-13 (Parents Strongly Cautioned), or “R” (Restricted) as determined by the Classification and Ratings Administration (CARA).
2. The site must comply with the provisions of the Outdoor Light Control section of the Zoning Ordinance.
3. The site must meet all Virginia Department of Transportation requirements.
4. The site must meet all Virginia Department of Health requirements.
5. The site must be vacated by 2:00 am.
6. The property 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.
7. The Board of Supervisors, or its representative, reserves the right to inspect the business for compliance with these conditions at any time.
8. 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.
9. 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 Motions:**

I move that the Planning Commission recommend (approval / denial / deferral) of SUP 25:03, a Special Use Permit request in the B-1, Commercial, General District for an outdoor entertainment site under §22-9-2.2 on two parcels identified as Tax Maps 51-A-61 and 51-A-62 subject to the conditions as described in the staff report.

I move that the Planning Commission approve a request for a variation to the sidewalk regulations required by Sec. 22-23-6 for SUP 25:03.

**Attachments:**

- A – Application
- B – Site Sketch Plan
- C – Sidewalk Waiver Request



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Frayser F White II Revocable Trust

Applicant of Record: Ronald Unnerstall

Address: [REDACTED]

Address: [REDACTED]

Phone: [REDACTED] Fax: NA

Phone: [REDACTED] Fax: NA

Email: [REDACTED]

Email: [REDACTED]

Representative: Ronald Unnerstall

Address: [REDACTED]

Phone: [REDACTED] Fax: NA

Email: [REDACTED]

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:  
None

Tax Map and Parcel(s) 51-A-61 (Drive In) and 51-A-62 (entrance)

Acreage 2.0 + 0.75 Zoning SUP 83-013

Deed Book and Page: DB 46, page 17-18 and DB 70, page 59

Location of Parcel: 159 Winnsville Drive, Bremono Bluff, VA 23022

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Reopening the Fork Union Outdoor Drive In Theater

\*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: 4/28/25 Signature of Owner/Applicant: [Signature]

Subscribed and sworn to before me this April 28<sup>th</sup> day of 2025, 2025

Notary Public: Olivia Thacker

Register # 7903784

My commission expires: 03/31/2028

Certification: Date: N/A

OLIVIA LORNE THACKER  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MARCH 31, 2028  
COMMISSION # 7903784

[Signature]

Office Use Only			
Date Received: 4/29/25	Pre-Application Meeting:	PH Sign Deposit Received: 50	Application #: SUP 25-03
\$800.00 fee paid: YES			
Amendment of Condition: \$400.00 fee paid:			
Telecommunications Tower fee plus mailing costs paid:		Telecom Consultant Review fee paid:	
Election District: Fork Union	Planning Area: Fork Union Community Planning		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates:		Advertisement Dates:	
APO Notification:		APO Notification:	
Date of Hearing:		Date of Hearing:	
Decision:		Decision:	



# Fork Union Drive In Outdoor Theater

April 27, 2025  
Revised May 15, 2025

159 Winnsville Drive  
Bremo Bluff, VA 23022  
Tax Map 51-A-61 (2 acres)

Ownership: FF White Trust  
Co-trustees: Kay Jefferies, Allison Unnerstall  
Project Manager for start up : Ron Unnerstall  
Drive In Operator: John Lamb

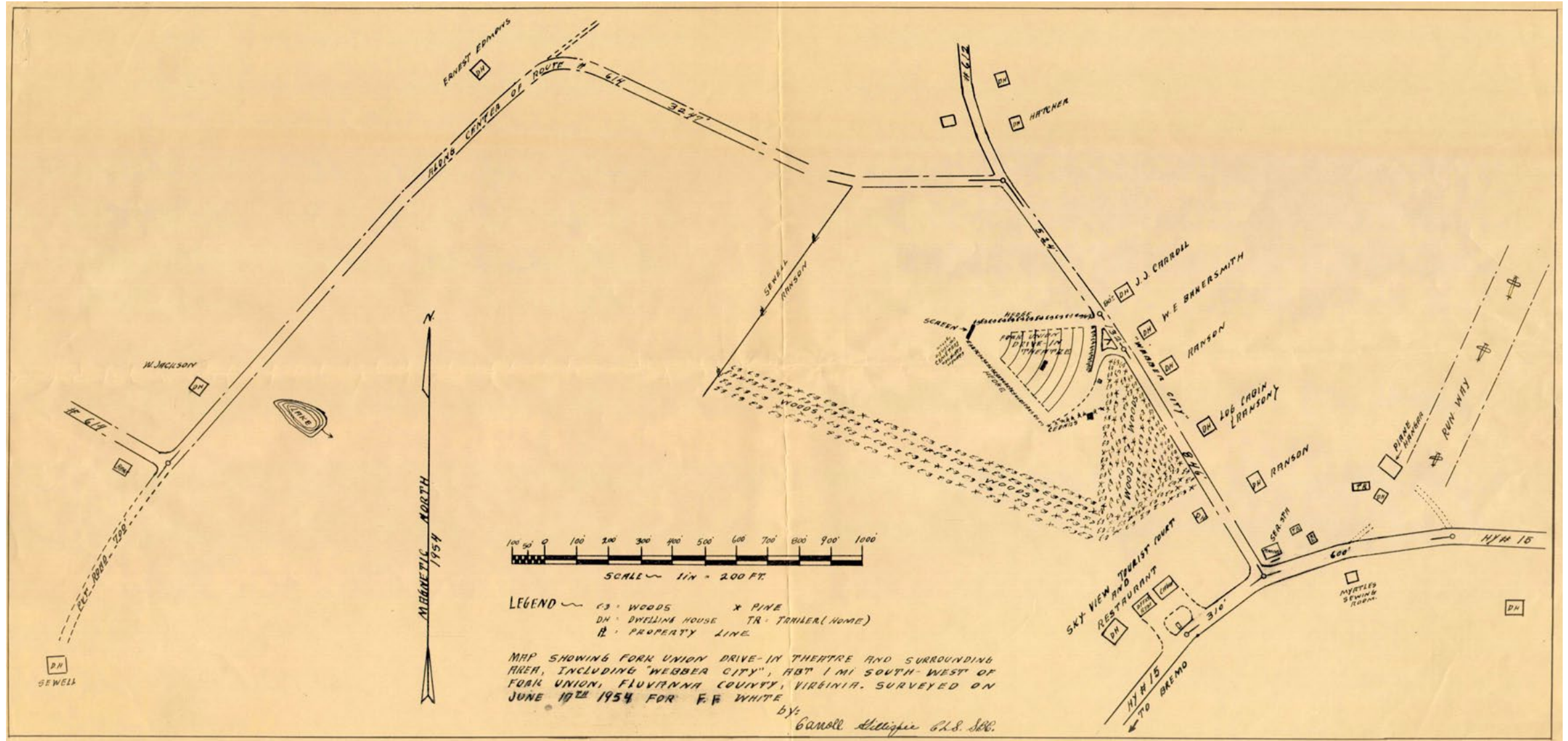
The Drive In also is surrounded by other property owned by the Trust:

- 51-A-60 (14 acres)
- 51-A-62 )0.75 acres)
- 51-A-70B (2.1 acres)

# Included in this packet

- Copy of original survey, circa 1954
- Summary of all parcels owned by FF White Trust, including the Drive In
- Original Survey showing existing fence line and buildings and indicating location of new bathrooms.
- Google Map showing existing fence line and buildings and indicating location of new bathrooms. (similar as indicated in the survey but using a more current view of the property)
- Summary of the new bathroom specifications <minor revision>
- Pictures of what the Drive In looked like when in operation (prior to 2011)
- Hours of Operation and Menu <new item>

# Copy of original survey (circa 1954)



Map PIN: 51 A 60  
Map PIN (Formatted): 51-A-60  
Owner: WHITE, FRAYSER F II REVOCABLE TRUST KAY W  
JEFFERIES, TRUSTEE

Mailing Address:  
PO BOX 28  
NEW CANTON VA 23123  
Physical Address:  
159 WINNSVILLE DR

Land Use Code: 2  
Occupancy Code: Vacant Land  
Building Value: \$25,600  
Land Value: \$63,000  
Total Value: \$88,600  
Year Sold: 2011  
Will Book: 56 Pg: 374  
Plat Book: 0000  
Legal Description1: WB 56-374  
Legal Description2: AC 14.0  
Legal Description3: 6.0 AC IN FUSD

Map PIN: 51 A 61  
Map PIN (Formatted): 51-A-61  
Owner: WHITE, FRAYSER F II REVOCABLE TRUST KAY W  
JEFFERIES, TRUSTEE

Mailing Address:  
PO BOX 28  
NEW CANTON VA 23123  
Physical Address:  
159 WINNSVILLE DR

Land Use Code: 4  
Occupancy Code: Vacant Land Commercial  
Building Value: \$43,900  
Land Value: \$100,000  
Total Value: \$143,900  
Year Sold: 2011  
Will Book: 56 Pg: 374  
Plat Book: 0000  
Legal Description1: WB 56-374  
Legal Description2: AC 2.0  
Zoning Cases: SUP 83-013

