



## NELSON COUNTY PLANNING COMMISSION

Meeting Agenda: March 25, 2015  
General District Courtroom, 3<sup>rd</sup> Floor, Nelson County Courthouse, Lovingston

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- **7:00 – Meeting Convenes / Call to Order**
- Review of Meeting Minutes from February 25<sup>th</sup> meeting
- **Public Hearing Items:**
  - Consideration of Applications to Expand Existing Davis Creek Agricultural and Forestal District
  - Consideration of Application to Expand Existing Dutch Creek Agricultural and Forestal District
  - Consideration of Application to Create New Greenfield Agricultural and Forestal District
- **Other Agenda Items:**
  - Major Site Plan #2015-02 – Mr. Michael Penny / Pennywell, LLC (Tax Map Parcel #66-A-36)
  - Minor Site Plan #2015-03 – Mr. Scott Collins / Living Word Christian Fellowship (Tax Map Parcel #64-5-5D)
- **Other Business:**
  - Review staff report regarding possible Zoning Ordinance Amendments pertaining to “Off-Farm Sales” (Wayside Stands and Farmers Markets)
  - Other (as determined by Planning Commission members / as applicable)
- **Adjournment**
- **Next Meeting:** April 22, 2015 | 7:00pm

NELSON COUNTY PLANNING COMMISSION  
MEETING MINUTES  
February 25, 2015

**Present:** Chair Philippa Proulx, Commissioners Linda Russell, Mike Harman, and Robert Goad.

**Absent:** Commissioner Mary Kathryn Allen and Larry Saunders (Board of Supervisors Liaison)

**Staff Present:** Tim Padalino, Director of Planning & Zoning and Stormy Hopkins, Secretary

**Call to Order:** Chair Proulx called the meeting to order at 7:05 P. M. in the General District Courtroom, County Courthouse, Lovingson.

**Approval of Minutes – December 17, 2014 and January 28, 2015:** Chair Proulx asked if there were any further changes to the December 17, 2014 draft minutes; none noted.

**Commissioner Harman made a motion to approve that the December 17, 2014 minutes be approved; the vote 5-0.**

Chair Proulx asked if there were any further changes to the revised January 28, 2015 minutes; none noted.

**Commissioner Harman made a motion to approve that the January 28, 2015 minutes be approved as amended; the vote 5-0.**

**1. Review of proposed Zoning Ordinance amendments re: “Artist Community”**

Mr. Padalino stated this process, which began back in 2014, involves a proposed amendment to the Zoning Ordinance to provide for a new type of land use that is currently not provided for. Specifically, the proposed amendment would create a new land use and definition for “Artist Community” as a permissible use in the Agricultural (A-1) District. As proposed, a Special Use Permit (SUP) would be required to conduct the “Artist Community” land use.

Mr. Padalino provided a brief overview of the process to date. At the November PC meeting, Mr. Greg Smith, Executive Director for the Virginia Center for the Creative Arts (VCCA) presented a request to consider the possibly of initiating this amendment. At the December PC meeting, draft recommendations for a possible amendment were reviewed. Then at the January PC meeting, those discussions continued and the PC directed that this public hearing be conducted. Those preparations have all be completed in accordance with the Code of Virginia requirements and the Legal Notice was advertised in the Nelson County Times on February 12<sup>th</sup> and 19<sup>th</sup>.

Mr. Padalino asked if Chair Proulx would like the definitions read aloud from the Staff Report. Chair Proulx indicated that she would. Mr. Padalino proceeded to read the three (3) proposed Article 2 Definitions; as well as the proposed provisions to Article 4: Agricultural Districts (A-1).

Chair Proulx opened the public hearing at 7:10 p.m. for comments.

Mr. Greg Smith, Executive Director of the Virginia Center for Creative Arts (VCCA): Mr. Smith indicated that he initiated this request some months ago and has since been working with County staff. He indicated that the proposed language is in keeping with how VCCA operates. He noted that VCCA is currently located in Amherst County, on property owned by Sweet Briar College (SBC) and has been there for forty-four (44) years. Mr. Smith noted that SBC is currently rethinking that agreement, which is the reason for VCCA to seek other alternatives. He noted that he has been talking with one Nelson County property owner about acquiring that property. However, a Special Use Permit (SUP) could not submitted because there is no such provision in the current Ordinance. He indicated that there are no other counties that have provisions in their codes for an organization

like the VCCA. Mr. Smith brought a book of photographs of how the VCCA currently looks and shared that with the Commissioners. He stated that when most people come to visit VCCA they feel as though they are on a farm. VCCA occupies an old dairy farm and use the renovated barn as the studio building. He noted that unfortunately, the mansion that was on the property burned during the acquisition of the property; and a new residence hall had to be constructed. The zoning of the property in Amherst County is Agricultural District (A-1).

Chair Proulx closed the public hearing at 7:14 p.m.

Commissioner Russell commented that she grew up in an area that had an artist community, and she wholly supports this and hopes VCCA comes to the County in the near future.

**Commissioner Russell made a motion that the Planning Commissioner recommend to the Board of Supervisors approval of an addition to the Zoning Ordinance with reference to “Artist Community” as defined in the public hearing notice that was in the Nelson County paper and is further defined in the Staff Report, dated February 4, 2015. Commissioner Harman provided the second; the vote 5-0.**

### Other Agenda Items:

#### **1. Major Site Plan #2015-01 – David Hughes:**

Mr. Padalino noted that County Staff received a complete application in January from Mr. David Hughes, son-in-law of Mr. Delmond B. Hall III, who is the designated trustee for the property owners. The applicant seeks approval for Major Site Plan #2015-01 for the proposed construction of a third new dwelling unit on one parcel/lot. Mr. Padalino noted that this site plan is somewhat atypical relative to most major site plans. Virtually all others seek permission to construct commercial or industrial facilities; but this application seeks permission to construct a private residential dwelling, which happens to be the third dwelling on one parcel. He also noted that most major site plans are for properties located in areas of high visibility and high traffic areas; whereas this subject property is located in a very isolated and large parcel, beyond the end of state maintenance. The Zoning Ordinance does require a major site plan be required for this type of situation, according to Article 4 (Agricultural District) and Article 13 (Site Plan) regulations.

Mr. Padalino noted that the subject property is located in the West District near Love Gap, on Chicken Hollow Lane. It is a 323-acre property zoned Agricultural (A-1), and is further identified as Tax Map Parcel #17-A-44. The site plan depicts a proposed new dwelling with a footprint of approximately 1,300 sq. ft. plus additional decks and porches. It is not clear if the dwelling would be a one-story building or multiple floors. The proposed dwelling site is already served by necessary utilities, including a Health Department-approved well and septic system. Mr. Padalino noted that power has already been brought onto the property and a meter has been installed.

Mr. Padalino noted that the Site Plan Review Committee did not meet on February 11<sup>th</sup> but comments were submitted via email. The committee members' comments are as follows:

- Mr. Jeff Kessler of Virginia Department of Transportation (VDOT) stated in an email dated February 10<sup>th</sup> as follows: “We foresee no significant impacts to the state road, Route 684 (Chicken Hollow Lane). As this property is served by the existing extension of the roadway beyond End of State Maintenance of Route 684, a VDOT Land Use Permit is not required.”
- Ms. Alyson Sappington of the Thomas Jefferson Soil & Water Conservation District, provides review of the Erosion & Sediment Control Plan (E&S), wrote comments on February 5<sup>th</sup> as follows: “It appears that the proposed land disturbance for the Delmond B. Hall property is less than 10,000 sq. ft., and therefore would not need an E&SC plan.”
- Mr. Tom Eick of the Health Department noted the following: On September 1<sup>st</sup>, the Virginia Department of Health (VDH) issued an “OSE Construction Permit” authorizing the installation of a sewage disposal system and a private well. That permit was then supplemented by and “Inspection Report and Completion Statement” submitted to the Health Department by a licensed private Onsite Soil Evaluator, certifying that

the sewage disposal system was properly installed and completed in accordance with the previously issued VDH permit.

Mr. Padalino noted that there does not seem to be any unresolved issues, questions, or concerns from the Site Plan Review Committee members. With consideration of the requested residential use, the Major Site Plan application appears to be acceptable relative to the Site Plan requirements in Article 13.

Mr. Massie Saunders, Engineer of the Major Site Plan: Mr. Saunders stated that he and the applicant are there to answer any questions that the PC may have. He noted that he believes this is more of a formality than anything.

**Commissioner Russell made a motion that the Planning Commission approve Major Site Plan #2015-01 for David Hughes on property on Chicken Hollow Lane, Tax Map #17-A-44. The Site Plan consists of three (3) pages, dated January 30, 2015, submitted by Massie Saunders. Commissioner Harman provided the second; the vote 5-0.**

**2. Report and recommendations from Agricultural and Forestal District (AFD) Advisory Committee:**

- **Two Applications for addition(s) to Existing Davis Creek AFD**
- **Application for addition(s) to Dutch Creek AFD**
- **Application for the creation of new Greenfield AFD**

Mr. Padalino stated that the PC accepted four (4) applications at the previous meeting and sent them to the AFD Advisory Committee. The Committee met on February 12<sup>th</sup>. He noted that Mr. Andy Wright is here to report on their actions.

Mr. Andy Wright, Chairman of the AFD Advisory Committee: Mr. Wright stated that the AFD Committee met on February 12<sup>th</sup> to consider the applications that the PC had referred to them; as well as several additions [modifications] to those existing applications. He noted that draft minutes of the Advisory Committee meeting are being reviewed, and will be provided to the PC as soon as they are approved. Mr. Wright noted that the Advisory Committee unanimously recommended that all the applications be approved for additions on the existing Dutch Creek and Davis Creek AFD's; and for the creation of a new AFD centered around Greenfield.

Mr. Wright stated that the proposed additions on Dutch Creek are 746 acres. Of those, 278 acres is the McSwain property that would be added to their existing AFD property; 403 acres is property of Mr. John Ed Purvis, who is a Nelsonian and lifelong farmer; 50 acres is the John and Jonna Clarkson property, who have hay and horse operations; and the latest is 15 acres is the property of Randy Green, who grows hops to sell to the local breweries.

Mr. Wright stated that there were two portions to the additions on Davis Creek for a total of 228 acres. He stated that Mr. Bolton and landowners along Perry Lane propose to create an addition to the existing district; it is mainly forested, some sheep are being raised, and there are six (6) families. The other 11 acres were proposed for addition by Mr. Andre Deredyn and another landowner closer to the original Davis Creek AFD area.

Mr. Wright stated that the proposed new Greenfield AFD contains 2,344 acres; which is an increase of 40 acres from the original application. In addition to the Shannon Farm community, there are 37 more families. This includes a wide variety of activities such as timber, cattle and horse farms, organic gardens and nurseries. Mr. Wright noted that something important about this district is that it is on both sides of the Rockfish River. He also noted that this is a very important contribution to the entire welfare of the Rockfish River Watershed because it is up next to the headwaters.

Mr. Wright stated that they request the PC advertise for public hearing at the March meeting or as soon thereafter as possible.

Commissioner Russell asked Mr. Wright if some of the districts that were approved had additional properties than what was submitted to the PC. Mr. Wright stated that was correct. Commissioner Russell also asked if Dutch Creek had 746 acres. Mr. Wright indicated that number included the 15 acres that was added by Mr. Green; and the numbers were given had been rounded up.

Commissioner Russell also noted that the PC didn't have any maps or data on the additional parcels that had been added. Mr. Padalino indicated that he had produced shapefiles and maps using the County's GIS system showing all the parcels. Supervisor Saunders commented that the PC should have had copies of the proposed additions or the updated maps included in their packets, and does not feel that they are prepared to make a motion. Commissioner Russell noted that the County Code allows for additions to districts up until the BOS final approval. Commissioner Russell also stated that the action requested is PC approval to conduct a public hearing, at which time the PC will have updated information for these expanded [modified] districts.

**Commissioner Russell made a motion recommending Staff advertise for a public hearing at which time evidence will be provided in the form of a video and copies of the added Districts of the expanded Districts. Commissioner Harman provided the second; the vote 4-1 in favor of the motion, with Supervisor Saunders voting against the motion.**

### **3. Policy Review: "Wayside Stand Permits"**

Mr. Padalino noted that he had a few recommendations for the Wayside Stand; which has been discussed by the PC at a number of meetings. He also has some recommendations to address the fact that there isn't currently any provision for a "Farmers Market" in the ordinance, but is a land use that currently takes place.

Mr. Padalino stated that after talking about this numerous times and conferring with others, including Mr. Jeff Kessler at VDOT; he has come up with the following recommendations:

1. Separate Wayside Stand into two separate categories based on the functional classification code (FCC) of the road that it is located on. Mr. Padalino stated that for those that are on small roads that have less traffic or safety concerns, a simplified permitting process could remain. For higher volume roads or higher profile roads, there would be more requirements.
  - a. Wayside Stand Class A: roads with FCC of 115 or higher
  - b. Wayside Stand Class B: roads with FCC of 114 or lower (major roads such as Routes 6, 29, 56, 60, 151, and 250, as well as some secondary roads such as Beech Grove Road, Oak Ridge Road, Laurel Road, Schuyler Road and a few others)
2. Clarify and improve the procedures for how these permit applications should be reviewed.
  - a. Wayside Stand Class A: an administrative review process; which would include VDOT review and require VDOT's recommendation and approval.
  - b. Wayside Stand Class B: review and approval process conducted by the PC; include VDOT review; and would require VDOT's recommendation for approval.
3. Specify what application materials should contain:
  - Zoning Permit application
  - \$25.00 fee (remains unchanged)
  - Brief project narrative detailing the following:
    - Proposed frequency of wayside stand operation (# of hours per day? # of days per week? etc.)
    - Proposed duration of wayside stand operation (growing season? year-round? specific holidays or seasons? etc.)
    - Proposed location and type of wayside stand "structures" / facilities (including distance from property boundary and distance from public ROW)

- Type(s) of items proposed for sale, including the source(s) of good or product which must be owned or controlled by the seller
- Description of the proposed signage
- Scaled site plan drawing covering the following:
  - Wayside Stand (Class A) requires a scaled site plan drawing (covering a few basics)
  - Wayside Stand (Class B) requires a Minor Site Plan prepared in accordance with the normal Site Plan requirements.

Commissioner Russell asked if Minor Site Plans are required to show parking areas. She stated that she thinks it should be a part of the Class B requirement. Mr. Padalino indicated that he too believes that should be included.

Chair Proulx stated she wasn't sure if this type of permit could be treated the same way as a Special Use Permit (SUP); or whether it's more of a checklist type permit. She stated that she would like for the PC to have some sort of control over the Class B type permit. Mr. Padalino noted that currently all these permits are processed administratively, and the proposed policy would change that process for some permit applications. Mr. Padalino also stated that any approach involving SUP's would require a public hearing and would also allow for the BOS to make conditions if they see fit. Mr. Padalino stated that to accomplish those suggestions, a Wayside Stand Permit would be listed as a by-right use for a Class A, and Class B would be listed in a separate SUP section.

Chair Proulx stated that she does not feel these types of permits need to go before the BOS. She asked that Staff further review how this could be incorporated into the Ordinance. Mr. Padalino stated that he would like clarification in his thinking that the PC does not want these types of permits to go before the BOS. Chair Proulx stated that she does not think it's necessary and it would be easier for the farmer and the Supervisors.

Commissioner Russell asked if it's possible for Staff to administratively review the Class B with advice from the PC. Mr. Padalino stated that he does not know if Commissioner Russell's concern is accurate because all the recent legislation was related to on-farm sales; because these Wayside Stands are classified as off-farm sales, the perceived limitations on regulating this type of land use is not entirely correct. Commissioner Harman noted that they didn't want the PC to make any arbitrary rules that would limit the use of these stands, unless it related to safety issues.

Commissioner Russell indicated that she would like to see the word(s) "off-farm" or "off-site" added to the Wayside Stand definition. She also noted that she is still concerned with the use of the word "structure" in the definition. Mr. Padalino noted that in his notes from last month's meeting, there were proposed changes to the definition: "any facility or site used for the off-farm sale of agricultural or horticultural produce, livestock, or merchandise that is produced by the owner or the owner's family on their farm or on an agricultural operation under their control." He noted that there seemed to be some confusion with the word "facility" but it was an alternative to using the word "structure."

Mr. Padalino stated that if someone could not meet the criteria for a Wayside Stand, they could alternately join a Farmer's Market. In regards to the review and approval process, he will look at the Class B classifications; and if times permits, he will discuss this with Mr. Payne at their meeting scheduled for later in the week.

Commissioner Goad stated that he recalls, at last month's meeting, Mr. Padalino had some concerns about reviewing and approving these types of permits administratively, and asked if he could go over those concerns. Mr. Padalino stated traffic and safety are a concern; and to some degree there isn't much distinction between some of the proposed uses and a retail store, which could result in changes in the land use patterns. He indicated that he is trying to broaden the review to include VDOT to look at the safety aspects, including concern about increased turning movements, entrances and access, parking, and overall safety.

Commission Harman raised the question relating to Commissioner Russell's concern with the word "structure", indicating that it was too broad; it could refer to a tent, a building, a permanent or non-permanent structure. Chair Proulx stated that it could be either. Commissioner Russell noted that if it were a "building", setback requirements

don't allow those to be located in the front yard. Commissioner Harman stated his opinion that a wayside stand should be a non-permanent building.

Commissioner Goad asked if this works as suggested, could there be a situation where one could apply for a Wayside Stand Permit just off of a road such as Route 29 & Route 6, on a side road and VDOT would approve it because of its location. Mr. Padalino stated that it is possible, but he hopes that VDOT would be able to take that locational attribute into consideration as part of their evaluation. Commissioner Russell noted that she had previously read in an ordinance where a Wayside Stand could not be located within 500 ft. of an intersection. She suggested adding as a requirement the location of a Wayside Stand on any given road and its position in respect to intersections. Commissioner Harman stated that he thought VDOT would cover that issue. Mr. Padalino noted that VDOT may not be in position to cover that issue, since it would be the County deciding what class the proposed wayside stand would be before the permit application would ever be referred to VDOT.

Chair Proulx then asked Staff to provide a new draft amendment for Wayside Stand.

The Planning Commissioners suggested adding the following conditions/regulations: operate in daylight hours only; number and size of signs; and minimum parking requirements. Commissioner Russell also asked to incorporate "temporary" into the definition.

Supervisor Saunders asked how yard sales fit into all of this. He also stated that this seems to be making it difficult for the farmers.

Commissioner Goad stated his opinion that this review and approval can't be put on Mr. Padalino. He feels that the PC needs to make the regulations. He also indicated that leaving Class A as an administrative approval is fine but that the definition needs to be tightened; and Class B should come before the PC for a decision.

Chair Proulx suggested that the PC revisit the "Farmers Market" at the next meeting. She asked Staff to go ahead and draft an amendment for that as well. The Commissioners agreed.

**Other (as determined by Planning Commission members / as applicable):**

Commissioner Russell stated that the PC received an email from the Zoning Director stating that Kim Page is withdrawing her request for a Special Use Permit on her property on Route 151. She noted that this raises the issue with Mr. Karnes and his Wayside Stand Permit. She asked Staff to contact Mr. Karnes to see if he wants to continue with his application. Mr. Padalino stated that Staff had reached out to Mr. Karnes and had not received an update, but would continue to try to reach out to him. Commissioner Russell stated that if Mr. Karnes does wish to withdraw the application that it be done in writing.

**Adjournment:**

At 8:23 P.M. Commissioner Harman motioned to adjourn.

Respectfully submitted,

Stormy V. Hopkins  
Secretary, Planning & Zoning



To: Chair and Members, Nelson County Planning Commission  
From: Tim Padalino | Director | Department of Planning & Zoning  
Date: March 18, 2015

**Subject: Public Hearings for Applications for Agricultural and Forestal Districts**

At the March 25<sup>th</sup> Planning Commission (PC) meeting, the PC will conduct public hearings for multiple applications involving Nelson County's Agricultural and Forestal District (AFD) program.

This report provides a detailed summary of the four (4) pending AFD applications that have been received since January 1<sup>st</sup>, 2015, as well as detailed information about the review procedures and requirements. Please see page 4 of this report for detailed information about the overall application review process, including status updates for each step which has been completed to date.

#### **Summary of AFD Applications under PC review at the 3/25 Public Hearing:**

- **AFD Application #2015-01: Addition to Davis Creek AFD (Bolton)**
  - *Date received:* 1/12/2015 (modified and resubmitted on 1/20)
  - *Total size of proposed expansion:* 216.89 acres (originally 137.99 acres)
  - *Parcels and property owners in proposed addition:* 6 total property owners / 7 total parcels
    - Please see Map 1 on page 7.
    - Tax Map Parcel #44-A-28 – Earnest John Fritschi – 37.86 acres
    - Tax Map Parcel #44-A-30A – Bernard F. Haxel – 18.61 acres
    - Tax Map Parcel #44-A-26C – Jeanne Shreves – 10.0 acres
    - Tax Map Parcel #44-A-26A – Jeanne Shreves – 15.69 acres
    - Tax Map Parcel #44-A-30 – James R. Bolton & Marcia G. Gibbons – 37.22 acres
    - Tax Map Parcel #44-A-30B – Carol Scott Life Estate – 18.61 acres
    - **Recent modifications / additional parcels:**
      - Tax Map Parcel #44-1-2 – Helen Chapman – 78.9 acres
  - *Advisory Committee Recommendation:* The committee unanimously voted to recommend to the Planning Commission and the Board of Supervisors that they approve the addition of all parcels to the Davis Creek AFD.