4 parcels ~ 22 acres

Map PIN: 51 A 62  
Map PIN (Formatted): 51-A-62  
Owner: WHITE, FRAYSER F II REVOCABLE TRUST KAY W  
JEFFERIES, TRUSTEE

Mailing Address:  
PO BOX 28  
NEW CANTON VA 23123

Land Use Code: 2  
Occupancy Code: Vacant Land  
Land Value: \$10,000  
Total Value: \$10,000  
Year Sold: 2011  
Will Book: 56 Pg: 374  
Plat Book: 0000  
Legal Description1: WB 56-374  
Legal Description2: AC 0.75

[Parcel Details](#)  
[VamaNet Link: 10335](#)  
[County Tax Map: 51](#)

51 A 61  
(Tabernacle + 14 acres)

51 A 61  
Drive In + 2 acre

51 A 62  
(Entrance)

51 A 70B  
(next to entrance)

Map PIN: 51 A 70B  
Map PIN (Formatted): 51-A-70B  
Owner: WHITE, FRAYSER F II REVOCABLE TRUST KAY W  
JEFFERIES, TRUSTEE

Mailing Address:  
PO BOX 28  
NEW CANTON VA 23123

Land Use Code: 2  
Occupancy Code: Vacant Land  
Land Value: \$9,400  
Total Value: \$9,400  
Year Sold: 2011  
Will Book: 56 Pg: 374  
Plat Book: 0000  
Legal Description1: WB 56-374  
Legal Description2: AC 2.078

[Parcel Details](#)  
[VamaNet Link: 8071](#)  
[County Tax Map: 51](#)

Summary of all  
parcels owned by FF  
White Trust, including  
the Drive In





Screen

Concession Stand

Ticket Booth

Existing Fenceline

Approx. size new bathrooms  
(over footprint of existing)

Original Survey (enlarged) showing existing fence line and buildings and indicating location of new bathrooms.



Storage Building

Screen

Concession Stand

Ticket Booth

Existing Fenceline

Approx. size new bathrooms  
(over footprint of existing)

Google Map showing existing fence line and buildings and indicating location of new bathrooms. (similar as indicated in the survey but using a more current view of the property)

# New Bathroom specifications

- Building Dimensions: Approximately 26 ft by 32 ft single-story structure made of painted cinder blocks, set outdoors. (900 sq ft compared to existing of 55 sq ft)
- Interior Layout: Divide the space into two-bathroom sections, one for men and one for women.
  - Men's Bathroom (smaller section for 4 users): Include space for 2 stalls, 2 urinals, and 2 sinks.
  - Women's Bathroom (larger section for 7 users): Include space for 7 stalls and 2 sinks.
- Entrance: Each bathroom has its own entrance from the outside. The doors can be side-by-side on one wall.
- Accessibility: Ensure both bathrooms have ADA-compliant stalls and fixtures.
- Additional Features: Place windows or vents for ventilation and proper lighting. Add outdoor signage to designate the bathrooms.

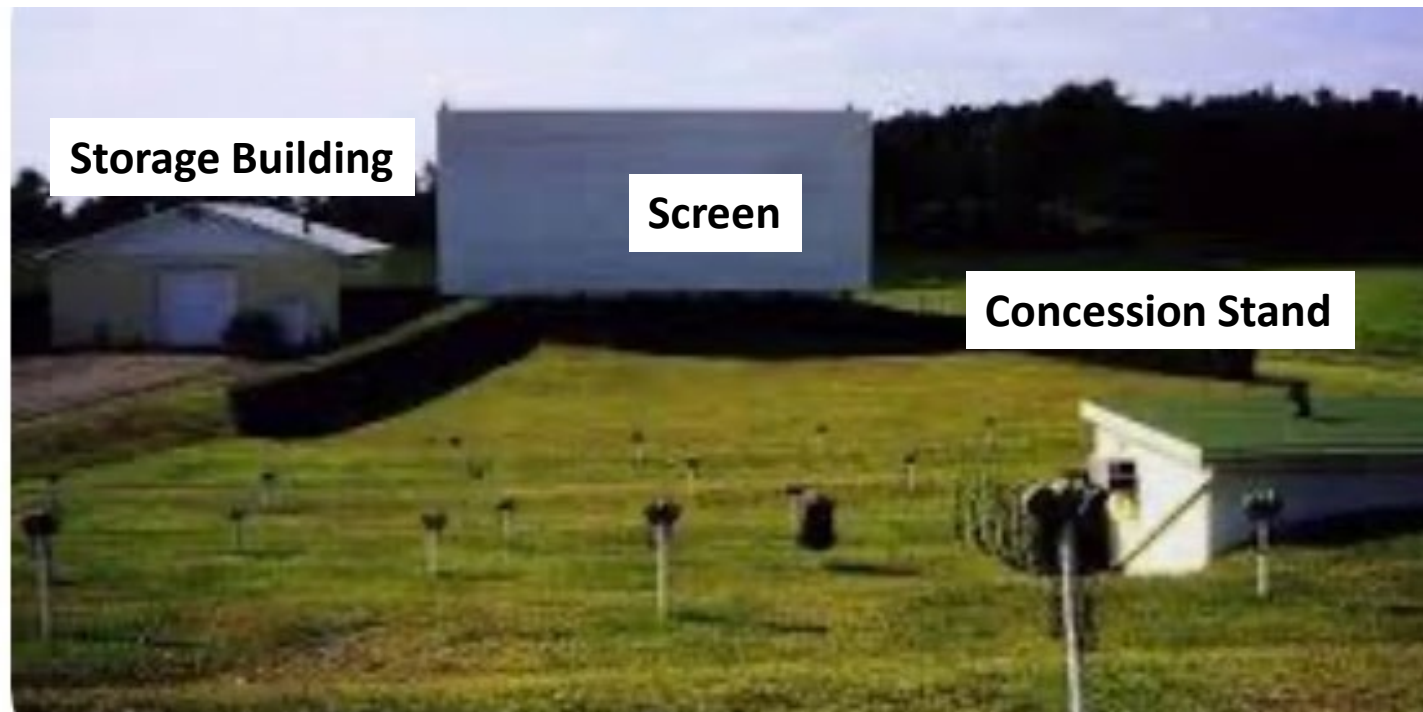


Illustrative  
Examples





Pictures of what the Drive In looked like when in operation (prior to 2011)





# Drive In Operation

## Hours of Operation- Movies

- Shoulder Months -April, May, September, October
  - Friday, Saturday
  - Double Feature
  - Gates open 6:30pm- 1:00am
- **Core Months – June, July, August**
  - Wednesday, Thursday, Friday, Saturday, Sunday
  - Gates Open 6:30pm – 2.30am
- **Special Events – day-time**
  - Flea Markets,
  - Car Shows,
  - Arts/Craft fair
  - BBQ/Chili Cook-offs,
  - Local Music
  - Private Events (eg weddings)
  - Alcohol may be served only at limited special events

## Menu Options

- BBQ
- Fried Chicken Tenders (air fried)
- French Fries (air fried)
- Hot dogs ( Hot dog Chili)
- Cole slaw for BBQ

## Snacks/Drinks (Alcohol Free)

- Popcorn
- Cotton Candy
- Variety of Coke, Pepsi products (Alcohol Free)
- Variety of candy, salty snacks
- Ice Cream
- Chips
- Snow cones
- Nachos ( Cheese/Loaded)

## Other (for rent)

- Blankets
- FM Transmitters
- Original speaker experience

## **Waiver Request for Sidewalk Requirement – Fork Union Drive In LLC**

June 4, 2025

To: Fluvanna County Planning Commission & Planning Staff

From: Fork Union Drive In LLC

Dear Members of the Planning Commission

In relation to our application for a Special Use Permit to allow the re-opening of the Fork Union Drive In located at 159 Winnsville Drive, Bremo Bluff, Virginia (Tax Map 51-A-61 and 51-A-62), we respectfully request a waiver of the sidewalk construction requirement as stipulated in Sec. 22-9-10. And Sec 22-23-6.

Our rationale for requesting a waiver includes:

1. Minimal Pedestrian Traffic – The Drive In is in a predominately rural area with minimal pedestrian activity.
2. No existing sidewalks – there are no existing sidewalks on either side of the road in the vicinity of the Drive In (either Winnsville Drive nor TeePee Town Road) and therefore construction of a sidewalk along the front of the Drive In property would not connect to or continue any existing sidewalk network, resulting in no meaningful pedestrian connections to be made.
3. Alignment with County Economic Development Goals – Re-opening of the Fork Union Drive In would provide a significant benefit to the local community and is in alignment with the economic development goals of the county. Significant investment is required to re-open the Drive In (new bathrooms, new septic system, upgraded concession stand and new screen). Diversion of resources to the construction of a sidewalk would limit our ability to invest in these other more vital aspects of the Drive In operation.

Therefore, the construction of a new sidewalk in front of the Drive In would not further the goals of the County's economic development plan or otherwise serve the greater public's health, safety, and welfare.



**Ron Unnerstall**

Manager, Fork Union Drive In LLC

# MEMORANDUM

**Date:** May 29, 2025  
**From:** Jason Overstreet  
**To:** Todd Fortune  
**Subject:** ZMP25:01 BHL Group, LLC, et al

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the June 10, 2025 Planning Commission meeting



---

## COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
[planning@fluvannacounty.org](mailto:planning@fluvannacounty.org)  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

### PUBLIC HEARING NOTICE

**May 28, 2025**

**ATTN: Adjoining Property Owner**

**RE: SUP 25:03 Fork Union Drive-in**

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

**Meeting:** Planning Commission Regular Meeting

**Date:** Tuesday, June 10, 2025 at 7:00 pm

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

**SUP 25:03 Fork Union Drive-in** – A request for a Special Use Permit in the B-1, Business, General District for an outdoor entertainment site (venue) on two parcels identified as Tax Maps 51-A-61 and 51-A-62. The parcels are two acres and 0.75-acres and are located at 159 Winnsville Drive (SR 612) approximately 0.2 miles from its intersection with US 15 at Weber City. The parcel is located in the Fork Union Community Planning Area and 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](mailto: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.

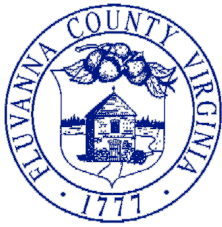
Details of this request are available under *Upcoming Public Hearings* on the County website at <http://www.fluvannacounty.org/> and in the Planning and Zoning Department during regular office hours.

Sincerely,

Todd Fortune  
Director of Planning & Zoning

## ADJACENT PROPERTY OWNERS ZMP 25:01

[illegible]



---

# COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
434.591.1910  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

## PLANNING COMMISSION STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Request:** ZMP 25:01 Rezoning from A-1 to I-1  
**Tax Map:** Tax Map 11-9-3

**From:** Todd Fortune, Director of Planning  
**District:** Columbia Election District

**General Information:**

This rezoning request is to be heard by the Planning Commission on Tuesday, June 10, 2025 at 7:00 pm at the County Administration Building, Morris Room.

**Applicant:**

Fluvanna County on behalf of BHL Group, et al

**Representative:**

Fluvanna County

**Requested Action:**

**ZMP 25:01 BHL Group LLC, et al** – A request to amend the Fluvanna County Zoning Map to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District 36.187 +/- acres of Tax Map 11 Section 9 Parcel 3. The subject property is generally located on the west side of James Madison Highway (U.S. 15) approximately one mile south of the intersection with Three Notch Road (U.S. 250). The parcel is located in the Zion Crossroads Community Planning Area (CPA) and the Zion Crossroads Urban Development Area (UDA), and in the Columbia Election District.

**Existing Zoning:**

A-1, Agricultural, General

**Zoning History:**

The property is zoned A-1 Agricultural, General. The area has been identified for future commercial and industrial development, as it is located within the Zion Crossroads UDA. As such, other parcels within the UDA have been rezoned for future commercial and industrial development.

**Existing Land Use:**

Agricultural

**Applicant Summary:**

The owners of this 36.187-acre parcel are looking to have the property rezoned. The Fluvanna County Board of Supervisors has authorized this board initiated rezoning application, which also includes consent from the property owners, to rezone the property from A-1 to I-1. The owners collectively agree to participate in the further advancement in growth and development for this parcel, which is in the Zion Crossroads CPA and Zion Crossroads UDA.

### **Comprehensive Plan:**

The subject property is located in the Zion Crossroads CPA and Zion Crossroads UDA. This area is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county's primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.

The Fluvanna County 2015 Comprehensive Plan-2024 Update references the Zion Crossroads CPA and UDA for economic development. Chapter 5, Economic Development references "Zion Crossroads is the county's primary commercial node, with primarily retail, office uses, and light industrial, it also incorporates mixed-use, mixed income residential development." Rezoning this parcel to 1-1 furthers the County's efforts for economic development in Zion Crossroads and advances the site to a higher Site Characterization Tier Level under the Virginia Business Ready Sites Program.

### **Technical Review:**

The Technical Review Committee had no concerns with the re-zoning. The only comment was from VDOT staff, who advised that they will need to review any site plans (once they are ready) to examine entrances to public roads.

### **Planning Analysis:**

The subject property is zoned A-1 and is located on James Madison Highway (U.S. 15), across from Shepherd Lane. The parcel is located approximately one mile south of the intersection with Three Notch Road (U.S. 250). As stated above, this property is located within the Zion Crossroads CPA and Zion Crossroads UDA – which is envisioned to be the most intensely developed part of the county.

Per the proffer statement dated June 5, 2025 (attached), the applicant has agreed to proffer out the following uses: Flea markets; self-storage facilities; car washes; shooting ranges, indoor; transportation terminals; lumberyards; railroad facilities; solid waste collection facilities; wood storage, temporary; shooting ranges, outdoor; sanitary landfills; sawmills, permanent; solid waste material recovery facilities; truck terminals; aviation facilities; minor scale solar generation facilities; utility scale solar generation facilities; and utilities, major.

### **Summary Conclusion:**

As stated above, a rezoning of this property would serve two purposes: 1) further the County's efforts for economic development in Zion Crossroads area; and 2) advance the site to a higher Site Characterization Tier Level under the Virginia Business Ready Sites Program.

**Suggested Motion:**

I move that the Planning Commission recommends (approval / denial / deferral) of ZMP 25:01, a request to amend the Fluvanna County Zoning map to rezone District 36.187 +/- acres of Tax Map 11 Section 9 Parcel 3 from A-1, Agricultural, General to I-1, Industrial, Limited subject to the revised proffers dated June 5, 2025.

**Attachments:**

Rezoning Application  
Fluvanna County APO and Community Letters  
Statement of Proffers dated June 5, 2025





COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Rezoning

**Owner of Record:** BHL Group LLC, Rural Land Tracts LLC, Catlett Land Company LLC

Address: 977 Seminole Trl #292, Charlottesville, VA 22901

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Representative:** Eric Dahl, County Administrator

Address: (same as applicant)

Phone: 434-591-1910 Fax: \_\_\_\_\_

Email: edahl@fluvannacounty.org

**Tax Map and Parcel(s)** 11-9-3

**Acreage** 36.187 **Current Zoning** A-1

**Location of Parcel:** Along Rt 15 across from Shepherd Ln

**Requested Zoning** I-1 **Proposed Use of Property** Commercial/Industrial development

**Applicant of Record:** County of Fluvanna (BOS)

Address: PO Box 540, Palmyra, VA 22963

Phone: 434-591-1910

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:

Is parcel in Land Use Valuation Program? ☒ No ☐ Yes

**Deed Book and Page:** 5443

If any Deed Restrictions, please attach a copy

**Affidavit to Accompany Petition for Rezoning**

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request. I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application. We present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 5/9/25 Signature of Owner/Applicant: *EDahl*

Subscribed and sworn to before me this 9 day of May, 2025

My commission expires: 5/31/28 Notary Public: *[Signature]*

Register # 06338097

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

Office Use Only	
Date Received: 5/9/25	Pre-Application Meeting: _____
PH Sign Deposit Received: waived	Application #: ZMP 25:01
\$1,000 fee paid: waived	
Proffer or Master Plan Amendment: \$750.00 Paid: waived	
Election District: Palmyra Columbia	Planning Area: Zions Crossroads Community Plan
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: _____	Advertisement Dates: _____
APO Notification: _____	APO Notification: _____
Date of Hearing: _____	Date of Hearing: _____
Decision: _____	Decision: _____

# MEMORANDUM

**Date:** May 29, 2025  
**From:** Jason Overstreet  
**To:** Todd Fortune  
**Subject:** ZMP25:01 BHL Group, LLC, et al

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the June 10, 2025 Planning Commission meeting



---

## COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
[planning@fluvannacounty.org](mailto:planning@fluvannacounty.org)  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

### PUBLIC HEARING NOTICE

**May 28, 2025**

**ATTN: Adjoining Property Owner**

**RE: ZMP 25:01 Fluvanna County**

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

**Meeting:** Planning Commission Regular Meeting

**Date:** Tuesday, June 10, 2025 at 7:00 pm

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

**ZMP 25:01 BHL Group, LLC, et al** – A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 36.187 +/- acres of Tax Map 11 Section 9 Parcel 3. The subject property is generally located on the west side of James Madison Highway (U.S. 15) approximately one mile south of the intersection with Three Notch Road (U.S. 250). The parcel is located in the Zion Crossroads Community Planning Area and the Zion Crossroads Urban Development Area, and in the Columbia 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](mailto: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.

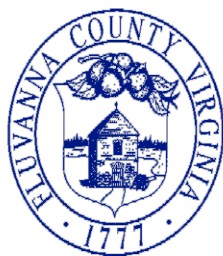
Details of this request are available under *Upcoming Public Hearings* on the County website at <http://www.fluvannacounty.org/> and in the Planning and Zoning Department during regular office hours.

Sincerely,

Todd Fortune  
Director of Planning & Zoning

## ADJACENT PROPERTY OWNERS ZMP 25:01

[illegible]



---

## 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](http://www.fluvannacounty.org)

### PLANNING COMMISSION STAFF REPORT

**To:** Fluvanna County Planning Commissioners  
**From:** Dan Whitten, County Attorney  
**Case Number:** ZTA 25:02  
**District:** Countywide Amendment

**General Information:** This public hearing is to be held on Tuesday, June 10, 2025 at 7:00 p.m. by the Fluvanna County Planning Commission in the Morris Room in the County Administration Building, 132 Main Street, Palmyra VA 22963.