▪ **AFD Application #2015-02: Addition to Davis Creek AFD (Derdeyn)**

- *Date received:* 1/9/2015
- *Total size of proposed expansion:* 11.04 acres
- *Parcels and property owners in proposed addition:* 2 total property owners / 3 total parcels
  - Please see Map 1 on page 7.
  - Tax Map Parcel #45-A-10H – Virginia Anne Evans Trustee – 5.34 acres
  - Tax Map Parcels #45-A-15; #45-A-15A – Derdeyn Revocable Trusts – 5.7 acres
- *Advisory Committee Recommendation:* The committee unanimously voted to recommend to the Planning Commission and the Board of Supervisors that they approve the addition of all parcels to the Davis Creek AFD.

▪ **AFD Application #2015-03: Addition to Dutch Creek AFD (Wright)**

- *Date received:* 1/15/2015 (modified and resubmitted prior to 2/12 Advisory Committee review)
- *Total size of proposed expansion:* 746.74 acres (originally 731.87 acres)
- *Parcels and property owners in proposed addition:* 4 total property owners / 12 total parcels
  - Please see Map 2 on page 8.
  - Tax Map Parcels #69-A-38; #69-A-38D – John & Jonna Clarkson – 49.84 acres
  - Tax Map Parcel #58-A-102A – Robert & Susan McSwain – 278.78 acres
  - Tax Map Parcels #58-A-45; #68-A-137; #68-A-138; #68-A-139A; 68-A-139C; 69-A-1; 69-A-38A; #69-A-38F – John E. & Ruth S. Purvis – 403.25 acres
  - **Recent modifications / additional parcels:**
    - Tax Map Parcel #69-14-6 – Barbara & Jon R. Green – 14.87 acres
- *Advisory Committee Recommendation:* The committee unanimously voted to recommend to the Planning Commission and the Board of Supervisors that they approve the addition of all parcels, totaling 746 acres, to the Dutch Creek AFD.

▪ **AFD Application #2015-04: Creation of Greenfield AFD (Burton)**

- *Date received:* 1/16/2015 (modified and resubmitted on 2/6/2015)
- *Total size of proposed new district:* 2,343.7 acres (originally 2,304 acres)
- *Parcels and property owners in proposed addition:* 40 total property owners / 64 total parcels
  - Please see Map 3 on page 9.
  - Tax Map Parcels #13-4-2; #13-A-67 – Shannon Farm Association – 518.3 acres
  - Tax Map Parcel #13-A-67A – Marion Kanour & Barbara Heyl – 15.06 acres
  - Tax Map Parcel #13-10-7 – Marc Chanin – 43.98 acres
  - Tax Map Parcel #13-10-2 – Thomas Michael & Jean L. McConkey – 2.5 acres
  - Tax Map Parcel #13-10-4 – Deborah Ann Harkrader – 7.68 acres
  - Tax Map Parcels #13-A-21G; #13-A-23C – Ellwood R. Hood II – 22.83 acres
  - Tax Map Parcels #13-A-21; #13-A-24A – Arthur T. Goodloe – 26.52 acres
  - Tax Map Parcel #13-A-25 – James W. Carter Jr. & Diane M. – 75.25 acres
  - Tax Map Parcel #13-2-1A – William & Lynn Stevenson – 6.61 acres
  - Tax Map Parcel #13-A-76 – Curtis M. Pleasants Jr. & Alexandra – 102.38 acres
  - Tax Map Parcel #23-1-4A – Lois S. Patkin – 125.11 acres
  - Tax Map Parcel #13-9-B – Victor Stefanovic – 90.88 acres
  - Tax Map Parcels #13-A-23; #13-A-21E; #13-A-20; #13-A-21C; #13-A-21D – Rita Mae Brown – 100.66 acres
  - Tax Map Parcel #24-4-A – John Nelson & Elizabeth Greenleaf – 38.5 acres
  - Tax Map Parcel #13-A-69A – Clarence G. Nicklas Jr. & Rita S. – 22.79 acres
  - Tax Map Parcel #13-A-63 – Meadowbrooke Associates Inc. – 20.95 acres

- Tax Map Parcel #13-A-63A – Meadowbrooke Partners – 28.30 acres
- Tax Map Parcels #12-A-131C; #12-A-131E – Jeffrey & Christy Howe – 17.73 acres
- Tax Map Parcel #12-A-131 – Cynthia Chandler – 27.33 acres
- Tax Map Parcel #12-A-17 – Karen Kartheiser – 41.42 acres
- Tax Map Parcel #12-A-27 – Neal Showstack & Toni Ranieri – 23.82 acres
- Tax Map Parcel #12-A-27A – Thomas Michael & Jean L. McConkey – 23.82 acres
- Tax Map Parcels #12-A-72A; #12-A-19 – Brian & Amy Webb – 25.42 acres
- Tax Map Parcels #13-1-2A; #13-1-2B – Bonnie C. Cady – 9.13 acres
- Tax Map Parcels #13-1-1A; #13-1-3; #13-1A-11A – Charlotte L. Rea – 29.51 acres
- Tax Map Parcel #13-1-1 – Joanna Salidis & Galen Staengl – 17.31 acres
- Tax Map Parcel #13-A-6 – Samuel A. Young – 44.6 acres
- Tax Map Parcel #13-A-4B – George & Esperanza Wulin – 39.77 acres
- Tax Map Parcels #13-A-1; #13-A-1A; #7-A-87; #7-A-88; #7-A-93A; #6-A-158B – James & Joan Klemic – 196.38 acres
- Tax Map Parcels #23-A-45; #23-A-8 – Samuel Bloom & Constance Visceglia – 45.35 acres
- Tax Map Parcel #23-A-10 – David & Barbara Thomas – 20.00 acres
- Tax Map Parcels #22-A-68A; #22-A-68D – David Thomas – 23.08 acres
- Tax Map Parcel #23-A-6A – Henry & Bridget Sprouse – 1.76 acres
- Tax Map Parcel #23-A-8A – Steve Bliley – 6.42 acres
- Tax Map Parcels #23-A-9A; #23-A-2 – Paukert Irrevocable Trust (Edwin Paukert) & Maria C. Gaticales-Paukert – 159.46 acres
- Tax Map Parcel #23-A-4 – Barton W. Biggs & Corry C. Andrews – 170.02 acres
- Tax Map Parcel #23-A-19 – Peter & Karen Osborne – 101.2 acres
- Tax Map Parcel #23-A-4D – James Wright – 14.69 acres
- Tax Map Parcel #23-A-4A – John Wright – 18.13 acres
- **Recent modifications / additional parcels:**
  - Tax Map Parcels #24-A-1; #24-1-1A; #24-1-1B; #24-1-3A – William E. & Wendy R. Hess – 30.20 acres
  - Tax Map Parcel #7-A-86E – Virginia Lee & Richard E. Staron – 9.50 acres

– *Advisory Committee Recommendation:* The committee unanimously voted to recommend to the Planning Commission and the Board of Supervisors that they approve the creation of the Greenfield AFD, including both the 2,304 acres in the original application as well as the 40 acres in the subsequent application, for a total of 2,344 acres.

### **Review Procedures for AFD Applications: “Evaluation Criteria”**

All AFD applications are to be reviewed and evaluated using the he following factors, as contained in Nelson County Code Section 9-201, “Creation of District.”

- (5) *Evaluation criteria.* The following factors should be considered by the planning commission and the advisory committee, and at any public hearing at which an application is being considered:
- a. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;
  - b. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;
  - c. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

- d. Local developmental patterns and needs;
- e. The comprehensive plan and zoning regulations;
- f. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and
- g. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

### **Review Procedures for AFD Applications: “Review Process”**

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The review process for all AFD applications requires the following steps (below) as prescribed by Nelson County Code Section 9-201, “Creation of District.” I have provided a brief summary of each step of the review process, with status updates (top); and have also included an excerpt of the full County Code language for the review process (bottom).

#### **▪ [Summary of review process with status updates]:**

- **COMPLETED (1/28):** Planning Commission (PC) initiates application review process:
  - o PC “accepts” applications and refers them to the AFD Advisory Committee for review and comment
  - o PC directs staff to provide legal notice of the applications to adjoining property owners
- **COMPLETED (2/12):** AFD Advisory Committee receives applications via PC referral:
  - o Advisory Committee conducts review of applications
  - o Advisory Committee provides Planning Commission with recommendations
- **COMPLETED (2/25):** Planning Commission (PC) receives Advisory Committee recommendations and directs staff to proceed with advertising legal notice for public hearing
- **SCHEDULED (3/25):** Planning Commission (PC) conducts review of applications:
  - o PC conducts public hearing on the applications and Advisory Committee recommendations
  - o PC provides the Board of Supervisors (BOS) with recommendations
- Board of Supervisors (BOS) conducts review of applications:
  - o BOS conducts public hearing
  - o BOS takes action to:
    - create (or expand) a district (as applied for) or (with any modifications it deems appropriate); or
    - reject the application, no later than one hundred eighty (180) days from the date the application was received

▪ **[County Code excerpt]:**

- (6) *Advisory committee review.* Upon referral of an application by the planning commission, the advisory committee shall review and make recommendations concerning the application and any proposed modifications to the planning commission.
- (7) *Planning commission review.* Upon receipt of the report of the advisory committee on an application, the planning commission shall conduct a public hearing on the application and any proposed modifications, and thereafter report its recommendations to the board of supervisors, as provided herein:
  - a. In conducting its review, the planning commission shall evaluate the application as provided in paragraph (5), and also shall consider the potential effect of the district and any proposed modifications on the county's planning policies and objectives.
  - b. Upon conclusion of the public hearing, the planning commission shall direct the planning department to publish and provide the notice required by Virginia Code § 15.2-4307(5).
- (8) *Hearing by board of supervisors.* After receiving the reports of the planning commission and the advisory committee, the board of supervisors shall hold a public hearing on the application as provided in Virginia Code §15.2-4309.
- (9) *Action on application.* After a public hearing, the board of supervisors may by ordinance create a district as applied for or with any modifications it deems appropriate, as provided herein.
  - a. The ordinance shall be adopted pursuant to the conditions and procedures provided in Virginia Code § 15.2-4309, and shall be subject to section 9-202(1). Virginia Code § 15.2-4309 provides, in part:

Any conditions to creation of the district and the period before the review of the district shall be described, either in the application or in a notice sent by first-class mail to all landowners in the district and published in a newspaper having a general circulation within the district at least two (2) weeks prior to adoption of the ordinance creating the district. The ordinance shall state any conditions to creation of the district and shall prescribe the period before the first review of the district, which shall be no less than four (4) years but not more than ten (10) years from the date of its creation. In prescribing the period before the first review, the local governing body shall consider the period proposed in the application. The ordinance shall remain in effect at least until such time as the district is to be reviewed. In the event of annexation by a city or town of any land within a district, the district shall continue until the time prescribed for review.
  - b. The board of supervisors shall act to either adopt the ordinance creating the district, with or without modification, or reject the application, no later than one hundred eighty (180) days from the date by which the application was received.
  - c. Upon the adoption of an ordinance creating a district or adding land to an existing district, the board of supervisors shall submit a copy of the ordinance with maps to the local commissioner of the revenue, and the state forester, and the commissioner of agriculture and consumer services for information purposes. The commissioner of the revenue shall identify the parcels of land in the district in the land book and on the tax map, and the board of supervisors shall identify such parcels on the zoning map, where applicable and

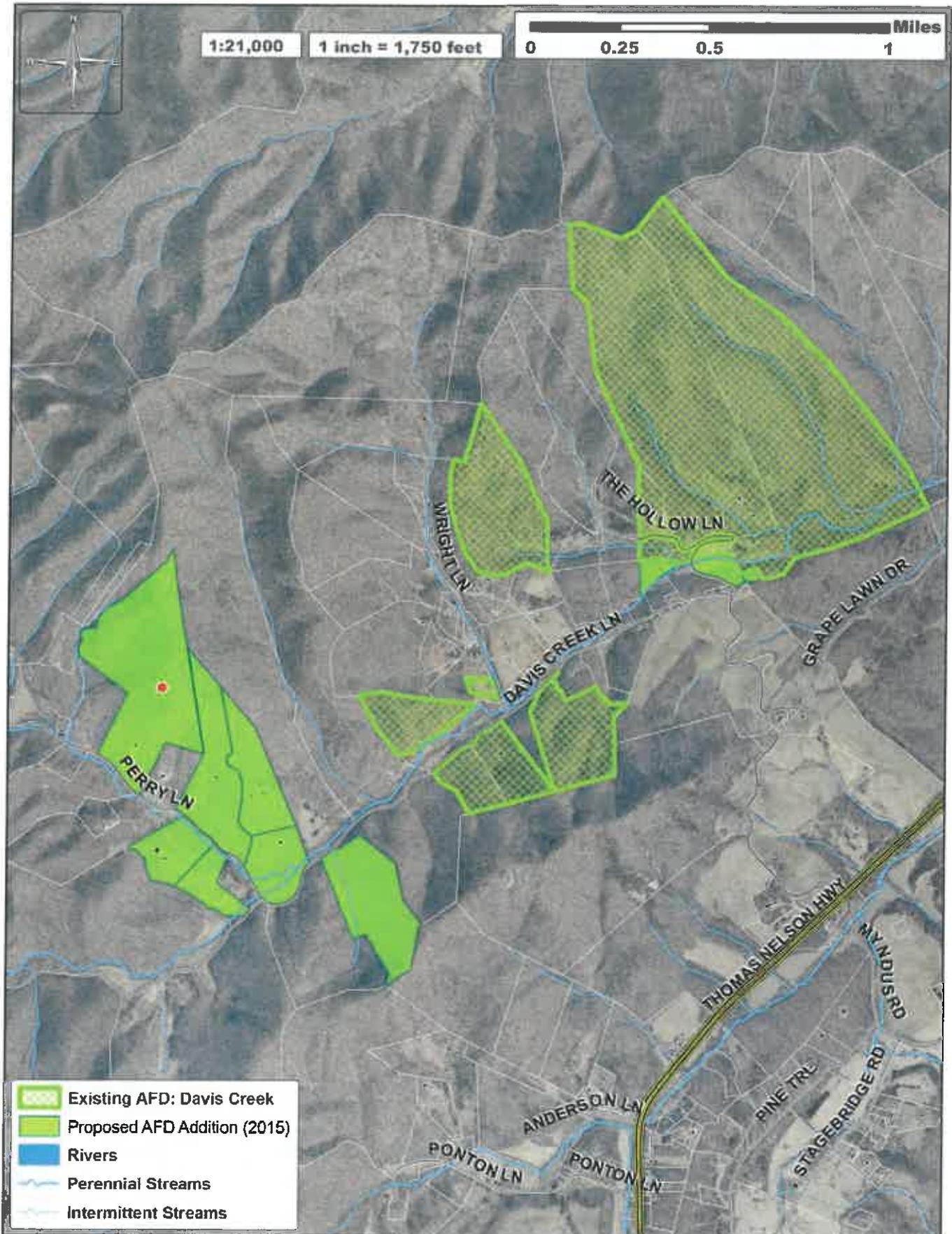
shall designate the districts on the official comprehensive plan map each time the comprehensive plan map is updated.

### **Conclusion**

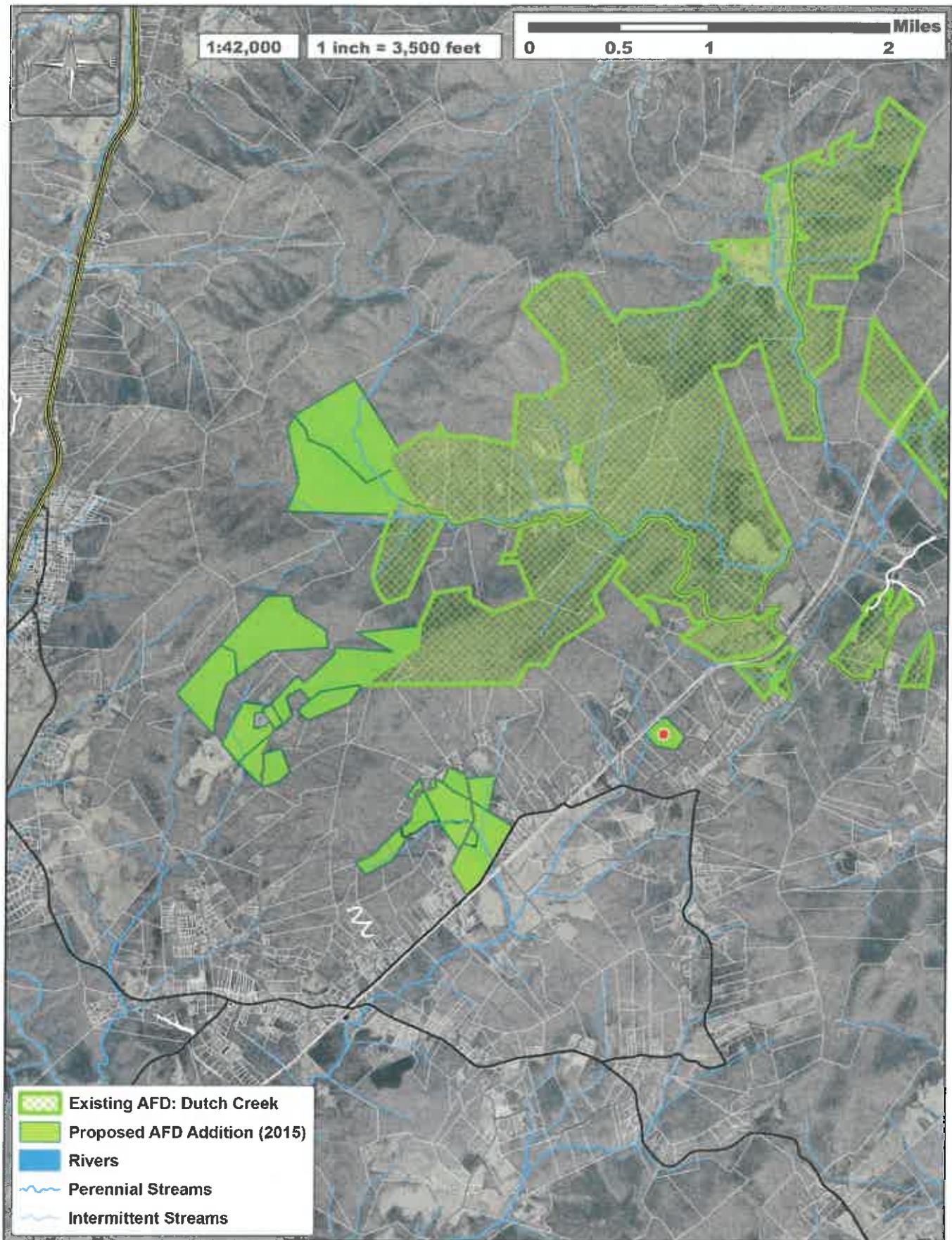
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Thank you for your attention to these four (4) AFD applications. Please reference the attached maps for more details, which have been updated to include the properties which were recently added to the applications. Those recently-added properties are marked with a red dot.

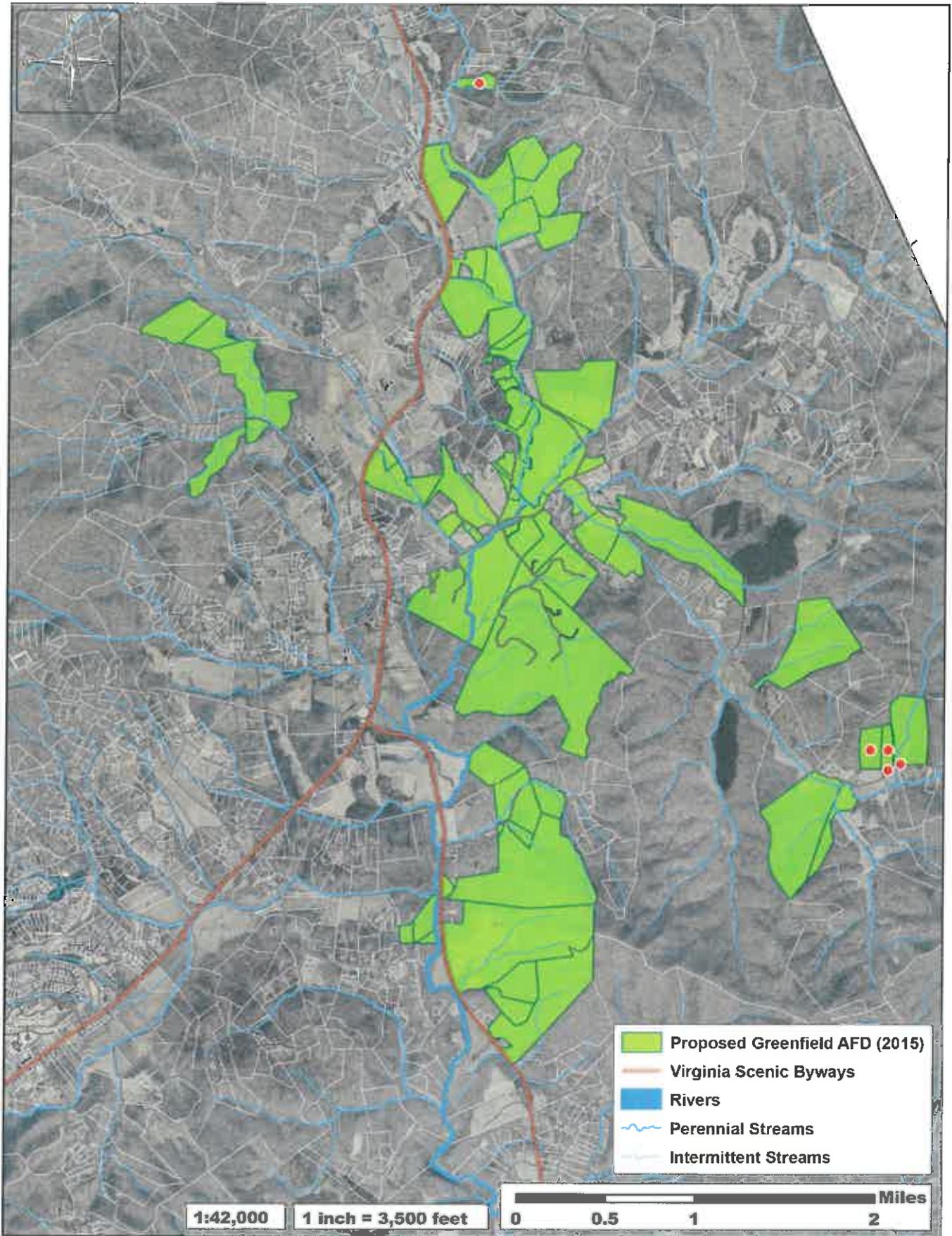
Please feel free to contact me prior to the public hearing on the 25<sup>th</sup> with any questions you may have regarding the information contained in this report or in the applications.



Map 1. Existing Davis Creek AFD with proposed additions (with recently-added properties highlighted by a red dot).



Map 2. Existing Dutch Creek AFD with proposed additions (with recently-added properties highlighted by a red dot).



**Map 3.** Proposed Greenfield AFD (with recently-added properties highlighted by a red dot).

**Minutes for the February 12, 2015 Meeting - Final**  
**Agricultural & Forestal District Advisory Committee**  
**County Courthouse - Old Board of Supervisors room**

**Committee members present:** Connie Brennan, Andre Derdeyn, Bill Halverson, Susan McSwain, Billy Newman, Jean Payne, Bruce Vlk, Chapin Wilson, Andy Wright

**Invited guests present:** Jim Bolton, Joyce Burton, Tim Padalino

**Meeting called to order**

Meeting was called to order at 4:05 p.m. by Andy Wright, who asked everyone to introduce themselves and state personal interest in AFDs:

Andy grows trees and has an interest in forestry  
Susan serves with two local volunteer organizations that promote wise use of natural resources  
Joyce has been working to put together a new AFD and is interested in land preservation  
Connie hopes to see additional AFDs in the county  
Jean is the Commissioner of Revenue, and tracking tax parcels in AFDs is part of her work  
Billy is a consulting forester  
Chapin has property with unique plants in the Dutch Creek AFD  
Tim is the county Planning Director and supports AFDs as a land use tool  
Bill loves trees and has taught his kids to appreciate forests  
Bruce grew up in a rural area and believes public service is a way to give back to community  
Jim was the contact person for a lot of people now applying to join the Davis Creek AFD  
Andre started the Davis Creek AFD and has planted a lot of trees

**Election of officers**

Andy Wright was re-elected as chairperson (nominated by Connie), Andre Derdeyn was elected as vice-chairperson (nominated by Susan), and Susan McSwain was elected as secretary (nominated by Andre). Officers will serve for all of 2015.

**Consideration of two applications to add 746 acres to the Dutch Creek AFD**

**(Note: all acreages in the minutes are rounded to nearest acre)**

The applications to add parcels to the Dutch Creek AFD were presented by Andy Wright, the spokesperson for this AFD. John Ed and Ruth Purvis have applied to add 403 acres to the AFD. The land has been used for many years as pasture for cattle, and John is a 7<sup>th</sup> generation farmer in the area. Susan and Robert McSwain have applied to add 278 acres to the AFD. In 2013, they purchased land adjacent to the property that they already have in the AFD. In 2014, they put this land under conservation easement with The Nature Conservancy. The land has been heavily logged in the past, but will be managed by the McSwains to allow healthy forest to regenerate. John and Jonna Clarkson have applied to add 50 acres to the AFD. They have requested a forestry management plan from the Dept. of Forestry. The land has forest, horses, pasture, and hay fields. Subsequent to the submission of the original application to add the above mentioned parcels to the Dutch Creek AFD, an additional application was filed to include 14 acres belonging to Randy and Barbara Green. Randy is a member of a tri-state hop growing cooperative, and he currently has 1/2 acre under cultivation for hops. With the interest from local breweries in buying local, he hopes to expand the size of his hop production in the near future.

*A motion was made and seconded to recommend to the Planning Commission and the Board of Supervisors that they approve the addition of all parcels, totaling 746 acres, to the Dutch Creek AFD.*

During the discussion period, Susan pointed out that the county tax maps show a gap between the Purvis additions and her land that is already part of the core of the AFD. However, both owners have surveys

that show the properties share a common border. She noted that it is important to know if an addition to an AFD actually touches the core, since this increases the radius for allowing new satellite parcels to be included in the future. In this case, the Purvis additions of land also abut parcels belonging to two other landowners that are part of the AFD core. Therefore, since this is correctly reflected on the county tax maps, the gap shown between her land and the Purvis land is not an issue.

*With no further discussion, the vote was unanimous to approve the motion.*

#### **Consideration of two applications to add 228 acres to the Davis Creek AFD**

Jim Bolton, one of the applicants, presented the first application, which would add 217 acres owned by six families to the AFD. Adding these parcels would create the westernmost satellite to the existing AFD, located one mile from the core, with intervening AFD properties in between. Nearly all of the land in these parcels is in forestry, with one parcel to the southwest of Perry Lane having sheep. Andre Derdeyn, spokesperson for the existing AFD, presented the second application, which would add 11 acres to the AFD. Andre noted that the county tax maps are incorrect and show the wrong shape of one of the parcels included in the application. He also noted that the parcels in this application are adjacent to the core of the AFD. One of the parcels will expand the Virginia Evans sheep pasture and add to the amount of land that she already has in the AFD. The parcel owned by Andre and his wife Marie will also increase the amount of land that they already have in the AFD. Before they purchased the additional land, it had been used as an illegal dumping ground for construction site trash and other waste. Clean up required the removal of 16 loads of trash from the site, including over 150 old tires. An old cinder block dwelling was also demolished. Andre has now planted the area with trees.

(Note from secretary – Andre deserves an award.)

*A motion was made and seconded to recommend to the Planning Commission and the Board of Supervisors that they approve the addition of all parcels, totaling 228 acres, to the Davis Creek AFD.*

During the discussion period, Andre said he is delighted to see landowners on Perry Lane applying to join the AFD. Both he and Jim hope that more landowners will join in the future and fill in some of the gaps between the core and the satellite parcels. Jim said that he knows of at least one landowner who may apply to join in the future.

*With no further discussion, the vote was unanimous to approve the motion.*

#### **Consideration of the application to create the Greenfield AFD**

Joyce Burton, who is one of the applicants and also the spokesperson for the new AFD, presented the application. Joyce said that the process of putting together parcels for this AFD started with Shannon Farm, which has a total of 518 acres. Joyce began to contact adjoining landowners, and, over a period of a few months, a total of 37 more families expressed a desire to have their properties included on the application. The core of the AFD is now 1,364 acres, and the numerous satellite parcels bring the total for the entire AFD to 2,304 acres. The satellite parcels include 560 acres on Pilot Mountain (off Rt. 6), 114 acres to the northwest on Blundell Hollow Road, and 266 acres in three parcels on Taylor Creek Road. Subsequent to Joyce having turned in the original application to the Planning Department in early January, two more landowners requested to join the AFD. Joyce submitted an application to add these properties, and with the additional 40 acres, the total size of the AFD now stands at 2,344 acres. Joyce said that activities on various properties include a community garden, an organic garden, timber production, cattle, hay, small scale poultry, horses, and plant nurseries. Properties lie on both sides of the Rockfish River and thus protect wetlands by the river.

*A motion was made and seconded to recommend to the Planning Commission and the Board of Supervisors that they approve the creation of the Greenfield AFD, including both the 2,304 acres in the original application as well as the 40 acres in the subsequent application, for a total of 2,344 acres.*

During the discussion period, several committee members expressed their amazement at the amount of work done by Joyce to bring so many landowners together in the application. Susan thanked Joyce for organizing the tour of the area for committee members on January 31. Susan said that it was especially

nice to actually visit some of the individual properties and meet the landowners. Susan and Connie commented that the location of the AFD is of special importance, with the planning that is now going on in the county for the 151 corridor.

*With no further discussion, the vote was unanimous to approve the motion.*

#### **Review of changes to AFD state code**

Susan reported that in 2011, a number of changes were made in the section of the state code that covers AFDs. These changes need to be incorporated into the county's AFD ordinance, and she mentioned three that are important to Nelson:

- 1) The code has added a "program administrator" to the definitions. Under the current county AFD ordinance, applications are submitted to the Planning Director, who then presents the applications to the Planning Commission at one of their regularly scheduled meetings. The Planning Commission accepts the applications and directs the Planning Director to send the applications to the AFD Advisory Committee for its review and recommendations. The creation of the position of a program administrator means that the Planning Director does not have to present applications to the Planning Commission, but instead can send them directly to the Advisory Committee. The ability to skip the step that had included the Planning Commission can shorten the process by an entire month or more, and reduces the amount of work by county staff.
- 2) The requirement for applicants to submit a USGS 7.5 minute topographic map and VDOT road map, including a hand-drawn outline of the proposed new AFD or additions to an AFD on the maps, has been deleted. The original state code was written in 1977 when computer mapping software did not exist. The new code language allows the use of much faster, more convenient, cheaper, and more accurate digital maps.
- 3) Prior to 2011, satellite parcels applying to be part of an AFD had to be no more than one mile from the core of the AFD. Under the new code, satellite parcels that are somewhat farther than a mile from the core may apply to join the AFD if the land is considered to be "significant" (e.g. large size, high quality forest or agriculture, etc.).

After discussions with Andy, Andre, and county staff, Susan undertook to draft an updated version of the county ordinance, which she submitted to the County Administrator on February 7. The County Attorney has already reviewed the submitted document, made a few corrections, and intends to forward the new document to the Board of Supervisors (BOS) in time for their regularly scheduled meeting on March 5. Depending on how the BOS proceeds, the new ordinance could be adopted as soon as April.

#### **Other/New Business**

1) Billy initiated a discussion about forestry management plans. He wondered if the committee should advocate that forest landowners in AFDs be required to have a Forest Stewardship or Management Plan. The Department of Forestry (DOF) used to do these plans for free, but they now charge a fee. However, it can take up to two years to get a plan from DOF. As a private forest consultant, Billy charges \$4/acre (\$500 minimum) for plans, with minimal waiting time. He also mentioned Virginia Tech Extension Agent Jason Fisher as a resource for forest landowners. Andy pointed out that even if someone has a plan for managing their forest, that doesn't mean that they will follow it. Forest Management Plans and BMPs are voluntary. Andre, Joyce, and Jim commented that requiring Forest Management Plans as a condition of joining an AFD would probably discourage membership. Susan pointed out that not everyone who owns forested land wants to do logging, and the state code mentions aesthetic and environmental benefits as important reasons to create AFDs. She also noted that not all AFD land is forested – some is under agricultural use. The consensus of the Committee was that education about land stewardship is important, but the Committee has no authority to monitor land use. Andy asked Billy if he would be willing to study what kinds of information could be provided to both forest and farm owners in AFDs, and to recommend to the committee how that information could best be made available.

2) Susan reported that Lee Albright has resigned his position on the Advisory Committee. Lee sends a message that he is pleased with the increased interest in AFDs, and that serving on the committee has been a pleasant experience. It is not a committee that is subject to a lot of conflict, and AFDs have a positive effect on the county. Susan said that she will notify the County Administrator that there is now a vacancy on the Committee.

3) Joyce and Susan hope to organize an AFD potluck party after the BOS public hearings on all of the current AFD applications have occurred. Joyce has identified two possible venues, and she and Susan will work out the details for the potluck. Details will be sent closer to the time of the potluck.

4) Andy mentioned that June 1 is the deadline to submit applications to join an AFD in 2015. It appears that there may be a second round of landowners who will apply to join one or more of the AFDs by this deadline. If this happens, the Committee will meet again to review any new applications received.

5) Chapin noted that sequestration of carbon by trees has been identified as an important reason to protect forests worldwide. If the committee finds ways to disseminate educational information, he favors a strong emphasis on environment. He thinks we should consider sponsoring walks in the woods to foster appreciation of our local forests. Susan noted that Chapin has a very nice stand of Pink Lady Slipper orchids near his house, and Chapin also mentioned another special plant on his land, the Golden Club.

### **Adjournment**

Meeting was adjourned at 5:50 p.m.

### **Minutes**

Minutes were prepared by Susan McSwain, secretary. On February 18, 2015, a draft copy was sent to Committee members by email for review. After receiving minor corrections from members, the minutes were finalized on March 2, 2015.

## Stormy Hopkins

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**From:** Tim Padalino  
**Sent:** Monday, January 12, 2015 9:29 AM  
**To:** jrb5d@virginia.edu; Stormy Hopkins  
**Subject:** FW: AFD application  
**Attachments:** Application Form to Add to Existing AFD-1.docx

Jim, I agree with your explanation; and as such, this re-dated application cover page will suffice. Thank you for re-submitting this paperwork to be compliant with the language in the County Code for establishing and/or expanding existing AFDs.

Thanks again,  
Tim

Tim Padalino  
[434]-263-7090

-----Original Message-----

**From:** James Bolton [mailto:jrb5d@virginia.edu]  
**Sent:** Saturday, January 10, 2015 10:10 AM  
**To:** Tim Padalino  
**Subject:** Re: AFD application

Hi Tim,

I have attached a re-dated copy of our application. I also notice that the signature form that we filled out does not actually include a column for the dates of the parcel owner's signatures, so it seems to me like the re-dated application should do the trick (?). However if you think it would be more appropriate for me to re-date and sign (or initial, (or whatever), the original application, I would certainly be able to come in to do that, so just let me know. If you think the latter would be advisable, I could maybe come in some morning on my way in to work some day (other than Mon.) next week. if you think this would be the best approach, let me know what would be a convenient day and what time your office will be open.

Thanks so much for your assistance with this.

Jim Bolton

Tim Padalino wrote:

> Hi Jim,  
>  
> As you are listed on the application as the "applicant contact," and as you are the one who is actually submitting the application to the County, I will accept your signature and re-date (and not require that each property owner listed in the application re-date and re-sign).  
>  
> I hope this clears everything up.  
>  
> Thanks,  
> Tim

>  
> Tim Padalino  
> [434]-263-7090  
>  
>  
> -----Original Message-----  
> From: James Bolton [mailto:jrb5d@virginia.edu]  
> Sent: Thursday, January 08, 2015 6:36 PM  
> To: Tim Padalino  
> Subject: AFD application  
>  
> Hi Tim,  
>  
> I did get your phone message, and the only thing that I'm not totally  
> clear on is whether it's only me that needs to come in and re-sign,  
> and/or resubmit the application, or whether each parcel owner needs  
> re-date their signatures. (This would be a little complicated as one  
> of our group lives in Norfolk, and another is suffering from MS, in a  
> wheel chair, and is not particularly mobile\_\_\_\_....If it's just me that  
> would need to re-sign, or re-date, [or whatever], there will be no  
> problem  
> what-so-ever.) In any event, please let me know which of these responses will be required as soon as practically  
> convenient so that I can get to work on contacting everyone if need be. Thanks for the heads-up.  
>  
> Jim Bolton

**APPLICATION FOR ADDITION TO AN EXISTING AGRICULTURAL AND  
FORESTAL DISTRICT**

This completed form and required maps shall be submitted by applicant landowners to the Nelson County Planning Department on or before June first of the calendar year in which additions to an existing District are to be effective. This form shall be accompanied by a United States Geological Survey 7.5 minute topographic map that clearly shows the boundaries of the District and the boundaries of each individual parcel that is to be added to the District. A Department of Transportation highway map that shows the general location of the District and addition(s) shall also accompany this form.

**TO BE COMPLETED BY APPLICANT**

1. *Name of the District:*

Davis Creek Agricultural and Forestal District

2. *General Location of the District:*

Along Grape Lawn Drive, Huffman Way, Davis Creek lane and onto Perry Lane

3. *Total Acreage of the Addition(s):* 216.89 acres

4. *Landowners applying for the District:* See attached list with signatures

5. *Designated Landowner Contact:* Name, Address, & Telephone Number (Email optional)

James R. Bolton  
312 Perry Lane  
Lovington, VA 22949  
434-263-4968  
jrb5d@virginia.edu

6. *Conditions for Addition to the District Pursuant to §15.2-4309 of the Code of Virginia:*

As a condition for the addition of parcels to the Davis Creek Agricultural and Forestal District, the requirements stated in Chapter 9, Article V, Section 202 of the Code of Nelson County will apply. Any additional conditions currently in effect for the District will also apply. The date of review for additional parcels will be the same as for the already established District.

6. *Date of Application:* 01/20/2015

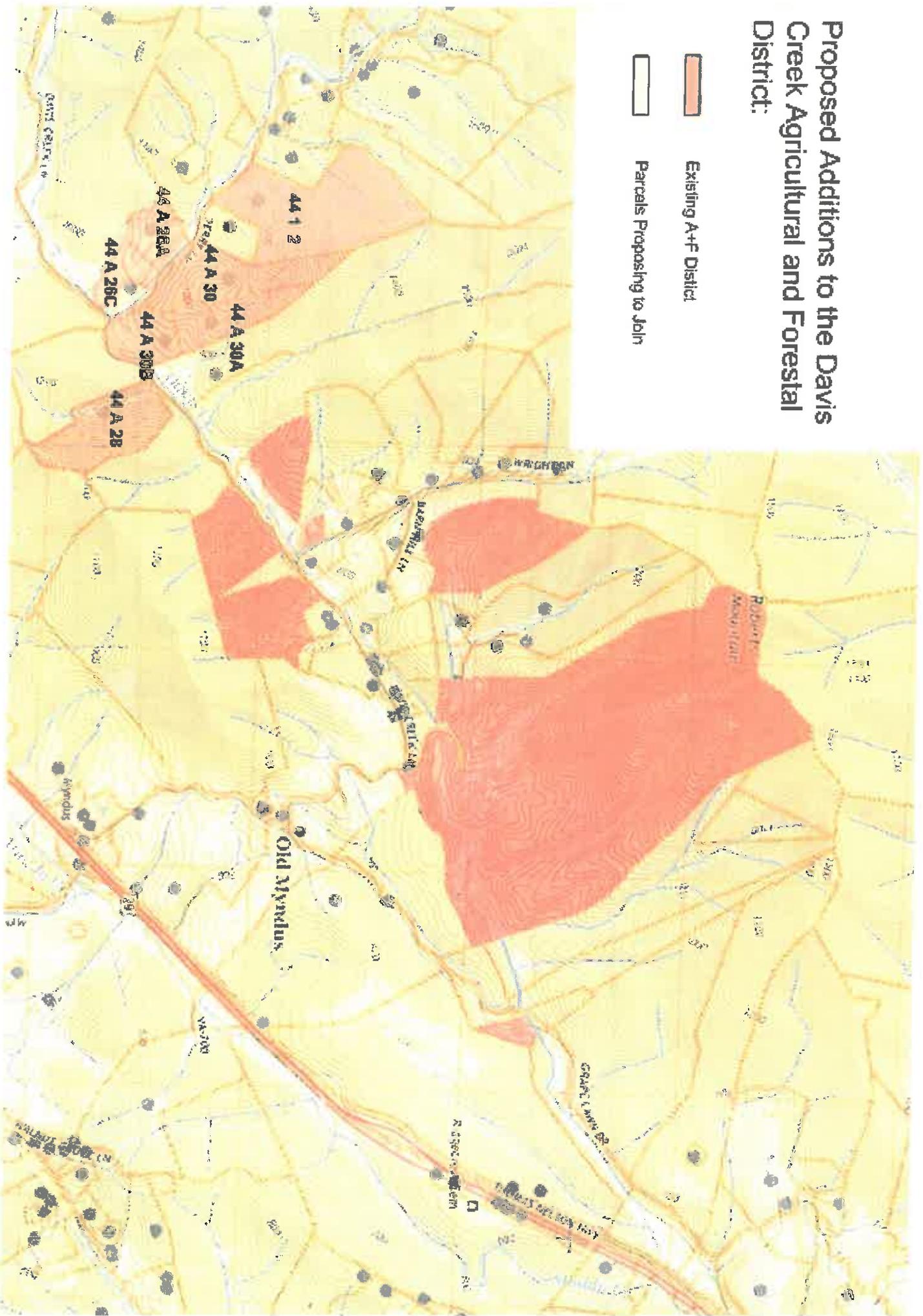
<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>	<u>WITNESS</u>	<u>TOTAL ACREAGE</u>	<u>TAX MAP &amp; PARCEL NUMBERS</u>
Fritschi, Earnest John	2625 Davis Creek Lane			37.86	44 A 28
Haxel, Bernard F.	76 Perry Lane			18.61	44 A 30A
Shreyes, Jeanne	203 Perry Lane			10 15.69	44 A 26C 44 A 26A
Bolton, James R. & Marcia G. Gibbons	312 Perry Lane			37.22	44 A 30
Scott, Carol Life Estate	42 Perry Lane			18.61	44 A 30B
Chapman, Helen	452 Perry Lane	<i>Helen Chapman</i>	<i>James R. Bolton</i>	78.9	44 1 2