**Requested Action:** Recommend approval of amendments to the Fluvanna County Zoning Ordinance by amending §22-22-1 to add a definition for "solid waste" and remove the word "municipal" from the definitions of "Solid Waste Material Recovery Facility" and "Solid Waste Collection Facility."

**Background Information:** This amendment adds a definition for "solid waste" and broadens the definitions of "Solid Waste Material Recovery Facility" and "Solid Waste Collection Facility" to include non-municipal waste.

**Recommended Motion:**

I MOVE THAT THE PLANNING COMMISSION RECOMMEND (APPROVAL/ DENIAL / DEFERRAL) OF ZTA 25:02 – AN ORDINANCE TO AMEND AND REORDAIN "THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA" BY AMENDING §22-22-1 TO ADD A DEFINITION FOR "SOLID WASTE" AND TO AMEND THE DEFINITIONS OF "SOLID WASTE MATERIAL RECOVERY FACILITY" AND "SOLID WASTE COLLECTION FACILITY."

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §22-22-1 TO ADD A DEFINITION FOR “SOLID WASTE” AND TO AMEND THE DEFINITIONS OF “SOLID WASTE MATERIAL RECOVERY FACILITY” AND “SOLID WASTE COLLECTION FACILITY”

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

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

CHAPTER 22 ZONING

ARTICLE 22. – DEFINITIONS

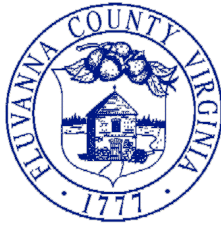
Sec. 22-22-1. – Rules of construction; definitions.

**Solid waste: As used herein, “solid waste” shall have the same meaning and definition set forth in § 10.1-1400 of the Code of Virginia, as amended.**

**Solid Waste Material Recovery Facility: A solid waste management facility, as defined § 10.1-1400 of the Code of Virginia, as amended, which may receive ~~municipal~~ solid waste and recyclables from off premises for processing and consolidation and shipment out of the County for further processing or disposal. The facility shall be so located, designed and operated that it does not pose a substantial present or potential hazard to public health or the environment, including pollution of air, land, surface water or groundwater.**

**Solid Waste Collection Facility: Any storage or collection facility which is operated as a relay point for recyclables or ~~municipal~~ solid waste which ultimately is to be shipped for further processing or disposal. No processing of such items occurs at such facility. The facility shall be so located, designed and operated that it does not pose a substantial present or potential hazard to public health or the environment, including pollution of air, land, surface water or groundwater.**

- (2) *That the Ordinance shall be effective upon adoption.*



---

# 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](http://www.fluvannacounty.org)

## Planning Commission Staff Report

**To:** Fluvanna County Planning Commission      **From:** Todd Fortune, Director of Planning  
**Case:** SDP 25:06 Fork Union Fire Training Center      **District:** Fork Union Election District  
**Tax Map:** Tax Map 51-A-129

**General Information:**      This item is scheduled to be heard by the Planning Commission on Tuesday, June 10, 2025 at 7:00 p.m. in the Morris Room of the County Administration Building.

**Applicant:**      Fluvanna County Board of Supervisors

**Representative:**      Eric Dahl

**Requested Action:**      **SDP 25:06 Fork Union Fire Training Center** – Acceptance of a sketch plan and approval of a sidewalk waiver for a fire training building on an approximately 9.8-acre parcel, Tax Map 51-A-129. The property in question is owned by Fluvanna County and is zoned I-1, Industrial, Limited. The parcel is located within the Fork Union Community Planning Area and Fork Union Election District. The property was rezoned to I-1 in 1992. This is an amendment to a previously approved site plan.

**Existing Zoning:**      I-1, Industrial, Limited

**Existing Land Use:**      The Fluvanna Community Center is located on the front of the parcel, near U.S. 15. The rest of the parcel is vacant.

**Planning Area:**      Fork Union Community Planning Area

**Adjacent Land Use:**      The properties immediately to the south are owned by Fluvanna County. The other surrounding parcels are zoned A-1.

**History:**      The property was rezoned from A-1, Agricultural, General to I-1, Industrial, Limited in 1992. A site plan for the project was submitted initially in 2019. Due to the amount of time since initial submittal, and some changes to the project since initial submittal, staff determined that it needs to be re-submitted.

**Rezoning Approvals:**      The Board of Supervisors approved a rezoning of these parcels from A-1, Agricultural, General to I-1, Industrial, Limited in 1992.

### **Technical Review Committee Comments:**

- VDOT stated the entrance appeared acceptable, however, they would need to see the plans to know the trip generation.
  - Stephen Morris, Interim Director of Emergency Services, advised that trip generation is expected to be minimal.
- Virginia Department of Health (VDH) stated that they have no concerns unless bathrooms are installed.

### **Planning Analysis:**

The applicant is requesting sketch plan acceptance and a sidewalk waiver for a fire training facility to be located behind the Fluvanna Community Center. Fluvanna County had previously submitted a site plan for the facility in 2019. However, given the amount of time since initial submittal and changes to the project since initial submittal, staff determined that the sketch needs to be re-submitted for acceptance.

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.”

### **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. If bathrooms are installed, meet all VDH requirements.

### **Suggested Motions:**

**I move that the Planning Commission accept SDP 25:06, a sketch plan request to construct a fire training center on an approximately 9.8-acre parcel identified as Tax Map 51-A-129.**

**I move that the Planning Commission approve a request for a variation to the sidewalk regulations required by Sec. 22-23-6 for SDP 25:06.**

### **Attachments:**

A – Application

B – Site Sketch Plan

C – Sidewalk Waiver Request



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Site Development Application

Owner of Record: Board of Supervisors

Applicant of Record: Ben Powell

E911 Address: 5725 James Madison Highway

E911 Address: 5725 James Madison Highway

Phone: see below

Fax: see below

Phone: (434) 591-1910

Fax: (434) 591-1913

Email: [edahl@fluvannacounty.org](mailto:edahl@fluvannacounty.org)

Email: [bpowell@fluvannacounty.org](mailto:bpowell@fluvannacounty.org)

Representative: Eric Dahl

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: 132 Main Street

Phone: 434-591-1930

Fax: (434) 591-1913

Is property in Agricultural Forestal District? ☒ No ☐ Yes

Email: [edahl@fluvannacounty.org](mailto:edahl@fluvannacounty.org)

If Yes, what district:

Tax Map and Parcel(s): 51-A-129

Deed Book Reference:

bk: 817 pg: 681

Acreage: 9.82

Zoning: I-1

Deed Restrictions?



No



Yes (Attach copy)

Location: 5725 James Madison Hwy., Fluvanna County, VA

Description of Property: Undeveloped with an adjacent existing community center building

Proposed Structure: Fire Training Building

Dimensions of Building: 24.5' x 40'

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.

Joanne Lin

04/17/2025

Applicant Name (Please Print)