NAME	ADDRESS	SIGNATURE	WITNESS	TOTAL ACREAGE	TAX MAP & PARCEL NUMBERS
Fritschi, Earnest John	2625 Davis Creek Lane	<i>Earnest John Fritschi</i>	<i>James R. Baker</i>	37.86	44 A 28
Haxel, Bernard F.	76 Perry Lane	<i>Bud Haxel</i>	<i>James R. Baker</i>	18.61	44 A 30A
Shreves, Jeanne	203 Perry Lane	<i>Jeanne Shreves</i>	<i>Mike George</i>	10 15.69	44 A 28C 44 A 26A
Bolton, James R. & Marcia G. Gibbons	312 Perry Lane	<i>James R. Bolton Marcia G. Gibbons</i>	<i>James R. Baker</i>	37.22	44 A 30
Scott, Carol Life Estate	42 Perry Lane	<i>Carol Scott</i>	<i>Marcia Gibbons</i>	18.61	44 A 30B

10  
 15.69  
 37.22  
 18.61

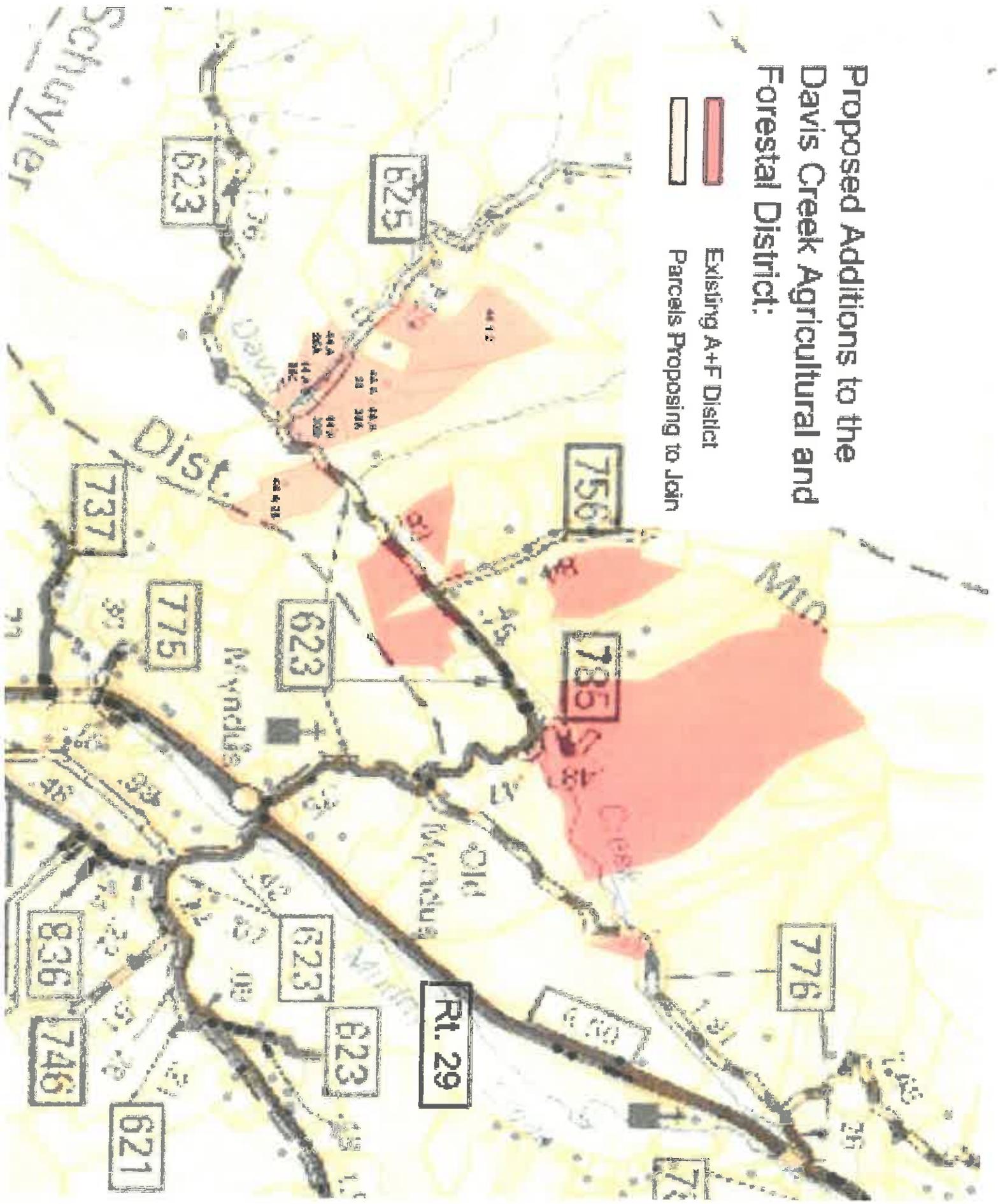
# Proposed Additions to the Davis Creek Agricultural and Forestal District:

-  Existing A+F District
-  Parcels Proposing to Join



# Proposed Additions to the Davis Creek Agricultural and Forestal District:

- Existing A+F District
- Parcels Proposing to Join



**APPLICATION FOR ADDITION TO AN EXISTING AGRICULTURAL AND FORESTAL DISTRICT**

This completed form and required maps shall be submitted by applicant landowners to the Nelson County Planning Department on or before June first of the calendar year in which additions to an existing District are to be effective. This form shall be accompanied by a United States Geological Survey 7.5 minute topographic map that clearly shows the boundaries of the District and the boundaries of each individual parcel that is to be added to the District. A Department of Transportation highway map that shows the general location of the District and addition(s) shall also accompany this form.

**TO BE COMPLETED BY APPLICANT**

1. Name of the District:

*Davis Creek Agricultural and Forestal District*

2. General Location of the District:

*Along Davis Creek; at the intersection of Davis Creek Lane and Huffman Way and on The Hollow Lane*

3. Total Acreage of the Addition(s): 11.04 acres

4. Landowners applying for the District: See attached list with signatures

*Virginia Anne Evans  
Andre and Marie Jose Dendeyn*

5. Designated Landowner Contact: Name, Address, & Telephone Number (Email optional)

*Evans 234 The Hollow Lane, Louington, VA 22949 434 263 4899  
Dendeyn 6 The Hollow Lane, Louington, VA 22949 434 263 6848*

6. Conditions for Addition to the District Pursuant to §15.2-4309 of the Code of Virginia:

As a condition for the addition of parcels to the Davis Creek Agricultural and Forestal District, the requirements stated in Chapter 9, Article V, Section 202 of the Code of Nelson County will apply. Any additional conditions currently in effect for the District will also apply. The date of review for additional parcels will be the same as for the already established District.

6. Date of Application: ~~6 November 2014~~

*AD*

*APD*

*9 January 2015*

NAME	ADDRESS	SIGNATURE	WITNESS	TOTAL ACREAGE	TAX MAP & PARCEL NUMBERS
Virginia Anne Evans Trustee	234 The Hollow Lane Lovingshorn, VA 22949	Virginia Anne Evans	Marjorie Dudley	<del>11.50</del>	45 A 12
"	"	"		<del>1.21</del>	45 A 12A
"	"	"	Marie Padbury	5.34	45 A 10H
Dordeyn Revocable Trusts	#6 The Hollow Lane Lovingshorn VA 22949	Arlene P Butler	Marjorie Dudley	5.7	45 A 15 45 A 15A

★

★ New Purchase



TITLE SOURCE:  
 PARCELS ①-②-③ OWNER HARVEY CLAYTON MARTIN  
 FROM EVELYN V. MARTIN Inst. 03000 6368

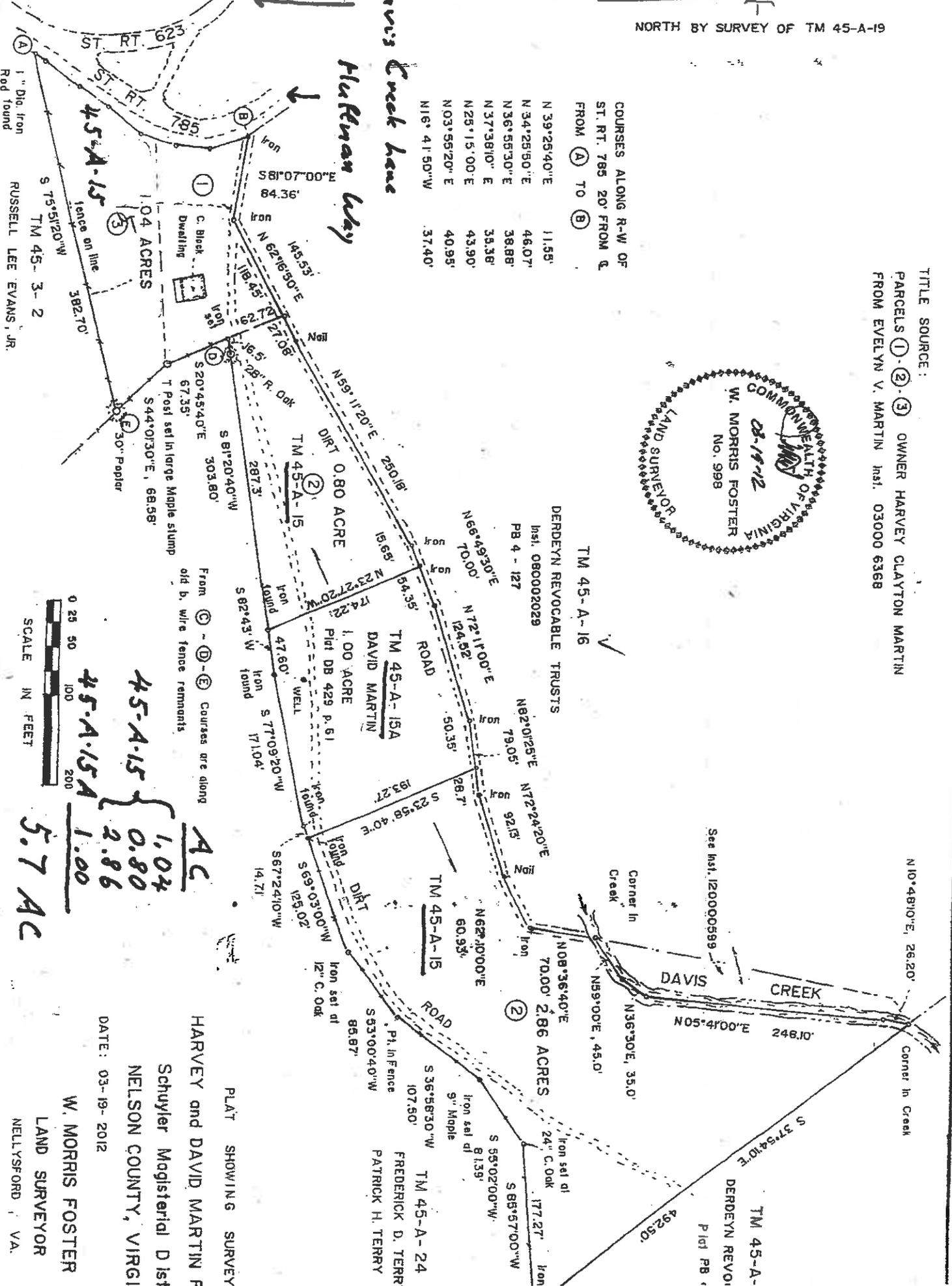


COURSES ALONG R-W OF ST. RT. 785 20' FROM Q FROM (A) TO (B)

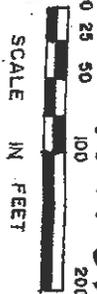
N 39°25'40"E	11.58'
N 34°25'50"E	46.07'
N 36°56'30"E	38.88'
N 37°38'10"E	35.38'
N 25°15'00"E	43.90'
N 03°55'20"E	40.95'
N 6°41'50"W	37.40'

Davis Creek Lane

Huffman Way



DERDEYN REVOCABLE TRUSTS  
 Inst. 080002029  
 PB 4 - 127



AC  
 45-A-15 { 1.04  
 0.80  
 2.86  
 1.00 }  
 5.7 AC

PLAT SHOWING SURVEY  
 HARVEY and DAVID MARTIN F  
 Schuyler Magisterial Dist  
 NELSON COUNTY, VIRGI  
 DATE: 03-19-2012

W. MORRIS FOSTER  
 LAND SURVEYOR  
 NELLYSFORD, VA.  
 SURVEYED FOR ANDRE DERDEYN

## APPLICATION FOR ADDITION TO AN EXISTING AGRICULTURAL AND FORESTAL DISTRICT

This completed form and required maps shall be submitted by applicant landowners to the Nelson County Planning Department on or before June first of the calendar year in which additions to an existing District are to be effective. This form shall be accompanied by a United States Geological Survey 7.5 minute topographic map that clearly shows the boundaries of the District and the boundaries of each individual parcel that is to be added to the District. A Department of Transportation highway map that shows the general location of the District and addition(s) shall also accompany this form.

### TO BE COMPLETED BY APPLICANT

1. *Name of the District:* Dutch Creek Agricultural and Forestal District

2. *General Location of the District:* East from Purvis Cove and the headwaters of Dutch Creek thence along Dutch Creek to near the Rockfish River, and including Harris Cove.

3. *Total Acreage of the Addition(s):* 746.74 acres

4. *Landowners applying for the District:* See attached list with signatures

5. *Designated Landowner Contact:* Name, Address, & Telephone Number (Email optional)

W. A. Wright  
1315 Dutch Creek Lane  
Shipman, Va 22971  
434-263-8938  
dutchcreekfarm@aol.com

6. *Conditions for Addition to the District Pursuant to §15.2-4309 of the Code of Virginia:*

As a condition for the addition of parcels to the Dutch Creek Agricultural and Forestal District, the requirements stated in Chapter 9, Article V, Section 202 of the Code of Nelson County will apply. Any additional conditions currently in effect for the District will also apply. The date of review for additional parcels will be the same as for the already established District. Those additional conditions are:

a. No parcel within the District shall be developed to a use more intensive than that existing on the date of creation of the district, other than uses resulting in more intensive agricultural or forestal production;

- b. Parcels of land within the District may only be subdivided by purchase or gift to immediate family members. However, subdivided parcels shall remain in the District for at least until the time of the next scheduled District renewal;
- c. Parcels of land within the District may be sold in their entirety to a non-family member during the term of the District. However, the parcel under new ownership shall remain in the District at least until the time of the next scheduled District renewal; and
- d. Membership in this AFD does not preclude building a home on land on which no structure exists, or construction of guest house, garage, workshop, or similar auxiliary structure as allowed by County Regulation.

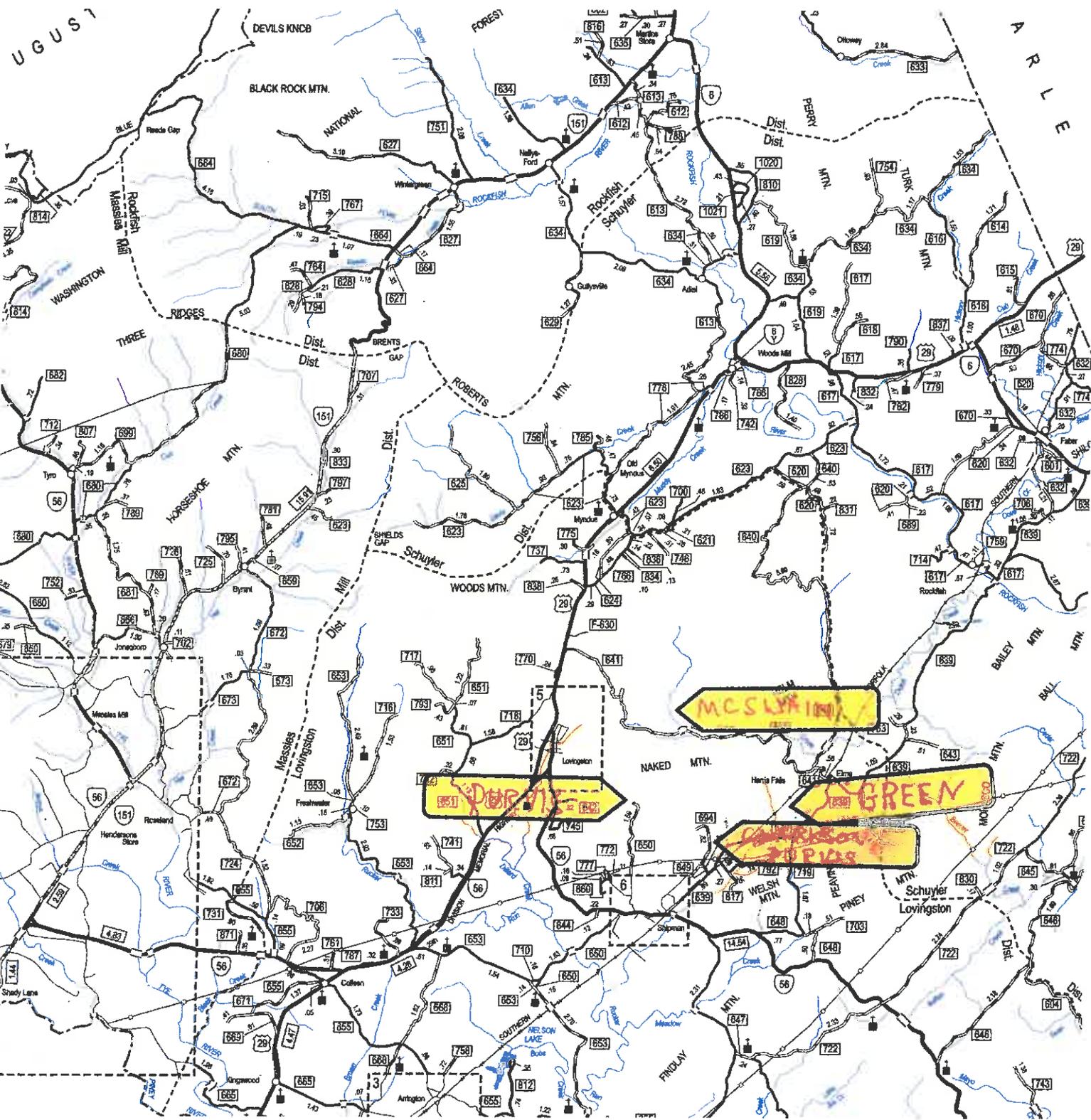
6. *Date of Application:* 15 January 2015



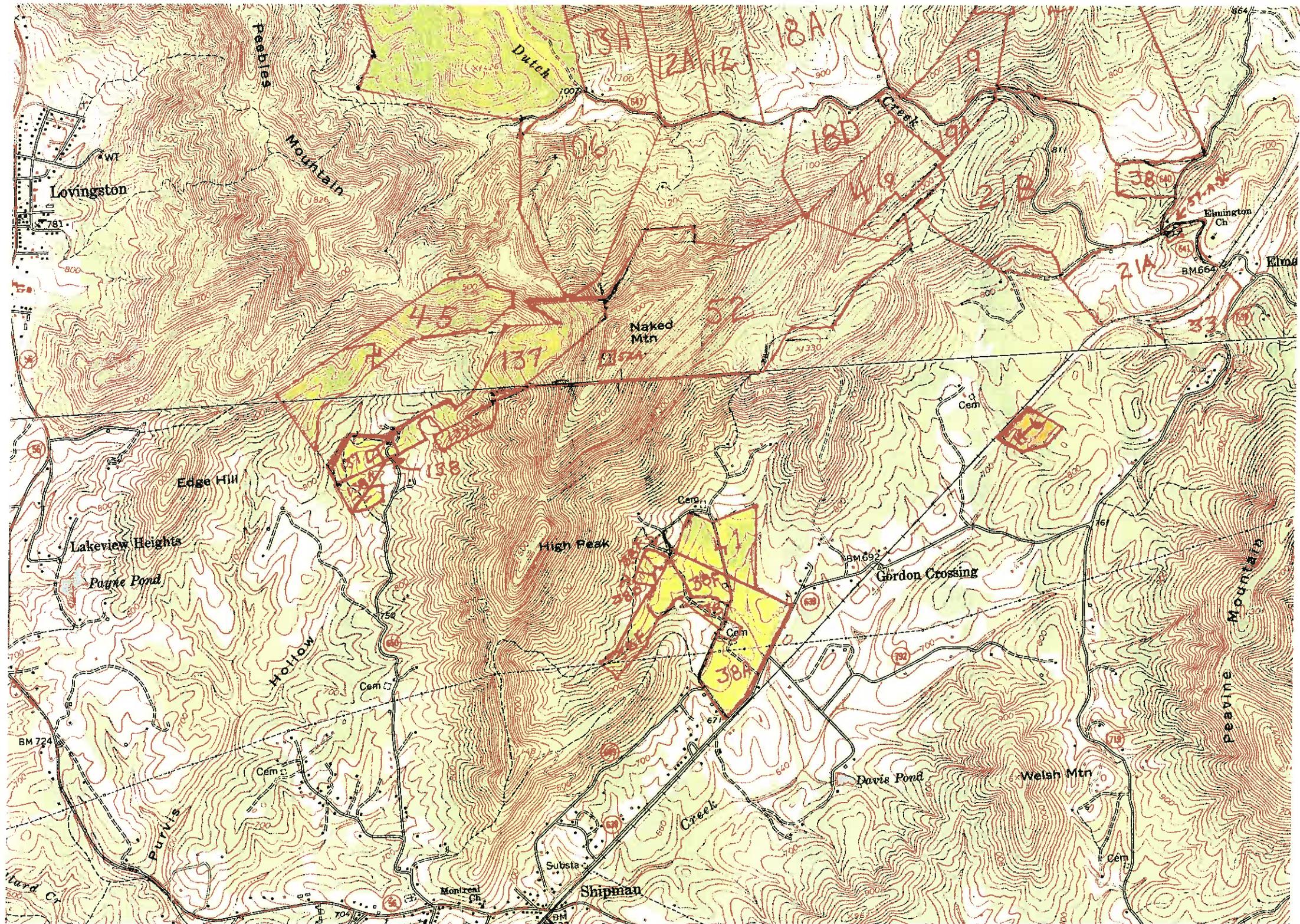


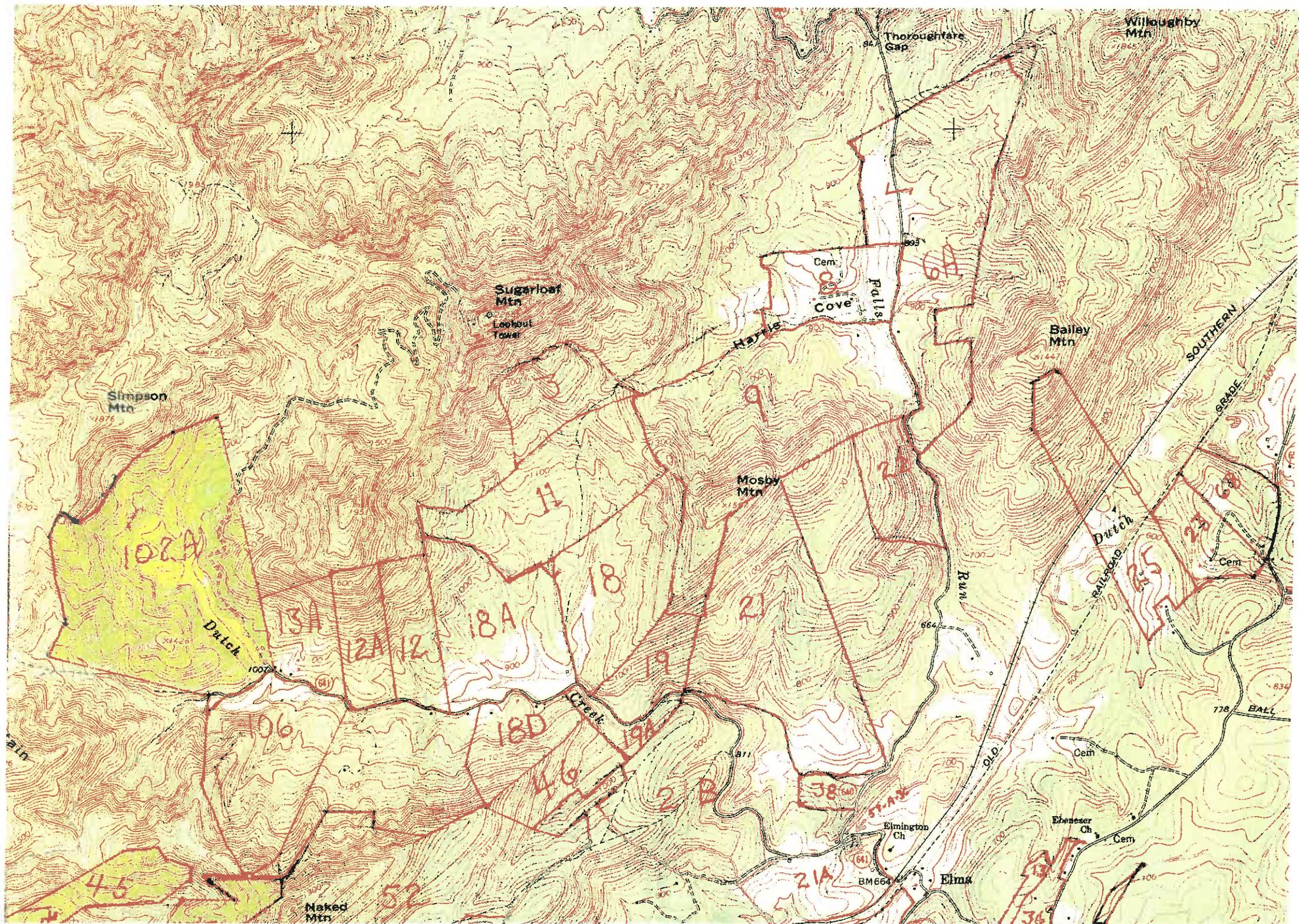
UGUST

ARL E



2015  
ADDITIONS





## **APPLICATION FOR THE CREATION OF OR ADDITION TO AGRICULTURAL AND FORESTAL DISTRICT**

A copy of this completed form and required maps shall be submitted by applicant landowners to the Nelson County Planning Department on or before June first. This form shall be accompanied by United States Geological Survey 7.5 minute topographic maps that clearly show the boundaries of the district or addition and the boundaries of the property each applicant owns within the district or addition. A Department of Transportation general highway map that shows the general location of the district or addition shall also accompany this form. A \$300 fee is payable with the application for creation or addition to the district.

### **SECTION A: TO BE COMPLETED BY APPLICANT**

1. *General Location of the District:* Centered along Greenfield Road (Rte 635) near Shannon Farm Lane (Rte 843), the Greenfield Ag/Forestral District roughly follows the route of the North Fork of the Rockfish River starting near the intersection of Rte 151 and Pounding Branch Road (Rte 709), extending due south in a nearly continuous swath for approximately 5.1 miles, and ending just south of the river's North/South Fork confluence (near the intersection of Rte 6 and Hill Hollow Road/Rte 810). Additionally the District extends NW and SE to include properties flanking Rte 633 (Blundell Hollow and Taylor Creek Roads).

2. *Total Acreage in the District or Addition:* 2,304 acres

3. *Landowners applying for the District:* See attached

4. *Designated Landowner Contact:* Joyce Burton, 82 Wild Orchid Lane, Afton VA 22920  
(434-361-2328)

5. *The Proposed Conditions to Creation of the District Pursuant to §15.2-4309 of the Code of Virginia:*

As a condition to creation of the district, the requirements stated in Section 9-202 of the Code of Nelson County will apply; in addition, the following conditions will also apply:

- a. No parcel within the District shall be developed to a use more intensive than that existing on the date of creation of the district, other than uses resulting in more intensive agricultural or forestal production;
- b. Parcels of land within the District may only be subdivided by purchase or gift to immediate family members. However, subdivided parcels shall remain in the District for at least until the time of the next scheduled District renewal; and
- c. Parcels of land within the District may be sold in their entirety to a non-family member

during the term of the District. However, the parcel under new ownership shall remain in the District at least until the time of the next scheduled District renewal..

d. Membership in this AFD does not preclude building a home on land on which no structure exists, or construction of guest house, garage, workshop, barn or similar auxiliary structure as allowed by County Regulations.

6. *Proposed Period before First Review:* Five years

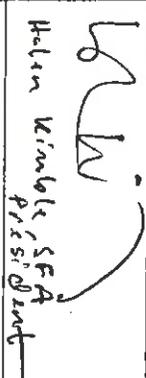
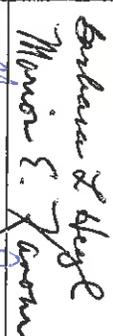
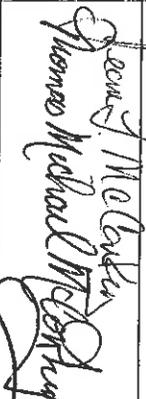
7. *The Date of Application:* 1/16/2015

**SECTION B: TO BE COMPLETED BY LOCAL GOVERNING BODY**

1. Date submitted to the Board of Supervisors:
2. Date referred to the Planning Commission:
3. Date referred to the Advisory Committee:
4. Date of action by the Board of Supervisors:

Approved \_\_\_ Modified \_\_\_ Rejected \_\_\_

### Greenfield Agricultural/Forestral District Participants

NAME	LEGAL ADDRESS	SIGNATURE	WITNESS	TOTAL ACREAGE	PARCEL NUMBERS
Shannon Farm Association	274 Shannon Farm Lane Afton, VA 22920	 Helen Winick PRESIDENT	 Vernon Blalock	518.3	13 A 2 13 A 67
Marion Kanour Barbara Heyl	195 Shannon Farm Lane Afton, VA 22920	 Barbara Heyl Marion E. Kanour	 Robert 1/3/15	15.06	13A 67A
Marc Chanin	224 Coles Farm Drive Afton, VA 22920	 Marc Chanin	 Robert 1/13/15	43.98	13 10 7
Thomas Michael McConkey Jean L. McConkey	117 Coles Farm Drive Afton, VA 22920	 Thomas Michael Jean L. McConkey	 Robert 1/1/15	2.5	13 10 2
Deborah Ann Harkrader	211 Coles Farm Drive Afton, VA 22920	 Deborah Ann Harkrader	 Robert 1/1/15	7.68	13 10 4
<del>Ellen R. Wood II</del>	<del>307 Goodloe Retreat Road Afton, VA 22920 POB 723 Nellysford 22958</del>	<del> Ellen R. Wood</del>	<del> Robert 1/3/15</del>	<del>22.83</del>	<del>13A 21G 13A 23C</del>
Arthur T. Goodloe	532 Goodloe Retreat Rd Afton, VA 22920	 Arthur T. Goodloe	 Robert 1/1/15	26.52	13A 21 13A 24A

### Greenfield Agricultural/Forestal District Participants

NAME	LEGAL ADDRESS	SIGNATURE	WITNESS	TOTAL ACREAGE	PARCEL NUMBERS
James W Carter Jr. Diane M. Carter	1789 Greenfield Road Afton, VA 22920	<i>James W Carter Jr. Diane M Carter</i>	<i>Bobt 1/6/15</i>	75.25	13 A 25
William Stevenson Lynn Stevenson	1461 Greenfield Road Afton, VA 22920	<i>William S Stevenson Lynn Stevenson</i>	<i>Bobt 1/6/15</i>	6.61	13 2 1A
Curtis M Pleasants Jr. Alexandra Pleasants	7072 Taylor Creek Road Afton, VA 22920	<i>Alexandra Pleasants Curtis M Pleasants</i>	<i>Bobt 1/31/15</i>	102.38	13 A 76
Lois S. Patkin	Box 238 Greenwood, VA 22943	<i>Lois S. Patkin</i>	<i>Bobt 1/5/15</i>	125.11	23 1 4A
Victor Stefanovic	8540 Taylor Creek Rd Afton, VA 22920	<i>V. R. Stefanovic</i>	<i>Bobt 1/6/15</i>	90.88	13 9 B
Rita Mae Brown	1295 Greenfield Rd Afton, VA 22920	<i>Rita Mae Brown</i>	<i>Bobt 1/15/15</i>	100.66	13 A 23 13 A 21E 13 A 20 13 A 21C 13 A 21D
John Nelson Elizabeth Greenleaf	5826 Taylor Creek Rd Afton VA 22920	<i>John Nelson Elizabeth Greenleaf</i>	<i>Bobt 1/10/15</i>	38.5	24 4 A



### Greenfield Agricultural/Forestral District Participants

NAME	LEGAL ADDRESS	SIGNATURE	WITNESS	TOTAL ACREAGE	PARCEL NUMBERS
Jeffrey Howe Christy Howe	7150 Rockfish Valley Hwy Afton, VA 22920	<i>Jeffrey Howe</i>	<i>Christy Howe</i>	17.73	12 A 131C 12 A 131E
Cynthia Chandler	6960 Rockfish Valley Hwy Afton, VA 22920	<i>Cynthia Chandler</i>	<i>Bob</i>	27.33	12 A 131
Karen Kartheiser	329 Mt. Ararat Hill Afton, VA 22920	<i>Karen Kartheiser</i>	<i>Bob</i>	41.42	12 A 17
Neal Showstack Toni Ranieri	94 Cathrier Circle Afton, VA 22920	<i>Neal Showstack</i> <i>Toni A. Ranieri</i>	<i>Bob</i>	23.82	12 A 27
Thomas Michael McConkey Jean L. McConkey	361 Spirit Ridge Lane Afton, VA 22920	<i>Thomas Michael McConkey</i> <i>Jean L. McConkey</i>	<i>Bob</i>	23.82	12 A 27A
Brian Webb Amy Webb	791 Blundell Hollow Lane Afton, VA 22920	<i>Brian P Webb</i> <i>Amy R. Webb</i>	<i>Bob</i>	25.42	12 A 72A 12 A 19

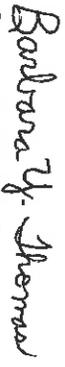
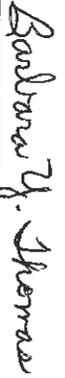
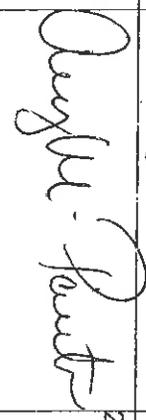
### Greenfield Agricultural/Forestral District Participants

NAME	LEGAL ADDRESS	SIGNATURE	WITNESS	TOTAL ACREAGE	PARCEL NUMBERS
Bonnie C. Cady	503 Bland Wade Lane Afton, VA 22920	<i>Bonnie C. Cady</i>	<i>Robert</i> 1/3/15	9.13	13 1 2A 13 1 2B
Charlotte L. Rea	411 Bland Wade Lane Afton, VA 22920	<i>Charlotte L. Rea</i>	<i>Robert</i> 1/4/15	29.51	13 1 1A 13 1 3 13 1A 11A
Joanna Salidis Galen Staengl	415 Bland Wade Lane Afton, VA 22920	<i>Joanna Salidis</i>	<i>Robert</i> 1/11/15	17.31	13 1 1
Samuel A. Young	243 Bland Wade Lane Afton, VA 22920	<i>Samuel A. Young</i>	<i>Robert</i> 1/3/15	44.6	13 A 6
George & Esperanza Mullin	8262 Rockfish Valley Hwy Afton, VA 22920	<i>Edward Mullin</i> POA	<i>Robert</i> 1/1/15	39.77	13 A 4B
James Klemic Joan Klemic	8486 Rockfish Valley Hwy Afton, VA 22920	<i>Joan Klemic</i> <i>James Klemic</i>	<i>Robert</i> 1/3/15	196.36	13 A 1 13 A 1A 7 A 87 7 A 88 7 A 93A 6 A 158B

### Greenfield Agricultural/Forestral District Participants

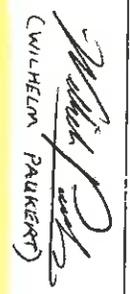
NAME	LEGAL ADDRESS	SIGNATURE	WITNESS	TOTAL ACREAGE	PARCEL NUMBERS
Samuel Bloom Constance Visceglia	551 Pilot Mountain Road Faber, VA 22938	<i>Constance Visceglia Samuel Bloom</i>	<i>Robert 1/3/15</i>	45.35	23 A 45 23 A 8
David Thomas Barbara Thomas	390 Almond Drive Luray, VA 22835	<i>see other page</i>		20.00	23 A 10
David Thomas	390 Almond Drive Luray, VA 22835			23.08	22 A 68A 22 A 68D
Henry Sprouse Bridget Sprouse	318 Pilot Mountain Hollow Faber, VA 22938	<i>Henry &amp; Sprouse Bridget Sprouse</i>	<i>Robert 1/2/15</i>	1.76	23 A 6A
Steve Biley	394 Pilot Mountain Hollow Faber, VA 22938	<i>Stephen Biley</i>	<i>Robert 1/3/15</i>	6.42	23 A 8A
Paukert Irrevocable Trust (Edwin Paukert)		<i>see other page</i>		159.46	23 A 9A 23 A 2
Barton W. Biggs Corry C. Andrews	4026 River Road Faber, VA 22938	<i>B. W. Biggs Corry C. Andrews</i>	<i>Robert 1/2/15</i>	170.02	23 A 4
Peter Osborne Karen Osborne	3676 River Road Faber, VA 22938	<i>Peter Osborne Karen Osborne</i>	<i>Robert 1/4/15</i>	101.2	23 A 19

## Greenfield Agricultural/Forestal District Participants

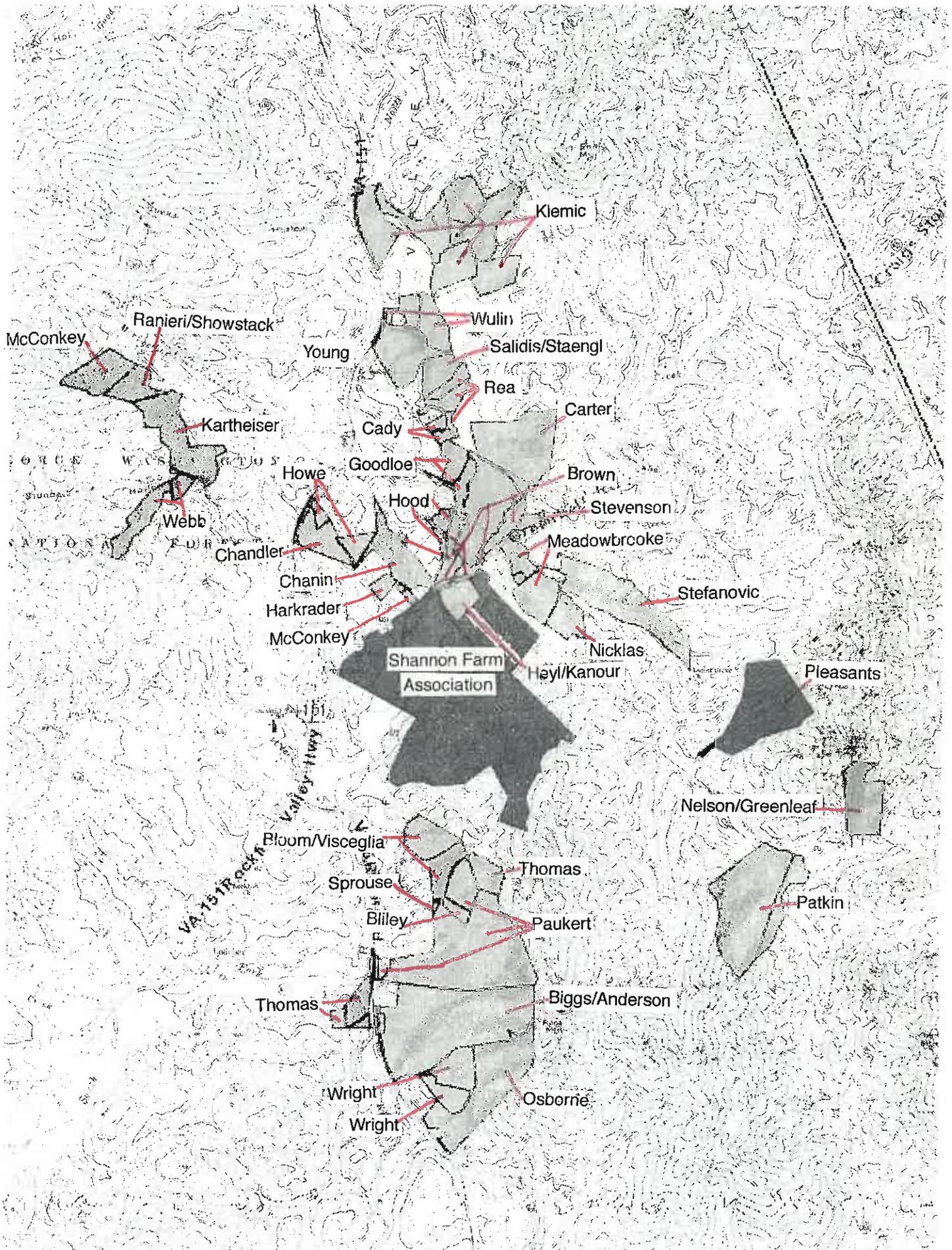
NAME	LEGAL ADDRESS	SIGNATURE	WITNESS	TOTAL ACREAGE	PARCEL NUMBERS
Samuel Bloom Constance Visceglia	551 Pilot Mountain Road Faber, VA 22938	See other page ↓		45.35	23 A 45 23 A 8
David Thomas Barbara Thomas	390 Almond Drive Luray, VA 22855	 		20.00	23 A 10
David Thomas	390 Almond Drive Luray, VA 22855	 		23.08	22 A 68A 22 A 68D
Henry Sprouse Bridget Sprouse	318 Pilot Mountain Hollow Faber, VA 22938			1.76	23 A 6A
Steve Billey	394 Pilot Mountain Hollow Faber, VA 22938			6.42	23 A 8A
Paukert Irrevocable Trust (Edwin Paukert)				135.46	23 A 9A 23 A 2
Barton W. Biggs Corry C. Andrews	4026 River Road Faber, VA 22938			170.02	23 A 4
Peter Osborne Karen Osborne	3676 River Road Faber, VA 22938			101	23 A 19