Applicant Signature and Date

OFFICE USE ONLY

Date Received: 4/22/25

Fee Paid: Inverted

Application #: SDP 25.06

Election District: Fox Union

Planning Area: F.U.CPA

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

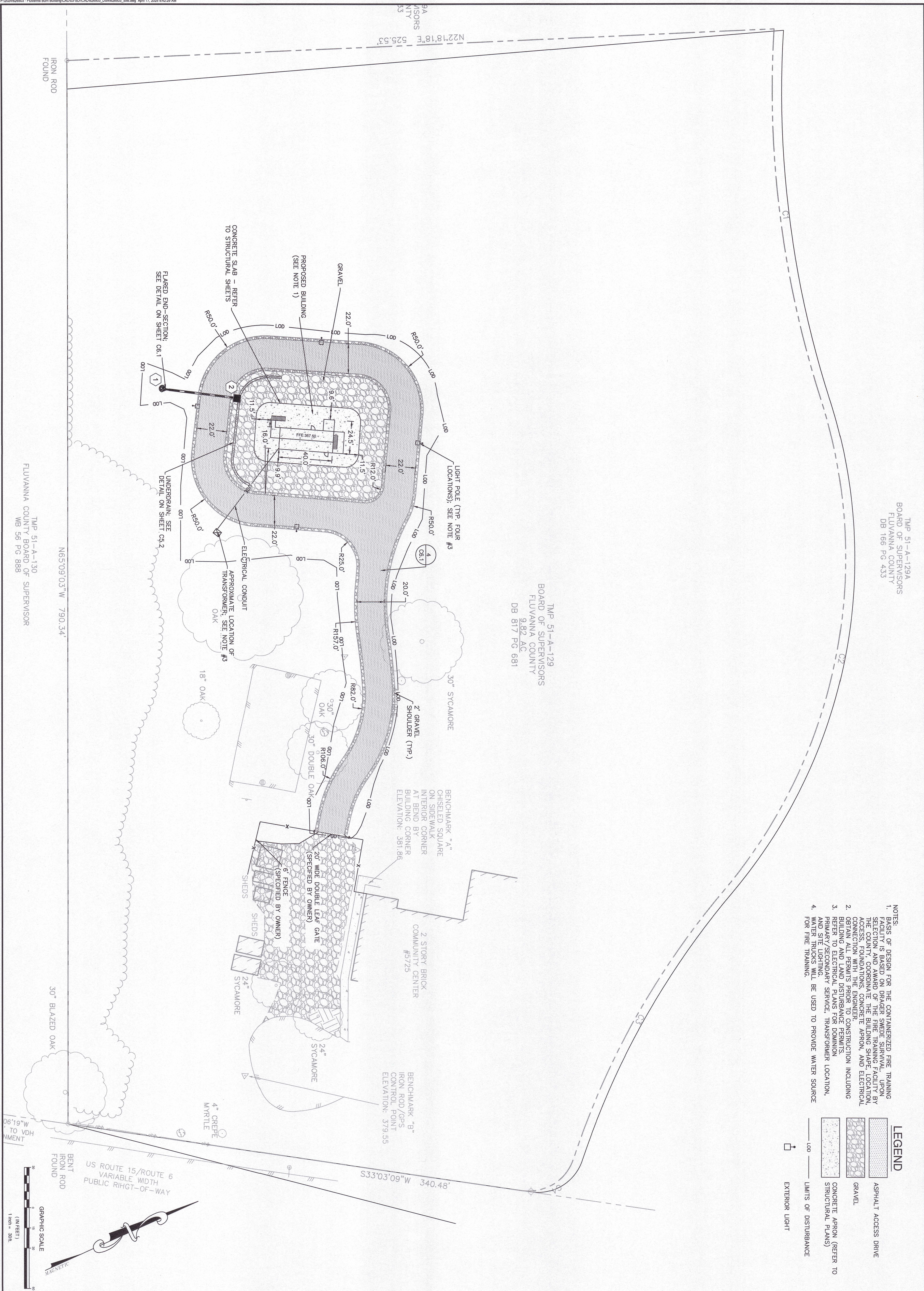


TMP 51-A-129A  
BOARD OF SUPERVISORS  
FLUVANNA COUNTY  
DB 166 PG 433

TMP 51-A-129  
BOARD OF SUPERVISORS  
FLUVANNA COUNTY  
9.82 AC  
DB 817 PG 681

- NOTES:
1. BASIS OF DESIGN FOR THE CONTAINERIZED FIRE TRAINING FACILITY IS BASED ON DRAEGER SWEDE SURVIVAL. PROX SELECTION AND AWARD OF THE FIRE TRAINING FACILITY BY THE COUNTY, COORDINATE THE BUILDING SHAPE, LOCATION, ACCESS, FOUNDATIONS, CONCRETE APRON, AND ELECTRICAL CONNECTION WITH THE ENGINEER.
  2. OBTAIN ALL PERMITS PRIOR TO CONSTRUCTION INCLUDING BUILDING AND LAND DISTURBANCE PERMITS.
  3. REFER TO ELECTRICAL PLANS FOR DOMINION PRIMARY/SECONDARY SERVICE, TRANSFORMER LOCATION, AND METER LOCATION.
  4. WATER TRUCKS WILL BE USED TO PROVIDE WATER SOURCE FOR FIRE TRAINING.

- LEGEND**
- ASPHALT ACCESS DRIVE
  - GRAVEL
  - CONCRETE APRON (REFER TO STRUCTURAL PLANS)
  - LIMITS OF DISTURBANCE
  - EXTERIOR LIGHT

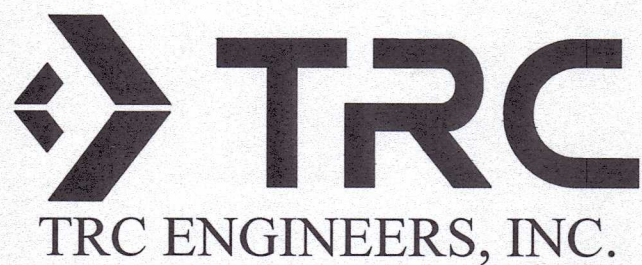


SITE LAYOUT AND UTILITY PLAN  
FORK UNION FIRE TRAINING  
BUILDING SITE  
FLUVANNA COUNTY, VIRGINIA

REVISIONS

DESIGNED BY:	JL
DRAWN BY:	JL
CHECKED BY:	GAS
SCALE:	1" = 30'
DATE:	APRIL 17, 2025
PROJECT NUMBER:	626503

C4.0

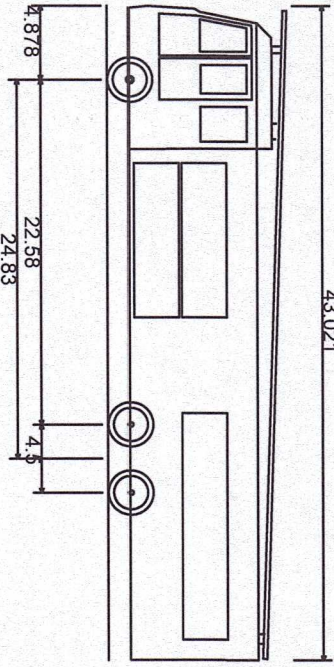


1030 Wilmer Avenue, Suite 100  
Richmond, VA 23227  
804-264-2228 Fax: 804-264-8773  
www.daa.com

• Blacksburg, VA • Raleigh, NC  
• Charlottesville, VA • Northern Virginia  
• Newport News, VA • Virginia Beach, VA



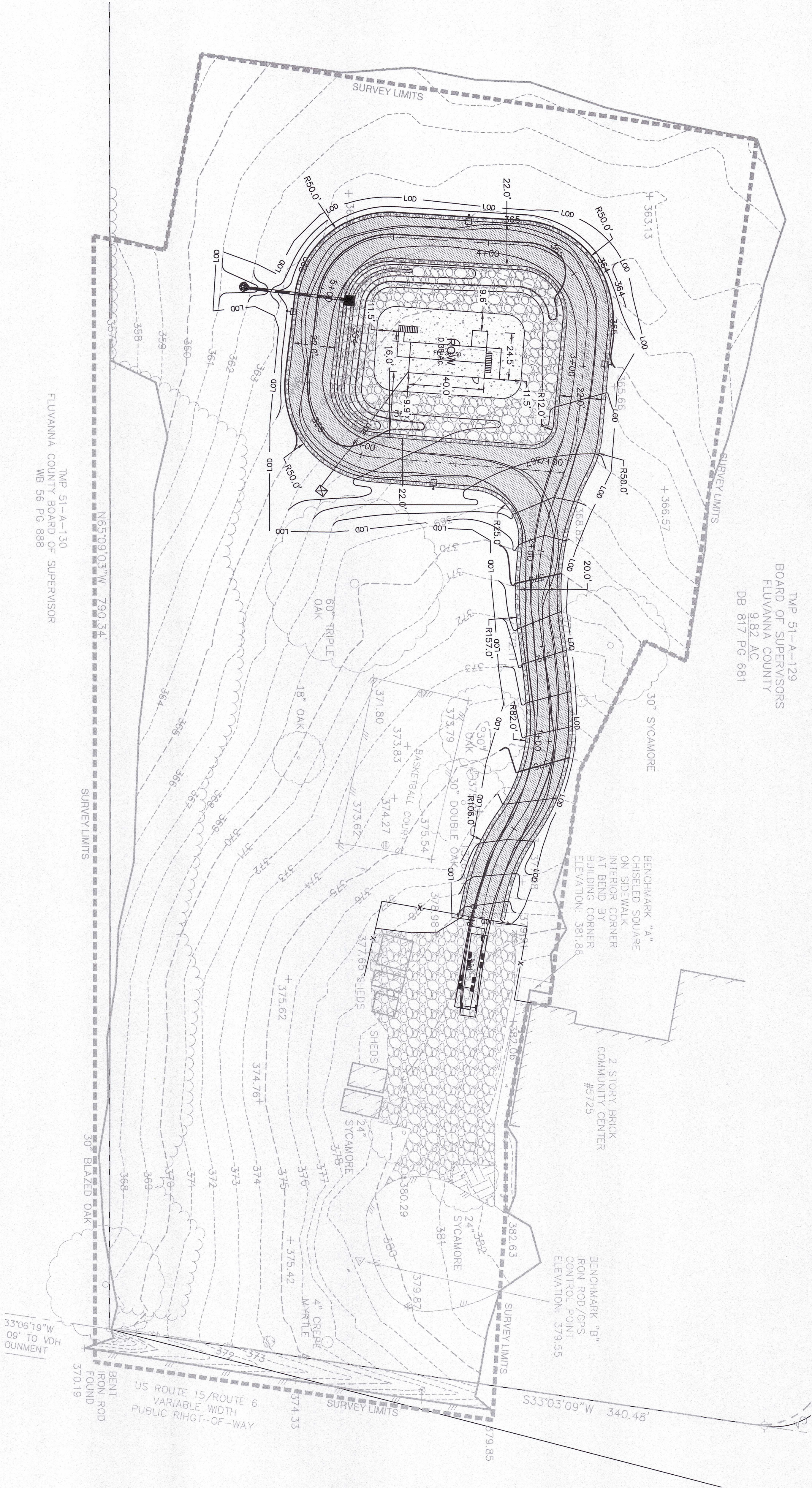




Fire Truck  
Overall Length 43.021ft  
Overall Width 9.333ft  
Overall Height 11.333ft  
Min Body Ground Clearance 8.333ft  
Track Width 6.005ft  
Lock-to-lock time 38.250ft  
Curb to Curb Turning Radius