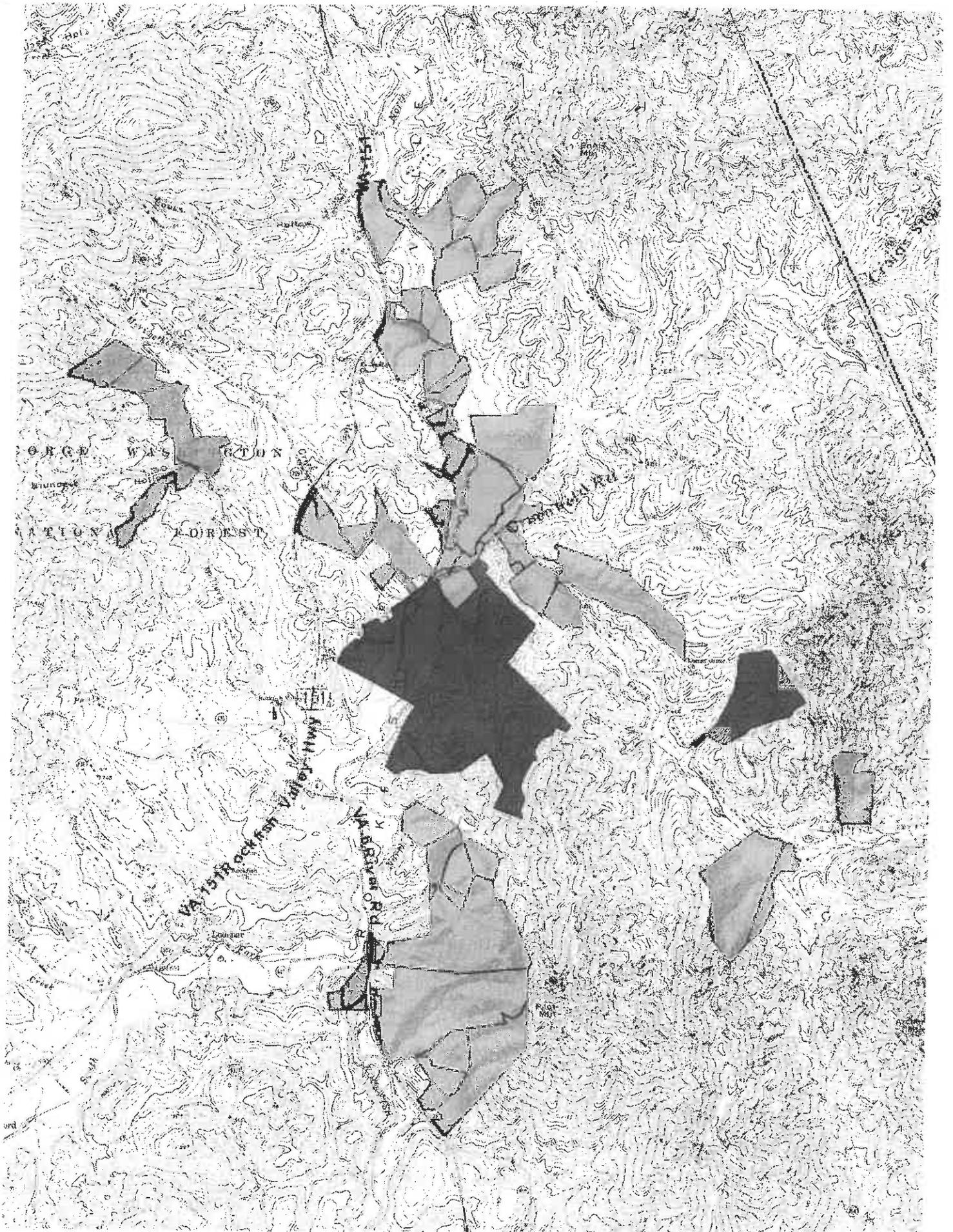
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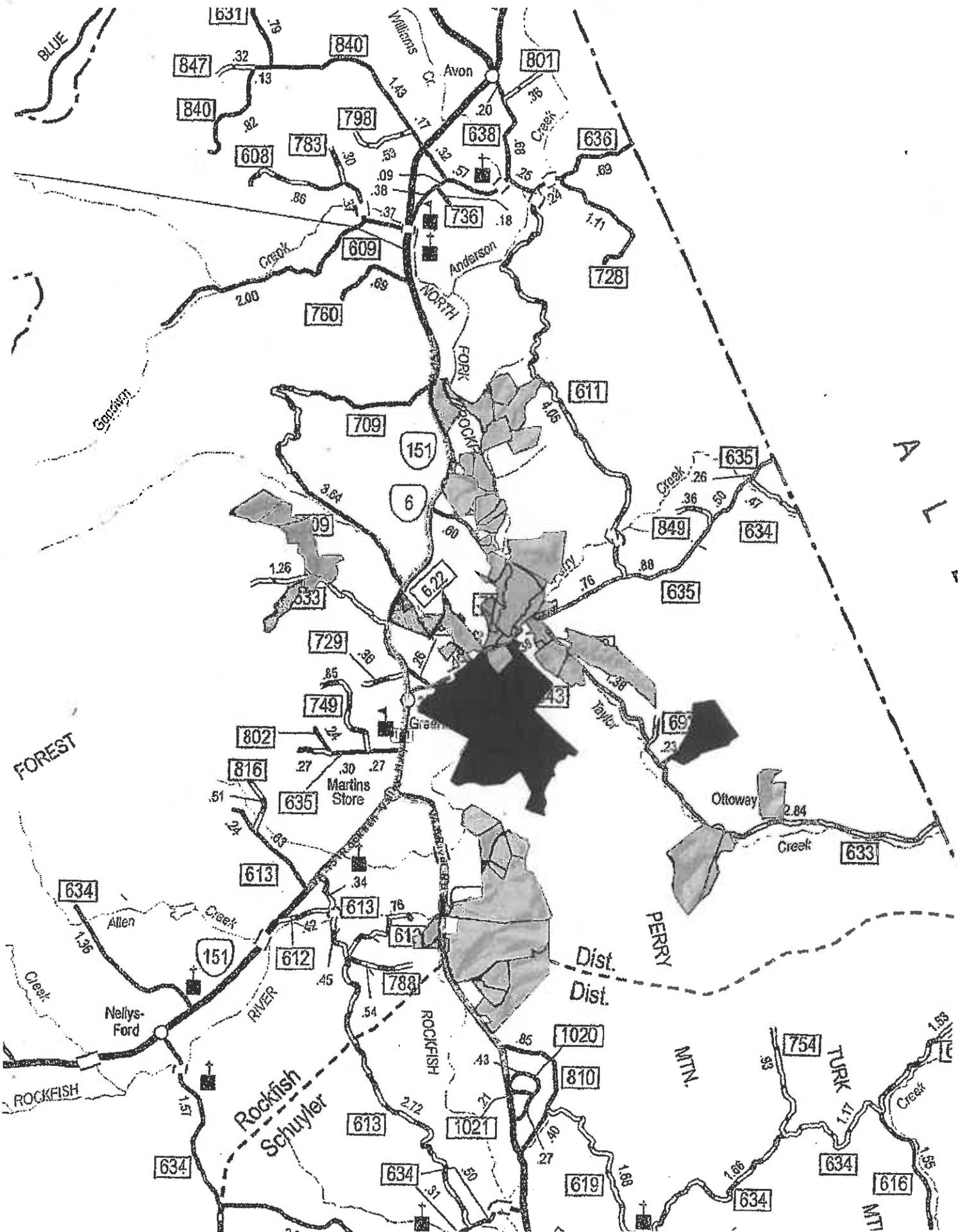
## Greenfield Agricultural/Forestal District Participants

NAME	LEGAL ADDRESS	SIGNATURE	WITNESS	TOTAL ACREAGE	PARCEL NUMBERS
Samuel Bloom Constance Visceglia	551 Pilot Mountain Road Faber, VA 22938	See other page		45.35	23 A 45 23 A 8
David Thomas Barbara Thomas	390 Almond Drive Luray, VA 22835			20.00	23 A 10
David Thomas	390 Almond Drive Luray, VA 22835	See other page		23.08	22 A 68A 22 A 68D
Henry Sprouse Bridget Sprouse	318 Pilot Mountain Hollow Faber, VA 22938			1.76	23 A 6A
Steve Biley	394 Pilot Mountain Hollow Faber, VA 22938			6.42	23 A 8A
Paukert Irrevocable Trust (Trustee) (Edwin Paukert) TRUSTEE) MARYA C. GASTALDES-PAUKERT	1 Moulton Ave Greenland, NH 03340		 (WILHELM PAUKERT)	159.46	23 A 9A 23 A 2
Barton W. Biggs Corry C. Andrews	4026 River Road Faber, VA 22938	See other page		170.02	23 A 4
Peter Osborne Karen Osborne	3676 River Road Faber, VA 22938			101	23 A 19









**From:** Joyce Burton <joybirdpt@gmail.com>  
**Subject:** Greenfield Ag/Forestral District Application  
**Date:** February 6, 2015 12:21:28 AM EST  
**To:** Tim Paladino <tpadalino@nelsoncounty.org>  
**Cc:** Susan McSwain <losthorseshoe3@gmail.com>, "William A. Wright" <dutchcreekfarm@aol.com>  
▶ 3 Attachments, 2.1 MB



Tim,

After turning in the Greenfield AFD application, two additional landowners contacted me and asked if they could be included on this go-around. I spoke to Susan McSwain and Andy Wright and they said that if you were OK with it, they would be happy to include the extra acres in their consideration at next week's Advisory Committee meeting. (Of course, if it is not possible to include them this late, I will understand and we will re-apply for the addition for the June deadline.)

Rather than change the previous application to include the new parcels, I have prepared a second application, thinking you might consider them the way you consider additions to existing districts. (That way, if there is a problem with adding these 39.7 acres, we won't inadvertently compromise the application for the original 2,304.)

The parcels we would like to add are:

**William and Wendy Hess** (30.20 acres at 5994 Taylor Creek Rd): 24 A 1 (0.12), 24 1 1A (15.24), 24 1 1B (2.0), 24 1 3A (12.84)

**Virginia Lee Staron** (9.50 acres at 448 Pine Needles Lane): 7 A 86E

I'm attaching a .pdf of the application for the additional acres, as well as of the parcels as represented on the GIS program with and without topo lines overlaid.

i will put the actual application in the mail to you in the morning, including the topo and VDOT maps with the locations of the new parcels added in by hand.

Thank you for considering these additions. I apologize that this probably creates extra work for you.

In peace,  
Joyce



[GreenfieldAF...pdf \(70.0 KB\)](#)

## APPLICATION FOR THE CREATION OF OR ADDITION TO AGRICULTURAL AND FORESTAL DISTRICT

A copy of this completed form and required maps shall be submitted by applicant landowners to the Nelson County Planning Department on or before June first. This form shall be accompanied by United States Geological Survey 7.5 minute topographic maps that clearly show the boundaries of the district or addition and the boundaries of the property each applicant owns within the district or addition. A Department of Transportation general highway map that shows the general location of the district or addition shall also accompany this form. A \$300 fee is payable with the application for creation or addition to the district.

### SECTION A: TO BE COMPLETED BY APPLICANT

1. *General Location of the District:* Centered along Greenfield Road (Rte 635) near Shannon Farm Lane (Rte 843), the Greenfield Ag/Forestral District roughly follows the route of the North Fork of the Rockfish River starting near the intersection of Rte 151 and Pounding Branch Road (Rte 709), extending due south in a nearly continuous swath for approximately 5.1 miles, and ending just south of the river's North/South Fork confluence (near the intersection of Rte 6 and Hill Hollow Road/Rte 810). Additionally the District extends NW and SE to include properties flanking Rte 633 (Blundell Hollow and Taylor Creek Roads).

2. *Total Acreage in the District or Addition:* 39.7 acres

3. *Landowners applying for the District:* See attached

4. *Designated Landowner Contact:* Joyce Burton, 82 Wild Orchid Lane, Afton VA 22920  
(434-361-2328)

5. *The Proposed Conditions to Creation of the District Pursuant to §15.2-4309 of the Code of Virginia:*

As a condition to creation of the district, the requirements stated in Section 9-202 of the Code of Nelson County will apply; in addition, the following conditions will also apply:

a. No parcel within the District shall be developed to a use more intensive than that existing on the date of creation of the district, other than uses resulting in more intensive agricultural or forestal production;

b. Parcels of land within the District may only be subdivided by purchase or gift to immediate family members. However, subdivided parcels shall remain in the District for at least until the time of the next scheduled District renewal; and

c. Parcels of land within the District may be sold in their entirety to a non-family member

during the term of the District. However, the parcel under new ownership shall remain in the District at least until the time of the next scheduled District renewal..

d. Membership in this AFD does not preclude building a home on land on which no structure exists, or construction of guest house, garage, workshop, barn or similar auxiliary structure as allowed by County Regulations.

6. *Proposed Period before First Review:* Five years

7. *The Date of Application:* 2/6/2015

**SECTION B: TO BE COMPLETED BY LOCAL GOVERNING BODY**

1. Date submitted to the Board of Supervisors:
2. Date referred to the Planning Commission:
3. Date referred to the Advisory Committee:
4. Date of action by the Board of Supervisors:

Approved \_\_\_ Modified \_\_\_ Rejected \_\_\_









To: Chair and Members, Nelson County Planning Commission  
From: Tim Padalino | Director of Planning & Zoning  
Date: March 18, 2015  
Subject: **Staff Report for Major Site Plan #2015-02 – Pennywell, LLC / Savvy Rest**

---

Site Address / Location: Route 855 (Cooperative Way) / Colleen Industrial Park / South District

Tax Map Parcel: #66-A-36 (portion)

Parcel Size: 12.82 acres

Zoning: Limited Industrial (M-1)

Request: Applicant seeks approval of Major Site Plan #2015-02 [pursuant to Zoning Ordinance §13-1-1 (1) and (2)] for the proposed construction of a 48,000 SF manufacturing warehouse, which is a permissible by-right use pursuant to Zoning Ordinance §18-1-2

### Application Overview

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The Department of Planning & Zoning received a completed application on February 9<sup>th</sup> from Mr. Michael Penny, President and CEO of Savvy Rest and Pennywell, LLC. This application seeks approval for Major Site Plan #2015-02, which depicts the applicant's proposal to construct a 48,000 SF manufacturing warehouse, which is a permissible by-right use pursuant to Zoning Ordinance §18-1-2.

The subject property is located on Cooperative Way in the Colleen Industrial Park. The property is the first (corner) lot on the left side of Cooperative Way as you enter the industrial park, and is currently an open field used for agriculture (hay). The approximately 12.82-acre subject property is zoned Limited Industrial (M-1). (*See maps on pages 3 and 4.*)

### Site Plan Details

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The applicant has utilized Mr. Massie Saunders of Saunders' Surveys to prepare a Major Site Plan, which is dated February 24. The review comments contained in this report are in regards to this original submission. Please note that a revised site plan (dated March 16) has been submitted and has been included in your packets. However, review comments in this report and in the attached memos reflect the original submission (unless otherwise noted).

The original site plan depicts a proposed new warehouse with a footprint of approximately 48,000 SF, which would require a significant amount of grading, as well as multiple permanent stormwater management facilities. The warehouse would be a one-story structure with a typical eave height of 25' and with a maximum height of approximately 27' 6" at the highest point.

The site plan also contains gravel parking lots (proposed for construction over two phases) and a gravel loading area serving five (5) loading docks. The entire facility would be encircled by a 12' gravel access road for secondary emergency access. A landscape plan and lighting details are contained on Sheet 3; this information has been significantly revised and updated since the original submission, in response to plan review comments from County staff. The applicant has also provided product details for the proposed lighting fixtures, which are included in your packet.

Please also note that Sheet 2 contains two substantial features that the applicant is requesting permission to potentially construct, as (possible) future phases of the proposed project: a 0.25-acre array of solar panels; and a 2,500 SF accessory structure (with a small parking lot) for use as a product showroom.

Members of the Site Plan Review Committee met on March 11<sup>th</sup>. The committee members' comments are as follows:

**Director of Planning & Zoning:** Plan review comments (dated 3/16) are attached; please note that these comments were submitted in reference to the original submission (dated 2/24), and do not account for the recent revisions contained in the resubmission (dated 3/16).

**VDOT:** Mr. Jeff Kessler attended the meeting and did not identify any major issues with the site plan drawings. He then provided written review comments in an email dated March 13<sup>th</sup> as follows: *"The site plan for this new manufacturing facility is to address the informational and design items identified on the VDOT 2014 Site Plan Check List provided to the applicant. This will include the GIS (Lat & Lon) reference point of the entrance location. We request that a copy of the completed site plan check list accompany the site plan submittal."*

**TJSWCD:** Mrs. Alyson Sappington of the Thomas Jefferson Soil & Water Conservation District provides review of the Erosion & Sediment Control Plan. She was in attendance at the meeting on 3/11, but did not provide written review comments. Mrs. Sappington noted that she will continue to coordinate with Mr. Saunders and with staff at Hurt & Proffitt, who are assisting with the Erosion & Sediment Control Plan and the Stormwater Management Plan.

**VDH:** N/A

**NCSA:** Mr. George T. Miller, Jr, Executive Director of the Nelson County Service Authority, attended the meeting and discussed details regarding the location and configuration of water and sewer line connections. Mr. Miller did not present any major issues, questions, or concerns with any details contained on the site plan.

**Nelson County Building Code Official:** Mr. David Thompson provided written review comments as follows: *"A Nelson County Land Disturbing Activity Permit application and permit issuance is required prior to any site development. A building permit application and permit issuance is required for building construction and any associated equipment."*

## **Staff Comments**

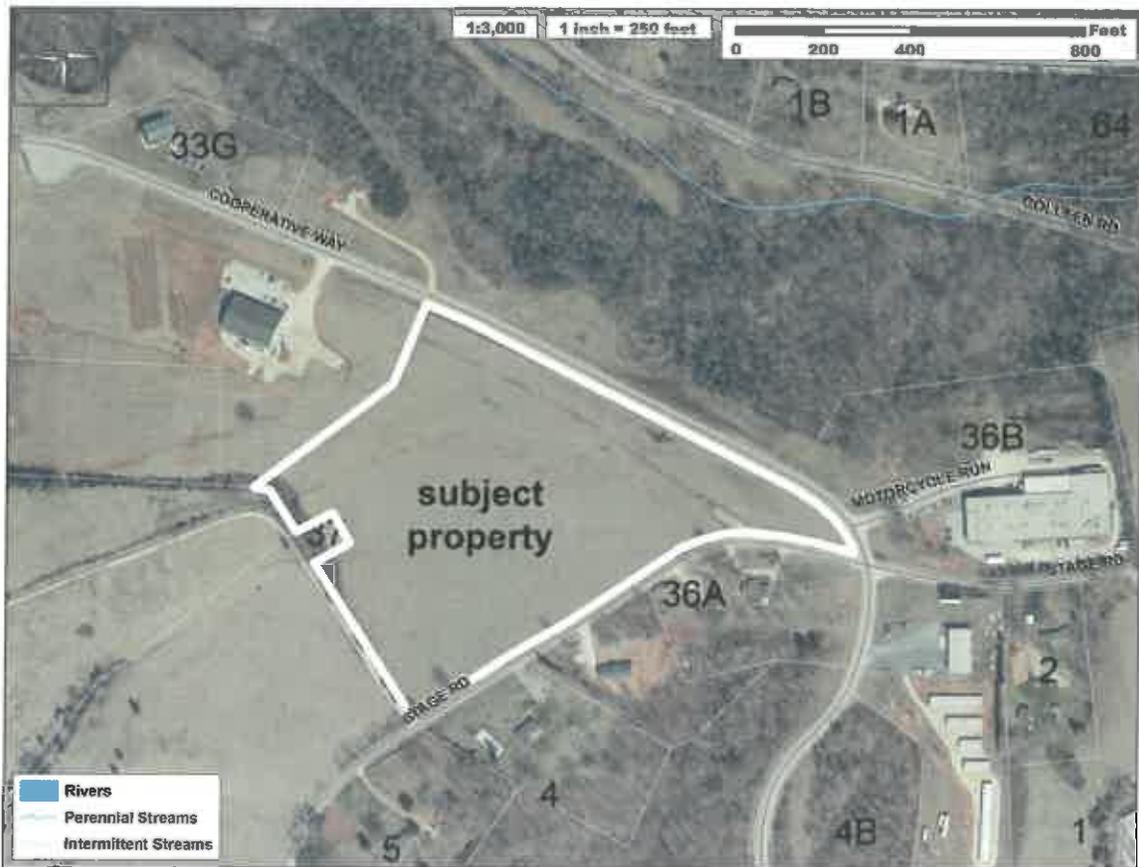
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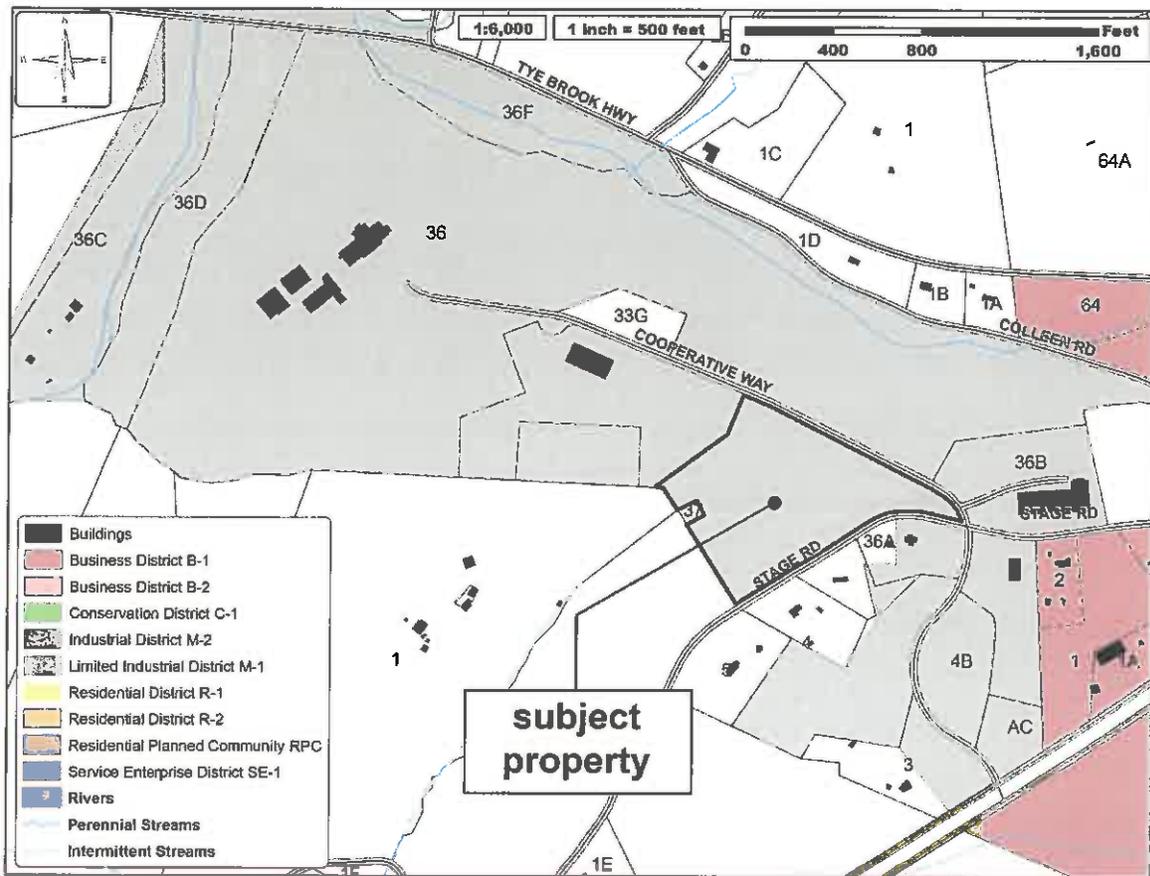
Major Site Plan #2015-02 does not seem to contain any major issues as identified by members of the Site Plan Review Committee. The Virginia Department of Environmental Quality is responsible for conducting an entirely separate review of the Stormwater Management Plan; the status of that review is unclear. The current status of the Erosion & Sediment Control Plan is also unclear.

The site plan drawings have recently been revised to incorporate additional landscaping and screening materials, and to include the location and type of exterior lighting fixtures, in response to plan review comments. County staff consider these revisions to be substantial improvements, relative to the original submission and with regards to the requirements contained in the Zoning Ordinance and Major Site Plan Checklist.

*(Please note that Mr. Saunders has recently notified me via email on 3/18 that the landscape plan has been further revised at the request of the applicant, to include additional magnolia trees; resubmission of revised landscape plan is forthcoming.)*

Thank you for your attention to this application and staff report; please contact me if you have any questions, or if I may be of assistance in any other way.







To: Mr. Massie Saunders, LS, PE, Saunders' Surveys Inc.

CC: Mr. Michael Penny, President & CEO, Savvy Rest | Pennywell, LLC

From: Tim Padalino | Director of Planning & Zoning

Date: March 16, 2015

**Subject: Site Plan Review Committee Comments (Major Site Plan #2015-02 "Savvy Rest")**

---

• **Landscaping & Screening**

- Additional landscaping areas are required adjacent to the loading dock(s) area, per the following Zoning Ordinance provisions:
  - (12-7-8N): "Loading space screening" ... *"Landscaping shall be designed and used to screen adjoining property from storage and loading operation."*
- Please ensure the dumpster area is properly screened from view from Cooperative Way and from adjacent properties per the following Zoning Ordinance provisions :
  - (12-7-8J): "Dumpster and garbage can areas" ... *"Solid waste storage areas (dumpster and garbage can) shall be fully screened from view by a solid fence, wall, and/or dense evergreen plantings."*
- Additional landscaping is needed along the public right-of-ways; please reference the Review Committee's discussion re: installing additional trees at a slightly lower spacing interval (i.e. reduce spacing from 100' on center to 70' or 80' on center), per the following Zoning Ordinance provisions:
  - (12-7-8G): "Setbacks" ... *"A minimum of fifty (50) percent of the road frontage shall be landscaped."*
- Please provide additional details about the number, size, and species of landscape materials that will be sited to screen the parking lot(s), per the following Zoning Ordinance provisions:
  - (13-4-CC): *"parking areas shall not be located between the adjacent public right-of-way and the principal structure on the site unless topographic features or vegetation provide effective screening"*
- Please provide additional details for the exact species, size, and number of all plant materials contained on the Site Plan.
  - Please replace "landscape area" clouds with specific plant locations and details.
  - Please also provide typical planting details and/or notes, as applicable, for the installation and maintenance of landscape materials.

- **Signage**
  - Location, size, and details of all signage are not supplied as required in Major Site Plan Checklist Item T (per Zoning Ordinance Section 13-4-T).
  - Proposed location of sign is identified on Sheet 3. Specific sign details (such as size, materials, and appearance) will be submitted at a later date for review and approval (prior to installing sign).
  - Plan review included discussion of potential signage installed onto the wall of the proposed building; this should be noted on the Site Plan. If specific sign details (such as size, materials, and appearance) are not defined on the Site Plan, this too will need to be submitted at a later date for review and approval (prior to installing sign).
  
- **Lighting**
  - Location and type of lighting equipment, plus photometric plan, not supplied as required in Major Site Plan Checklist Item V (per 13-4-V).
  - Plan review included discussion of the proposed facility having one or more downward-facing lights located at one or more doors, as well as wall-mounted flood lights located near the loading docks on the north side of the building. Please include the location of any and all proposed lights on the Site Plan, and please provide product information for each type of proposed light fixture.
  - See (12-7-8K): “Lighting” ... *“Outdoor lighting for parking and loading spaces shall be arranged to deflect glare away from adjoining properties and public streets. Sources of light on a lot shall be hooded or of directional type capable of shielding the light source from shining on adjoining property or public right-of-way.”*
  
- **Required Parking Spaces**
  - 42 spaces are shown on plan (4 of 42 are handicap spaces)
    - Office use = 2 spaces required (per 12-7-6e)
    - Industrial use = 1 space required for each employee at maximum shift = (?) (per 12-7-6c)
    - Minimum of four (4) “off street loading spaces” are required for the 48,000 SF warehouse per (12-7-7)
      - *Note: the building plan shows five (5) loading docks which satisfies (exceeds) this minimum requirement*
  - Please identify the number of employees at maximum shift (to calculate the minimum number of required parking spaces for that use).
  - Please provide typical details for the dimensions of the parking spaces and the materials for the parking lot (per 12-7-8A, 12-7-8D, and 13-4-S).
  - Please add the location of all required “bumper blocks,” concrete curb stops, or similar features in the gravel parking lot(s) (per 12-7-8E).
  - Please provide details confirming that the off-street loading spaces comply with the minimum required “loading space dimensions” of 12’ x 30’ (per 12-7-8C).

- **Other Required Information:**
  - Please include the ownership, zoning, and approximate boundary lines of the properties located across Stage Road. (Checklist Items G and J)
  - Please identify the limits of construction; the total disturbed area; and the land cover breakdown of building area, parking area, and open space area. (Checklist Items P and FF)
  - Please identify the height, width, and length of the warehouse; a brief summary of the proposed general uses for the proposed building; and preliminary plans and elevations for the proposed building(s). (Checklist Item N)
    - *Note: Seven (7) copies of the preliminary building plans and elevations were supplied to the Department of Planning & Zoning on 3/13.*
  - Please identify which elements of the proposed project are planned for phased construction; and (if applicable) please specify the phasing limits and proposed timing of each phase of development. If the proposed “future solar panels” and proposed “future showroom” are no longer part of the plan at this time, please remove those features from Sheet 2. (Checklist Item EE)



# PERMIT APPLICATION:

## Nelson County Department of Planning & Zoning

TO THE ZONING ADMINISTRATOR: Major Site Plan # 2015-002  
application type application number

**1. The undersigned hereby petitions the Planning Commission and/or Board of Supervisors for approval of the following (check appropriate box):**

- |   |   |
|---|---|
| <input type="checkbox"/> Rezoning from _____ to _____ | <input type="checkbox"/> Conditional Rezoning from _____ to _____ |
| <input type="checkbox"/> Subdivision – Preliminary    | <input type="checkbox"/> Site Plan – Preliminary (optional)       |
| <input type="checkbox"/> Subdivision – Final          | <input type="checkbox"/> Site Plan – Final                        |
| <input checked="" type="checkbox"/> Major Site Plan   | <input type="checkbox"/> Special Use Permit                       |
| <input type="checkbox"/> Minor Site Plan              | <input type="checkbox"/> Other: _____                             |

- Pursuant to Article \_\_\_\_\_, Section \_\_\_\_\_ of the Nelson County Zoning Ordinance.  
 Pursuant to Section \_\_\_\_\_, Subsection \_\_\_\_\_ of the Nelson County Subdivision Ordinance.

Reason(s) for request: Construction of building (s) in Colleen  
for manufacturing

*(Please use reverse or attach additional sheet if more space is needed.)*

**2. Applicant(s) and Property Owner(s):**

*(Please provide names of applicants and property owners and indicate applicable title; if applicant is not the property owner, please show relationship, i.e. lessee, contract purchaser, etc.)*

Applicant  Property Owner Name: Pennywell, LLC (Michael Penny)  
Mailing Address: 51 Cherry Grove Lane, Afton VA 22920  
Telephone # 434-202-1123 E-mail Address: michael@SAVVIREST.com  
Relationship (if applicable): \_\_\_\_\_

Applicant  Property Owner Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone # \_\_\_\_\_ E-mail Address: \_\_\_\_\_  
Relationship (if applicable): \_\_\_\_\_

*(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) info.)*

**3. Location and Characteristics of Subject Property:**

a. Address of property (specific location, route numbers, street names, voting district, etc.):

Wespatie Way, Colleen, VA

b. Official tax map number: 66A-36

c. Acreage of property: 12<sup>+</sup> acres

d. Present use: open land

e. Present zoning classification: M-1

f. Zoning classification of surrounding properties: M-1, A-1

**4. Names of Adjacent Property Owners:**

Gary Wood - CVEC  
BMB Barned House, etc.

**5. Affidavit:** The undersigned applicant(s) and/or property owner(s) certifies that this application and the foregoing answers, statements, and other information herewith submitted are, in all respects, true and correct to the best of their knowledge and belief. Also, the applicant(s) and/or property owner(s) gives permission for members of the Planning Commission, Board of Supervisors, and County Staff to visit and view the subject property.

Signature: Michael Penny Printed Name: Michael Penny  
Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

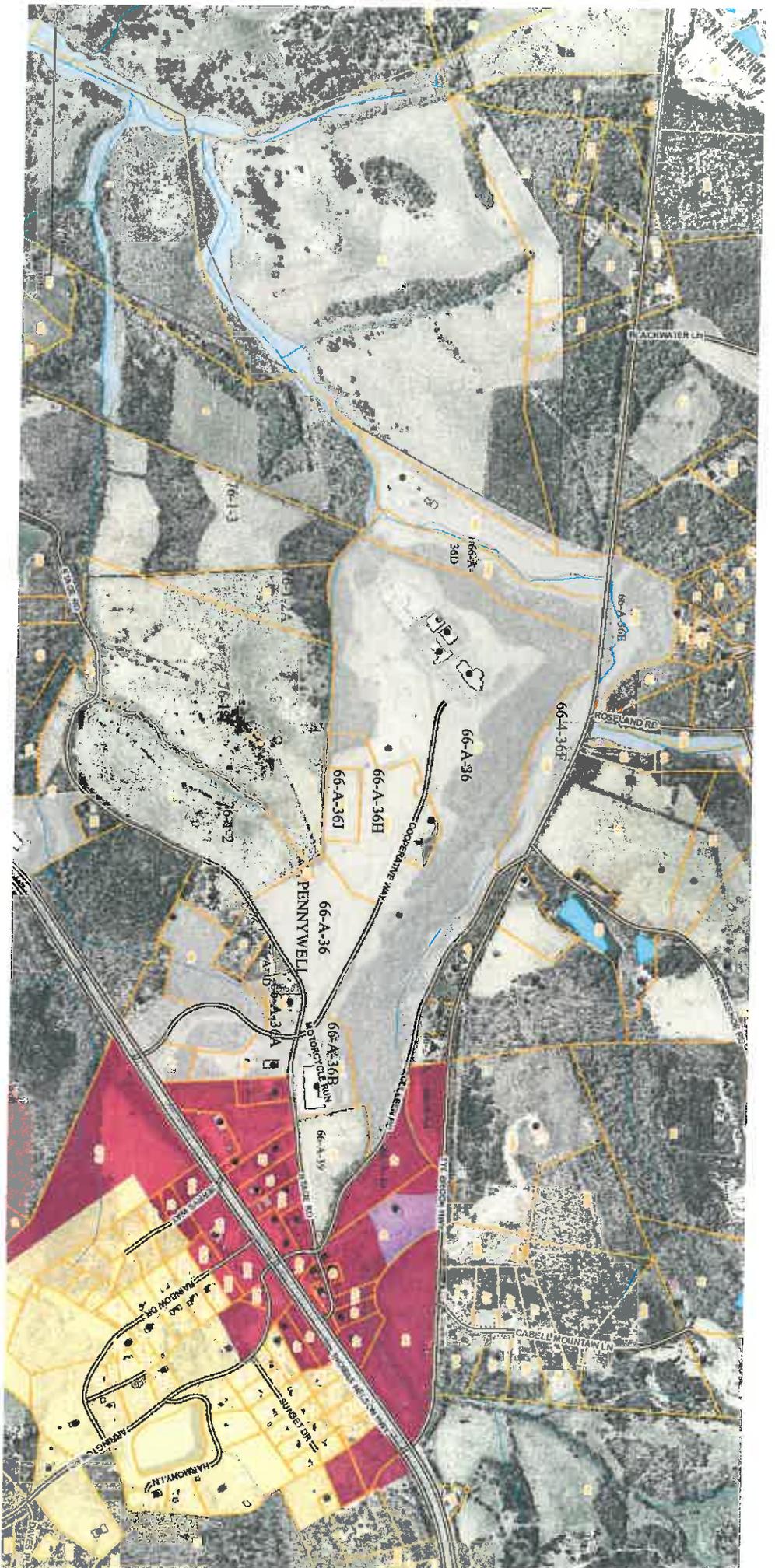
*(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) signatures.)*

**6. Additional information:** *(Please attach separate sheet for additional details, explanations, etc.)*

**7. Please note:** In the event of cancellation or postponement at your request after the initial newspaper advertisement for this application, an additional fee will apply for re-advertisement (determined by the actual cost of the ad). This fee will not apply in cases of Planning Commission or Board of Supervisors deferment.

..... TO BE COMPLETED BY PLANNING & ZONING STAFF .....

- Completed application and fee (\$ 250.00 ) received on 2-9-15
- Hearing Notice published on \_\_\_\_\_
- Planning Commission action: Date of Meeting / Hearing: March 25, 2015  
Recommendation: \_\_\_\_\_
- Board of Supervisors action: Date of Hearing: \_\_\_\_\_ Date of Decision: \_\_\_\_\_  
Action: \_\_\_\_\_



Parcel ID  
 66-A-36  
 ADJACENT PROPERTY OWNERS:  
 76-1-3  
 76-1-2  
 76-1-2A  
 66-A-36B  
 76-1-1: 76-1-1A  
 66-A-39  
 66-A-36F: 66-A-36D: 66-A-36E  
 66-A-36H  
 66-A-36I  
 66-A-36A  
 76-A-4: 76-A-4D  
 76-A-5  
 66-A-40  
 66-A-64  
 66-2-1A  
 66-2-1B  
 66-2-1D

Parcel Address  
 100 MOTORCYCLE RUN  
 632 STAGE ROAD  
 RT 655 & RT 671  
 495 COOPERATIVE WAY  
 461 STAGE ROAD  
 OFF 671  
 593 STAGE ROAD  
 667 STAGE ROAD  
 RT 655  
 RT 56  
 394 COLLEEN ROAD  
 4330 TYE BROOK HWY  
 4288 TYE BROOK HWY

Owner Name  
 HOEVER MARGARET  
 LEISURE PRODUCTS INC  
 CLEMENTS CORA W  
 PARK JOHN C & JOYCE  
 NELSON COUNTY SERVICE AUTHORITY  
 BLUE MOUNTAIN BARREL HOUSE  
 MARTIN FREDERICK E & CARRIE M  
 CLARKSON ELGIN H  
 WOOD PAUL E SR  
 BRANTLEY NICHOLAS D & CHRISTY L  
 SALTERWHITE JAMES R JR & SHIRLYN H  
 GERSTL HANS ARTHUR VAN  
 WILLIAMS EVERETT L JR &  
 ROSE CHARLES L & ANNA C  
 CARTER CHARLES W III & SHAMEKA A



# MAJOR SITE PLAN CHECKLIST

## Nelson County Dept. of Planning & Zoning

	(A)	The plan shall be prepared at a scale of not less than 1"=20' except for the index sheet, unless approved by the Planning and Zoning Director. <span style="float: right;">1"=50'</span>
✓	B.	If the plan is prepared on more than one sheet, match lines shall clearly indicate where the several sheets join.
✓	C.	Dimensions shall be in feet and decimals of feet to the closest one hundredth of a foot.
✓	D.	The proposed title of the project and the name of the owner(s), engineer, architect, landscape architect, surveyor, and developer, as applicable.
✓	E.	A signature panel to indicate approvals from the following: <ul style="list-style-type: none"> <li>○ Planning and Zoning Director</li> <li>○ Virginia Department of Transportation</li> <li>○ Virginia Department of Health <span style="float: right;">N/A</span></li> <li>○ Thomas Jefferson Soil and Water Conservation District</li> <li>○ Nelson County Service Authority</li> </ul>
✓	F.	Tax Map and Parcel Number <span style="float: right;">66-A-36</span>
?	(G)	Adjacent property owners <span style="float: right;">across Stage Rd. ... ?</span>
✓	H.	North arrow, scale graphic, and date.
✓	I.	Vicinity map.
?	(J)	Existing zoning and zoning district boundaries on the property in the development and on <u>immediately surrounding properties</u> . All special zoning requirements attached directly to the site as a result of the issuance of any Special Use Permit, variance, or rezoning. <span style="float: right;">across Stage Rd. ... ?</span>
✓	K.	The boundaries of the property in the development, including bearings and distances.
?	(L)	All existing property lines, existing streets or rights-of-way opened or unopened; buildings, watercourses, and lakes; and other existing physical features in or adjoining the project. The physical features, such as watercourses, waterways and

check?

		lakes on the adjoining properties need only be shown in approximate scale and proportion;
	M.	Features of particular historic, cultural, scientific, or scenic significance as identified in the Comprehensive Plan, by the Planning and Zoning Director, or by any County department or state agency having site plan review responsibilities, or by the Virginia Department of Historic Resources the Virginia Department of Conservation and Recreation, or the Virginia Outdoors Foundation including, but not limited to, historic features, archaeological features, and graveyards.
✓ ?	(N)	Building setback lines; the location of all proposed buildings and structures, accessory and main; <sup>20 x 40</sup> number of stories and height; proposed general uses for each building; and the number, size, and type of dwelling units where applicable. Preliminary plans and elevations for main and accessory buildings.
✓	O.	Type, location, height, and materials of all existing and proposed fences and walls.
?	(P)	Site coverage, showing percentage of site in buildings, parking, and open space. *FF. ... limits of disturbance? total disturbed area?
✓	Q.	Existing and proposed topography and contour lines of the development site with a contour interval of two (2) feet or less.
?	(R)	The location and size of sanitary and storm sewers, gas lines, water mains, culverts, and other underground structures; all overhead utilities and supporting poles in or affecting the development area, including existing and proposed facilities; and easements for these facilities, including the width of the easement.
?	(S)	The location of all existing and proposed off-street parking and parking bays, loading spaces, and pedestrian walkways, indicating types of surfacing, dimensions of stalls, width of aisles and a specific schedule showing the number of parking spaces.
✓ ?	(T)	Final plan for all signs to be erected and/or placed on building. The plan shall show the location and size of each sign along with the purpose of the sign. Screen loading area: screen dumpster (loading or board fence)
?	(U)	A final landscape plan. 100' spacing along ROW? size of maple: dogwoods: zebraize @ planting?
?	(V)	Outdoor lighting information, including a photometric plan and location, description and photograph or diagram of each type of outdoor luminary.
?	(W)	All paving, including, without limitation, gravel or other pervious surfaces, shall be of a design and quality to support the traffic which can reasonably be expected to be generated by the proposed use. what is the parking surface(s)?
✓	X.	Limit of one-hundred-year floodplain and floodway, as defined in Article 10 of the Zoning Ordinance.

return flow plan  
 site plan  
 use site plan package

submit additional details

res on set 3... = OK  
 we submit  
 about  
 street  
 edge of  
 a 2 types  
 of lights  
 or + dock

✓	Y.	Location of any wetlands in compliance with applicable federal, state, and local definition of wetlands.
✓	Z.	The location and dimensions of proposed recreation or open space, and required amenities and improvements, including details of disposition, in accordance with any open space or recreation plan adopted by the County.
✓	AA.	Cul-de-sacs may not be construed or employed as a parking area. Suitable easements for future public water and sewer facilities necessary to serve the property shall be indicated on the plan.
✓	BB.	All new electrical, telephone, cable television, fiber optic, and other utility lines on the site shall be installed underground.
✓	CC.	To the greatest extent possible, parking areas shall not be located between the adjacent public right-of-way and the principal structure on the site unless topographic features or vegetation provide effective screening.
✓	DD.	Site planning shall consider the future development of adjacent parcels as recommended by the Nelson County Comprehensive Plan or other approved local plan and as may be indicated by any filed site plan, whether approved or under review. The site plan shall provide for safe and convenient vehicular and pedestrian circulation between sites to be occupied by complementary uses.
✓	EE.	If phasing is planned, phase lines and proposed timing of development.
?	FF.	A copy of the approved final Erosion and Sediment Control and Stormwater Management Plan. <i>limits of construction? total disturbed area</i>
	GG.	<u>Option:</u> A Preliminary Major Site Plan may be submitted to the Planning Commission for review and comment <i>prior</i> to submittal of the Final Site Plan for review and approval.