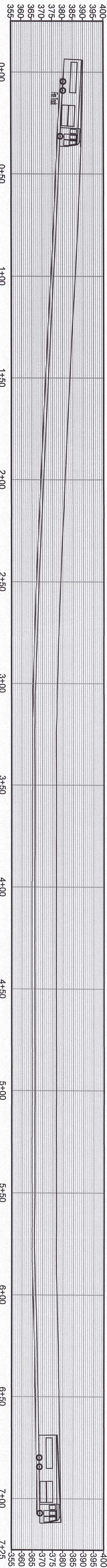
# FIRE TRUCK TURNING MOVEMENT EXHIBIT

TMP 51-A-129  
BOARD OF SUPERVISORS  
FLUVANNA COUNTY  
9.82 AC  
DB 817 PG. 681

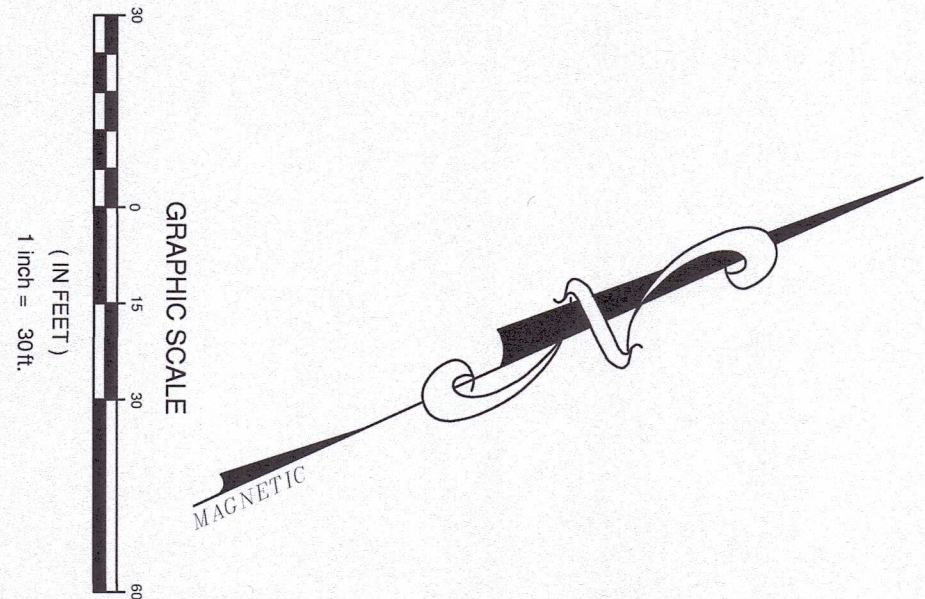


TMP 51-A-130  
FLUVANNA COUNTY BOARD OF SUPERVISOR  
WB 56 PG. 888

## FIRE TRUCK VERTICAL PROFILE



FIRE TRUCK VERTICAL CLEARANCE - Scale: H: 1"=30', V: 1.00:1



FIRE TRUCK TURNING MOVEMENT EXHIBIT  
FORK UNION FIRE TRAINING  
BUILDING SITE  
FLUVANNA COUNTY, VIRGINIA

REVISIONS

DESIGNED BY: JL

DRAWN BY: JL

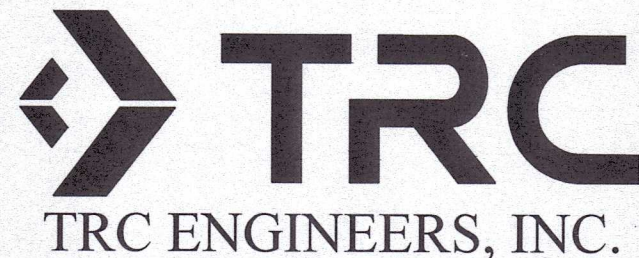
CHECKED BY: GAS

SCALE: 1" = 30'

DATE: APRIL 17, 2025

PROJECT NUMBER: 626503

C4.1



1030 Wilmer Avenue, Suite 100  
Richmond, VA 23227  
804-264-2228 Fax: 804-264-8773  
www.daa.com

• Blacksburg, VA • Raleigh, NC  
• Charlottesville, VA • Northern Virginia  
• Newport News, VA • Virginia Beach, VA

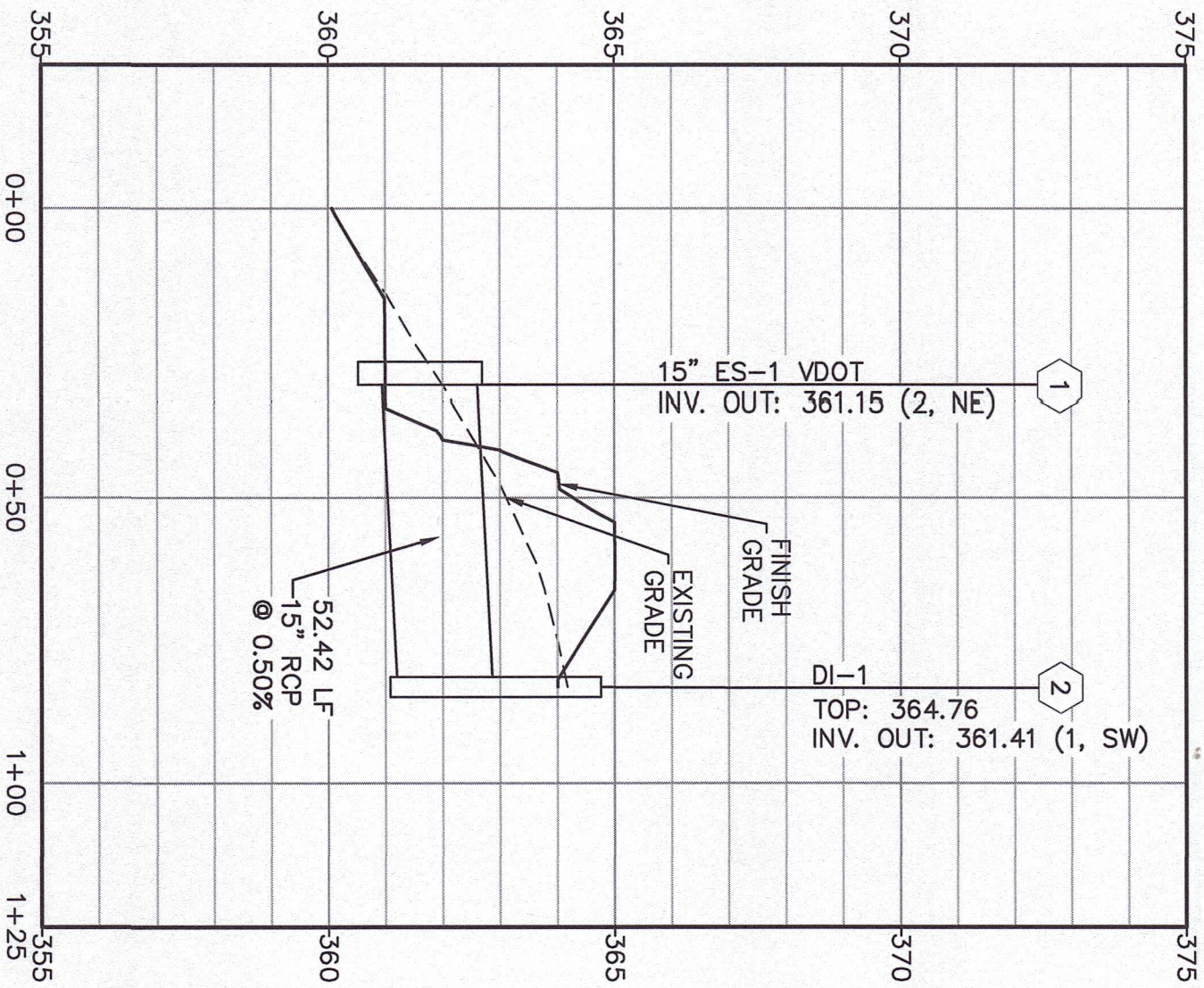




TMP 51-A-129A  
BOARD OF SUPERVISORS  
FLUVANNA COUNTY  
DB 166 PG 433

EROSION SEDIMENT CONTROL LEGEND			
No.	TITLE	KEY	SYMBOL
3.18	OUTLET PROTECTION	OP	OP
3.30	TOPSOILING	TO	TO
3.32	PERMANENT SEEDING	PS	PS
3.35	MULCHING	MU	MU
3.39	DUST CONTROL	DC	DC

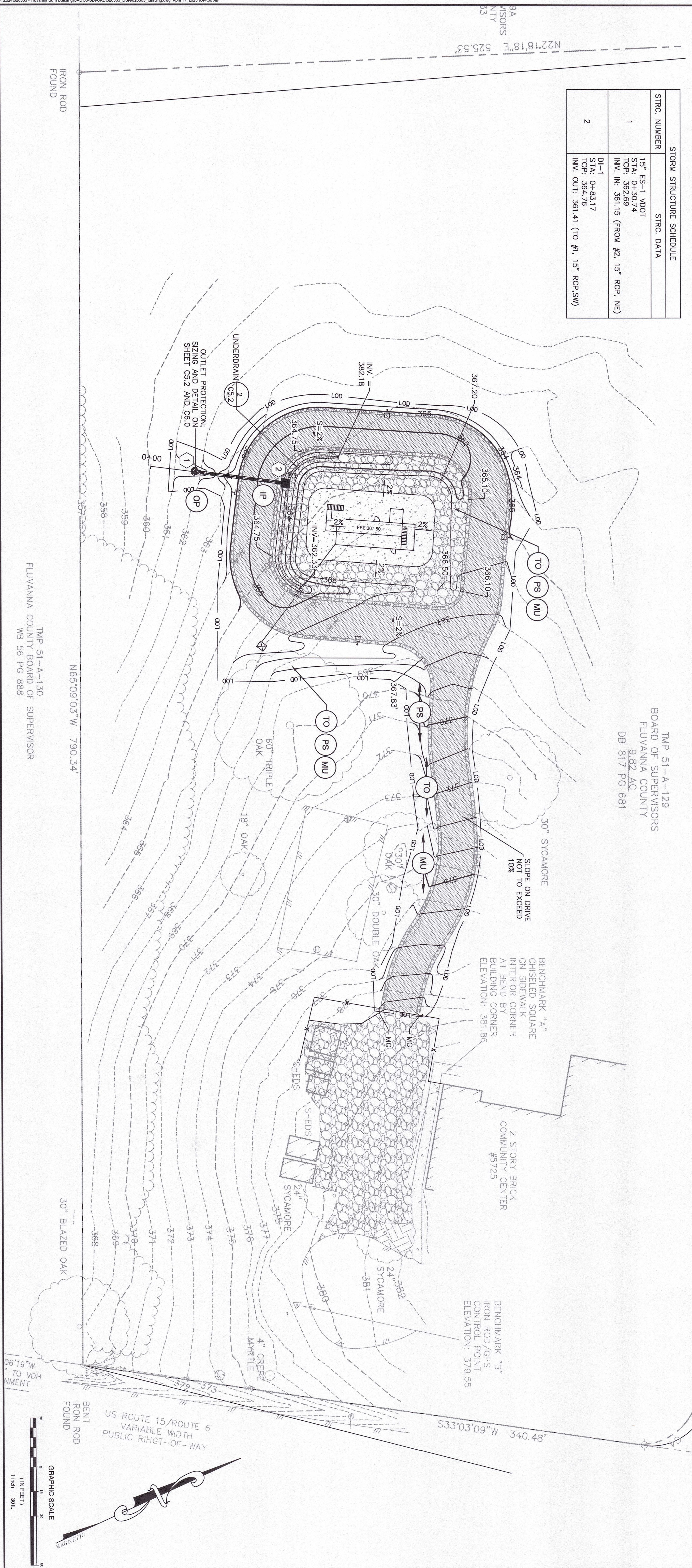
—— L00 ——— LIMITS OF DISTURBANCE 0.98AC.



STORM PROFILE – Scale: H: 1"=30', V: 3'

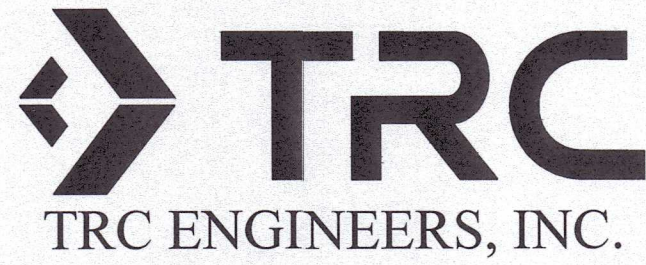
STORM STRUCTURE SCHEDULE	
STRC. NUMBER	STRC. DATA
1	15" ES-1 VDOT STA: 0+30.74 TOP: 362.69 INV. IN: 361.15 (FROM #2, 15" RCP, NE)
2	DI-1 STA: 0+63.17 TOP: 364.76 INV. OUT: 361.41 (TO #1, 15" RCP-SW)

TMP 51-A-129  
BOARD OF SUPERVISORS  
FLUVANNA COUNTY  
9.82 AC  
DB 817 PG 681



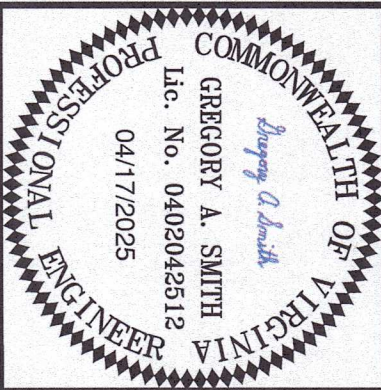
GRADING AND PHASE 2 E&SC PLAN  
FORK UNION FIRE TRAINING  
BUILDING SITE  
FLUVANNA COUNTY, VIRGINIA

REVISIONS



1030 Wilmer Avenue, Suite 100  
Richmond, VA 23227  
804-264-2228 Fax: 804-264-8773  
www.daa.com

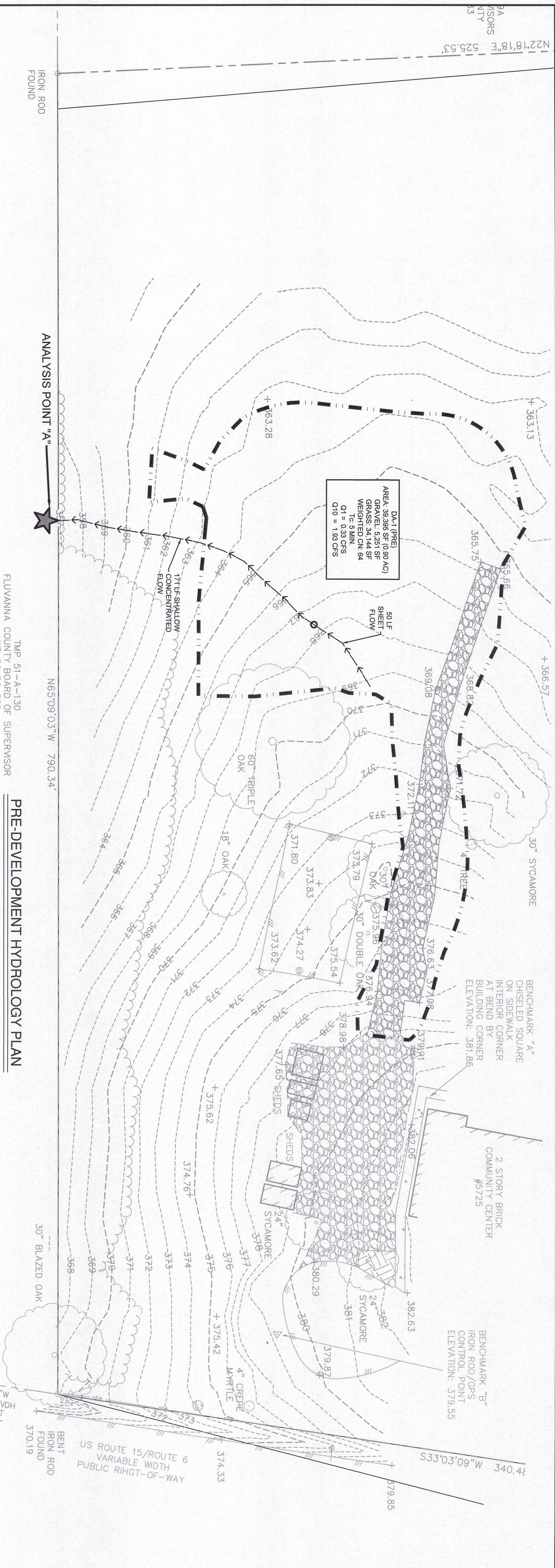
• Blacksburg, VA • Raleigh, NC  
• Charlottesville, VA • Northern Virginia  
• Newport News, VA • Virginia Beach, VA



DESIGNED BY: JL  
DRAWN BY: JL  
CHECKED BY: GAS  
SCALE: AS SHOWN  
DATE: APRIL 17, 2025  
PROJECT NUMBER: 626503

C5.0



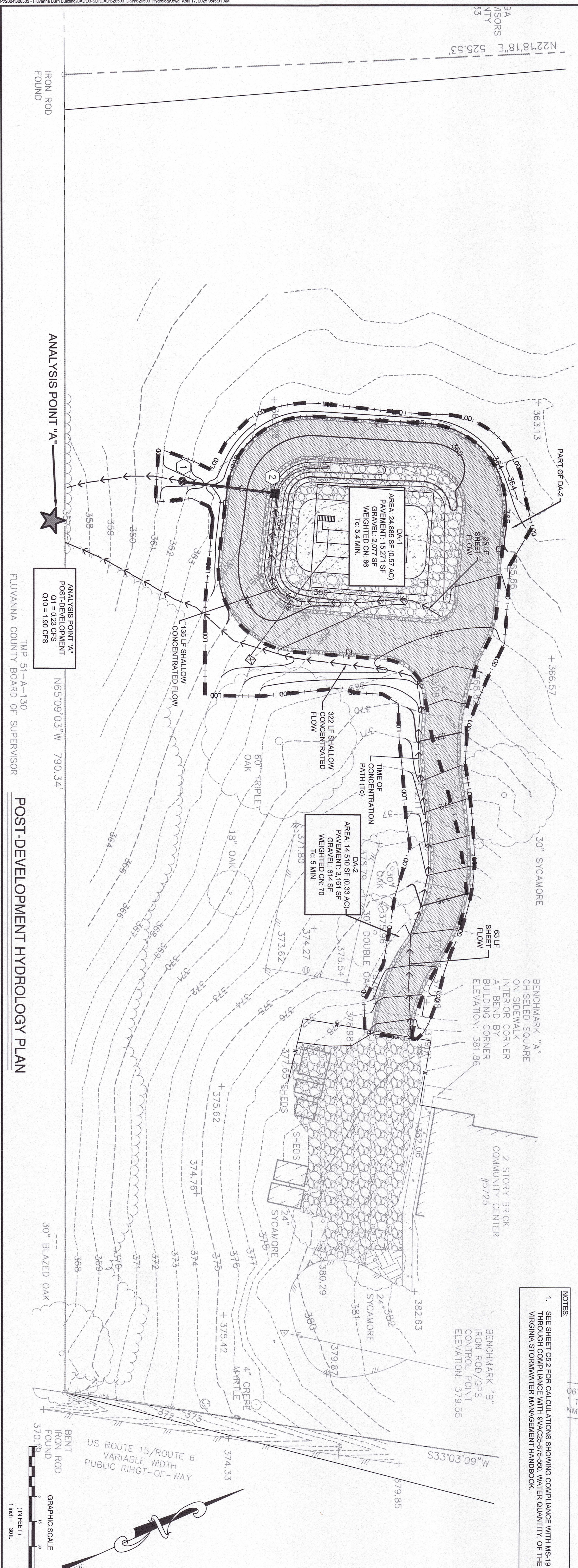


PRE-DEVELOPMENT HYDROLOGY PLAN

TMP 51-A-130  
FLUVANNA COUNTY BOARD OF SUPERVISOR  
WB 56 PG 888

ANALYSIS POINT "A"  
N65°09'03"W 790.34'

NOTES  
1. SEE SHEET C5.2 FOR CALCULATIONS SHOWING COMPLIANCE WITH MS-19 THROUGH COMPLIANCE WITH 9VAC25-875-560 WATER QUANTITY, OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK



POST-DEVELOPMENT HYDROLOGY PLAN

TMP 51-A-130  
FLUVANNA COUNTY BOARD OF SUPERVISOR

ANALYSIS POINT "A"  
N65°09'03"W 790.34'

NOTES  
1. SEE SHEET C5.2 FOR CALCULATIONS SHOWING COMPLIANCE WITH MS-19 THROUGH COMPLIANCE WITH 9VAC25-875-560 WATER QUANTITY, OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK

DESIGNED BY: JL

DRAWN BY: JL

CHECKED BY: GAS

SCALE: 1" = 30'

DATE: APRIL 17, 2025

PROJECT NUMBER: 626503

PRE- & POST-DEVELOPMENT HYDROLOGY PLAN

FORK UNION FIRE TRAINING BUILDING SITE

FLUVANNA COUNTY, VIRGINIA

1030 Wilmer Avenue, Suite 100

Richmond, VA 23227

804-264-2228 Fax: 804-264-8773

www.daa.com

Blacksburg, VA

Raleigh, NC

Charlottesville, VA

Northern Virginia

Newport News, VA

Virginia Beach, VA

COMMONWEALTH OF VIRGINIA

PROFESSIONAL ENGINEER

GREGORY A. SMITH

Lic. No. 0402042012

04/17/2025

C5.1





# 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](http://www.fluvannacounty.org)

## BOARD OF SUPERVISORS

Christopher Fairchild  
Chair  
*Cunningham District*

Anthony P. "Tony" O'Brien  
Vice Chair  
*Rivanna District*

John M. "Mike" Sheridan  
*Columbia District*

David M. "Mike" Goad  
*Fork Union District*

Timothy M. Hodge  
*Palmyra District*

## COUNTY ADMINISTRATION

Eric M. Dahl  
County Administrator

Caitlin Solis  
Clerk to the Board

June 6, 2025

Dear Members of the Planning Commission,

On behalf of Fluvanna County and the Fire Training Building planned for Tax Map # 51-A-129 behind the Fluvanna Community Center along James Madison Highway, we respectfully request a waiver of the sidewalk construction requirement as stipulated in the Fluvanna County ordinance (Section 22-23-6(6)(A)).

The Fire Training Building is situated in a predominantly rural area with minimal pedestrian activity. With the absence of nearby pedestrian destinations and infrastructure, the sidewalk requirement would not serve a practical purpose for this fire training project. In addition, the County would not want to encourage pedestrian access to or around the Fire Training Building, and it would pose a safety risk to non-firefighters. Finally, the requirement of a sidewalk would impose unnecessary expenses and hardships to the project and would not further the County's goals and objectives of the Comprehensive Plan or serve the greater public's health, safety, and welfare.

I respectfully request the Planning Commission approve this request to waive the sidewalk requirement for the Fire Training Building. This waiver will allow us to focus resources on infrastructure that better aligns with the needs of the area and the county's objectives.

I look forward to continuing to work with the Planning Commission, and County Staff to ensure the success of this project. Please feel free to contact me directly if you have any questions or require any additional information.

Sincerely,

Eric Dahl  
Fluvanna County  
Administrator

## **Mobile food units**

Mobile food unit operators will need to abide by the following:

- Effective August 1, 2025, the operator of the unit will be required to register their unit with the Fluvanna County Commissioner of the Revenue for the purpose of collecting the local food and beverage tax.
- The unit will not operate on private property without the property owner or their designee having first been issued a zoning permit pursuant to Section 22-17-1 of the Fluvanna County Code.
- Any temporary signage displayed at the unit shall conform to Section 22-15 of the Fluvanna County Code.
- The mobile food unit operator must provide receptacles for, and properly dispose of, all trash, refuse, compost and garbage that is generated.
- Any music played outside the unit shall conform to Section 15.2 of the Fluvanna County Code.
- The unit will comply with Virginia Department of Health (VDH) regulations, and obtain any needed permits from VDH.
- The unit will comply with Virginia Department of Transportation regulations, as applicable (including obtaining any required entrance permits).
- The unit will comply with Sections 319.1 and 319.2 of the Virginia Statewide Fire Prevention Code.
- If the unit is found to be in violation of these regulations, the operator shall be subject to enforcement action by the Zoning Administrator per Section 22-19 of the Fluvanna County Code, the Virginia Department of Health, or other agencies as applicable.



**ZTA 25:04**

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING § 22-22-1 TO ADD A DEFINITION FOR MOBILE FOOD UNIT; AND AMENDING §§ 22-3-2.1, 22-4-2.1, 22-5-2.1, 22-6-2.1, 22-7-9.1, 22-8-2.1, 22-9-2.1, 22-10-3, 22-11-2.1, AND 22-12-2.1 TO LIST MOBILE FOOD UNIT AS A BY-RIGHT USE.

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

- (1) *That the Code of the County of Fluvanna, Virginia is amended by amending § 22-2-1, and amending §§ 22-3-2 through 22-12-2.1 as follows:*

CHAPTER 22 ZONING

ARTICLE 22. – DEFINITIONS.

**Mobile Food Unit: A readily movable motorized vehicle or towed vehicle designed and equipped for the preparation, service and/or sale of food. The units are considered to be portable and temporary by definition and not permanent fixtures to a specific property. This is a general term which includes mobile food units such as food trucks, pushcarts, concession trailers and any other mobile unit that would be considered as providing mobile food vending services.**

ARTICLE 3. – SOLAR, GENERAL, DISTRICT S-1

Sec. 22-3-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

**Mobile Food Unit**

ARTICLE 4. – AGRICULTURAL, GENERAL, DISTRICT A-1

Sec. 22-4-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

**Mobile Food Unit**

ARTICLE 5. – RESIDENTIAL, LIMITED, DISTRICT R-1

Sec. 22-5-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

**Mobile Food Unit**

ARTICLE 6. – RESIDENTIAL, GENERAL, DISTRICT R-2

Sec. 22-6-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

**Mobile Food Unit**

ARTICLE 7. – RESIDENTIAL, PLANNED COMMUNITY, DISTRICT R-3

Sec. 22-7-9.1. - Uses permitted by right.

The following uses shall be permitted by right:

**Mobile Food Unit**

ARTICLE 8. – RESIDENTIAL, LIMITED, DISTRICT R-4

Sec. 22-8-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

**Mobile Food Unit**

ARTICLE 9. – BUSINESS, GENERAL, DISTRICT B-1

Sec. 22-9-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

**Mobile Food Unit**

ARTICLE 10. – BUSINESS, CONVENIENCE, DISTRICT B-C

Sec. 22-10-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

**Mobile Food Unit**

ARTICLE 11. – INDUSTRIAL, LIMITED, DISTRICT I-1

Sec. 22-11-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

**Mobile Food Unit**

ARTICLE 12. – INDUSTRIAL, GENERAL, DISTRICT I-2

Sec. 22-12-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

**Mobile Food Unit**

(2) *That the Ordinance shall be effective upon adoption.*