## Stormy Hopkins

---

**From:** Tim Padalino  
**Sent:** Wednesday, March 18, 2015 12:37 PM  
**To:** Stormy Hopkins  
**Subject:** FW: Penny site at Colleen

just FYI (below)

Tim Padalino  
[434]-263-7090

-----Original Message-----

**From:** Massie Saunders [mailto:massie@saunderssurveys.com]  
**Sent:** Wednesday, March 18, 2015 9:10 AM  
**To:** Tim Padalino  
**Subject:** Penny site at Colleen

Mr. Penny has contacted me and has now had a chance to review the drawings. He wants to add some more magnolia trees to the plan. With that, I have talked with my brother about the Green Giant Arborvitae. We have decided to leave the row alone that is 20' on center and offset a row back 15' to fill in the holes a little more. I will forward you drawings once I make the changes.

Thanks.

Massie

P. Massie Saunders, Jr.

Land Surveyor, Professional Engineer

Saunders' Surveys, Inc.

329 Crabtree Falls Highway

Roseland, Va. 22967

434-277-8574

██████████

## Stormy Hopkins

---

**From:** Tim Padalino  
**Sent:** Wednesday, March 18, 2015 12:38 PM  
**To:** Stormy Hopkins  
**Subject:** FW: Penny

just FYI (again) (below)

Tim Padalino  
[434]-263-7090

-----Original Message-----

**From:** Massie Saunders [mailto:massie@saunderssurveys.com]  
**Sent:** Wednesday, March 18, 2015 8:18 AM  
**To:** Tim Padalino  
**Subject:** Penny

I forgot to put on plan that the center of the roof on the tall part of the building is 27' 6" above the floor.

Massie

P. Massie Saunders, Jr.

Land Surveyor, Professional Engineer

Saunders' Surveys, Inc.

329 Crabtree Falls Highway

Roseland, Va. 22967

434-277-8574

██████████

PROJECT NAME:	
CATALOG NUMBER:	FIXTURE TYPE:
VOLTS/WATTS:	LAMPS/BOARD:



## LARGE SLIM WALL PACK - 50W LED

OUTDOOR LIGHTING

### FEATURES

- Die Cast Aluminum Housing with Hinged Driver Access
- Bronze Textured Architectural Powder Coat Finish
- ½" Coin Plugs with O-rings for Conduit or Optional Photocell
- Tempered Glass Lens
- 120° Beam Angle
- Cast-in Template for Wall or Junction Box Mounting (Std)
- 4000K (Std)
- Rated for Outdoor Use
- 5 Year Warranty

**REPLACES**  
175W-250W MH



### LED SYSTEM

Calculated L70 (TM-21)	>100K <sup>(1)</sup>
Delivered Lumens	4,273 lm
Total Input Watts	49 W
Luminaire Efficacy Rating (LER)	87 lm/W
Correlated Color Temperature (CCT)	4000 K
Color Rendering Index (CRI)	> 80
Max Ambient Temp	115° F <sup>(2)</sup>
Universal Dimmable Driver	120-277 V

### SUITABLE APPLICATIONS

- Parking Lots
- Buildings
- General Area Lighting

LED System data above based on WPLP-50WLED-UNIV-4000K

<sup>(1)</sup>LED Lumen Maintenance Estimates based on TM-21 projections for the light source at 25°C ambient



complies with  
**RoHS**

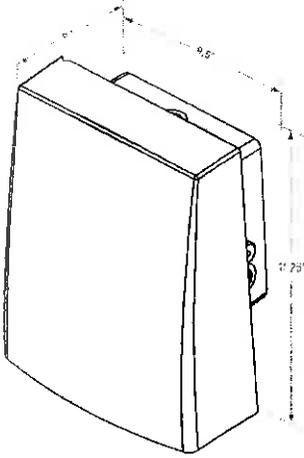
### Ordering Guide

WPLP	50WLED	UNIV	4000K	eg. CORDx
Series	LED	Driver	Color	Options

- WPLP** Large Slim Wall Pack  
  **50WLED** 3 Boards  
  **UNIV** 120-277 Driver  
  **4000K**  
  **CORDX** Cord (x=ft)  
  **PLUG** Plug (x = Type, eg. L715P)  
  **PCxxx** Photocell (xxx = Voltage)  
  **PMK** Pole Mount Kit

# LARGE SLIM WALL PACK - 50W LED

## OUTDOOR LIGHTING



## MOUNTING OPTIONS

These fixtures are extremely versatile and come with several mounting options, offering a stylish solution for a wide range of outdoor applications

- Cast-in Template for Wall or Junction Box Mounting (Standard)
- Pole Mount Adapter ( W=4in, H=2in, L=6in)



Pole Mounting Kit

**WPLP-50WLED-UNIV-4000K**

LUMINAIRE OUTPUT = 4273 LMS  
120.1VAC 0.4171A 49.63W PF=0.991

**SUMMARY DATA**

HEMISPHERES TESTED:	Both
EFFICIENCY (Total):	99.8%
EFFICIENCY (Down / Up):	99.6% / 0.2%
EFFICIENCY (Street / House):	81.5% / 18.3%
ROADWAY CLASSIFICATION:	Type III, Very Short
CUTOFF CLASSIFICATION:	CUTOFF
LUMENS/LAMP:	4183
NO. OF LAMPS:	1
LUMINOUS OPENING: RECTANGULAR:	
Width:	0.53 (Meters)
Length:	0.53
Height:	0.00
INPUT WATTS:	49.6

**PLANE AND CONE DIAGRAM**

Max plane at H = 0      Max cone at V = 39  
**MAX CANDLEPOWER: 2917.24**

Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at [www.ilp-inc.com](http://www.ilp-inc.com)

Industrial Lighting Products

**LED Lighting facts**  
A Program of the U.S. DOE

Light Output (Lumens)	<b>4273</b>
Watts	<b>49.4</b>
Lumens per Watt (Efficacy)	<b>86.5</b>
<b>Color Accuracy</b>	
Color Rendering Index (CRI)	<b>80</b>
<b>Light Color</b>	
Correlated Color Temperature (CCT) <b>4000 (Bright White)</b>	
2700K	3000K
4500K	6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registration Number: -E8H8GM (10/23/2014)  
Model Number: WPLP-50WLED-UNIV-4000K  
Type: Luminaire - Area/Roadway



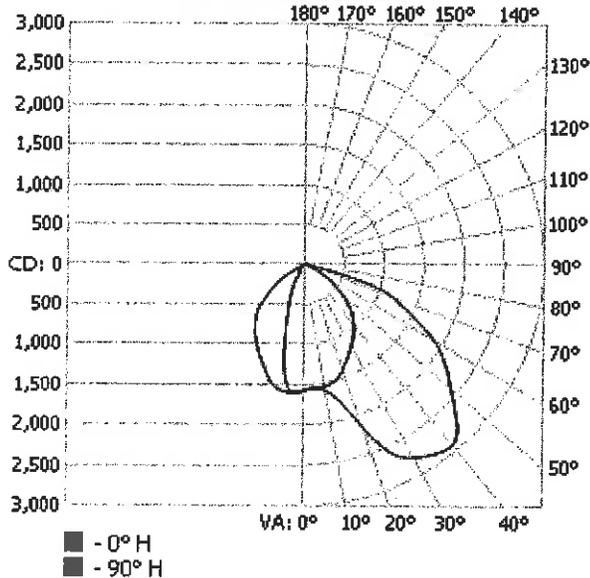
**OUTDOOR PHOTOMETRIC REPORT**

CATALOG: TL-WMB501-02(3000K)

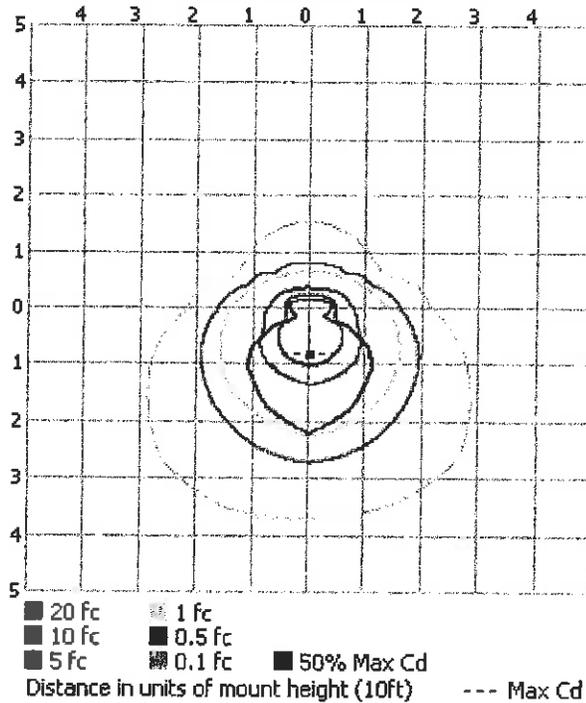
MANUFACTURER: DONGGUAN THAILIGHT SEMICONDUCTOR LIGHTING CO.,LTD  
 TEST LAB: STANDARD-TECH CO.,LTD  
 ISSUE DATE: 2014-07-22 11:49:44  
 DESCRIPTION: TL-WMB501-02(3000K)  
 LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 4183  
 INPUT WATTAGE: 49.6  
 LUMINOUS OPENING: RECTANGLE (L: 20.67", W: 20.67")  
 NEMA TYPE: 6 X 6  
 MAX CD: 2,917.2 AT HORIZONTAL: 0°, VERTICAL: 39°  
 CUTOFF CLASS: CUTOFF  
 ROADWAY CLASS: VERY SHORT, TYPE III  
 EFFICIENCY: 100%

No  
 Photo  
 Available

**Polar Candela Distribution**



**Isofootcandle Plot**



VISUAL PHOTOMETRIC TOOL 1.2.47 COPYRIGHT 2015, ACUITY BRANDS LIGHTING.

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PROJECT NAME:	
CATALOG NUMBER:	FIXTURE TYPE:
VOLTS/WATTS:	LAMPS/BOARD:



# SLIM PROFILE WALL PACK - 30W LED

OUTDOOR LIGHTING

**REPLACES  
150W-175W MH**

**FEATURES**

- Die Cast Aluminum Housing with Hinged Front Frame
- Bronze Textured Architectural Powder Coat Finish
- 1/2" Coin Plugs with O-rings for Conduit or Optional Photocell
- Tempered Glass Lens
- 120° Beam Angle
- Cast-in Template for Wall or Junction Box Mounting (Std)
- 4000K (Std)
- Rated for Outdoor Use
- 5 Year Warranty
- DesignLights Consortium® Qualified <sup>(2)</sup>



**LED SYSTEM**

	30W System
Calculated L70 (TM-21)	100,000 hours
Delivered Lumens	2,393 lm
Total Input Watts	27.3 W
Luminaire Efficacy Rating (LER)	87.6 lm/W
Correlated Color Temperature (CCT)	4000 K
Color Rendering Index (CRI)	> 70
Max Ambient Temp	110° F
Universal Driver	120-277 V

**SUITABLE APPLICATIONS**

- Parking lots
- Buildings
- General area lighting

LED System data above based on WPSP-30WLED-UNIV-4000K  
<sup>(1)</sup>LED Lumen Maintenance Estimates based on TM-21 projections for the light source at 25°C ambient  
<sup>(2)</sup> Specific Configurations Listed on DLC.



complies with  
**RoHS**

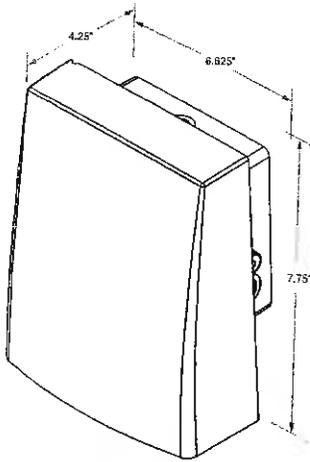
**ORDERING GUIDE:**

WPSP	30WLED	UNIV	4000K	eg: MCWHIP6 - WW
Series	LED	Driver	Color	Options

- WPSP Slim Profile Wall Pack
- 30WLED 2 Boards
- UNIV 120-277 Driver
- 4000K
- CORDx Cord (x = ft)
- PLUGx Plug (x = Type, eg. L716P)
- PCxxx Photocell (xxx = Voltage)

# SLIM PROFILE WALL PACK - 30W LED

## OUTDOOR LIGHTING



## MOUNTING OPTIONS

These fixtures are extremely versatile and come with several mounting options, offering a stylish solution for a wide range of outdoor applications.

- Cast-in Template for Wall or Junction Box Mounting (Standard)

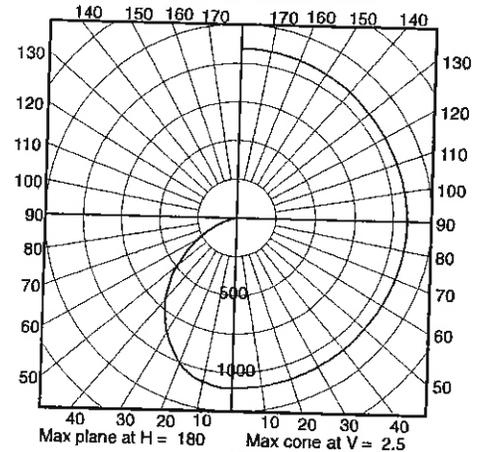
### WPSP-30WLED-UNIV-4000K

LUMINAIRE OUTPUT = 2354 LMS  
120.0V 0.2299A 27.37W PF=0.992

#### SUMMARY DATA

HEMISPHERES TESTED:	LOWER
EFFICIENCY (Total):	100.0 %
EFFICIENCY (Down / Up):	100.0 % / 0.0 %
EFFICIENCY (Street / House):	50.3 % / 49.7 %
ROADWAY CLASSIFICATION:	TYPE VS
CUTOFF CLASSIFICATION:	FULL CUTOFF
LUMENS/LAMP:	2356.794
NO. OF LAMPS:	1
LUMINOUS OPENING: RECTANGULAR	
Width:	0.46 (Feet)
Length:	0.15
Height:	0.00
INPUT WATTS:	27.4

#### PLANE AND CONE DIAGRAM



Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at [www.ilp-inc.com](http://www.ilp-inc.com)

LED Industrial Lighting Products

## Lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	2393
Watts	27.32
Lumens per Watt (Efficacy)	87

Color Accuracy Color Rendering Index (CRI)	83
---	----



All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

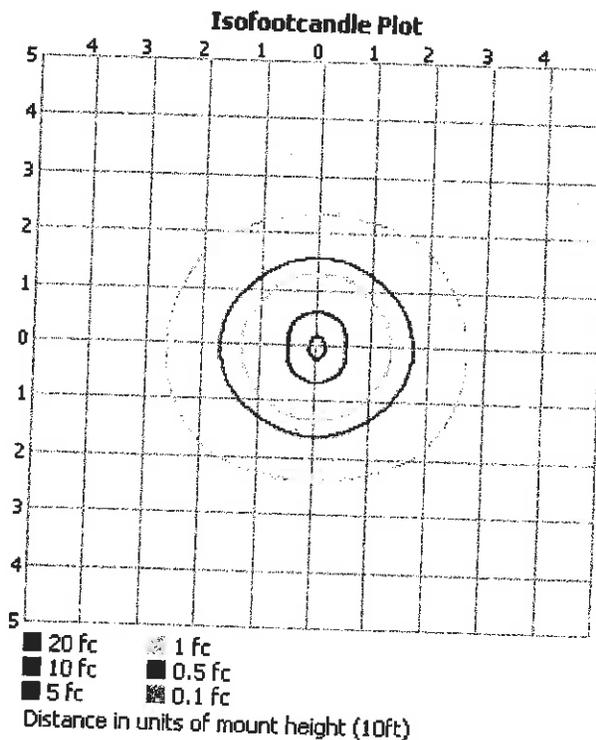
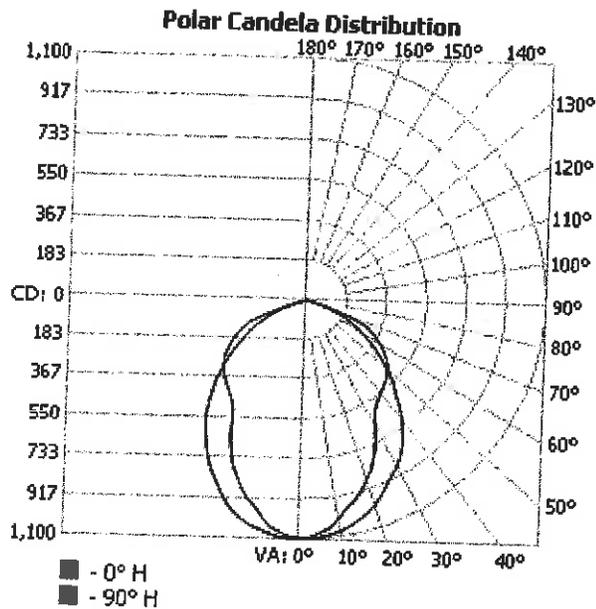
Registration Number: -QIRDR4 (6/9/2014)  
Model Number: WPSP-30WLED-UNIV-4000K  
Type: Luminaire - Area/Roadway

**OUTDOOR PHOTOMETRIC REPORT**  
CATALOG: WPSP-30WLED-UNIV-4000K



MANUFACTURER: INDUSTRIAL LIGHTING PRODUCTS  
 TEST #: 625079  
 TEST LAB: UL VERIFICATION SERVICES  
 ISSUE DATE: 5/16/2014  
 CATALOG: WPSP-30WLED-UNIV-4000K  
 DESCRIPTION: N/A  
 LAMP CAT #: N/A. LUMINAIRE OUTPUT = 2354 LMS  
 LAMP: N/A  
 LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 2356.6, ABSOLUTE PHOTOMETRY \*  
 INPUT WATTAGE: 27.4  
 LUMINOUS OPENING: RECTANGLE (L: 1.8", W: 5.52")  
 MAX CD: 1,096.9 AT HORIZONTAL: 180°, VERTICAL: 2.5°  
 ROADWAY CLASS: TYPE VS

No  
Photo  
Available



\*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.  
 \*CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.

VISUAL PHOTOMETRIC TOOL 1.2.47 COPYRIGHT 2015, ACUITY BRANDS LIGHTING.  
 THIS PHOTOMETRIC REPORT HAS BEEN GENERATED USING METHODS RECOMMENDED BY THE IESNA. CALCULATIONS ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THIS PHOTOMETRIC REPORT IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER. THIS REPORT IS PROVIDED WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. IN NO EVENT WILL ACUITY BRANDS LIGHTING BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS REPORT.

625079  
 VISUAL PHOTOMETRIC TOOL



To: Chair and Members, Nelson County Planning Commission  
From: Tim Padalino | Director of Planning & Zoning  
Date: March 19, 2015  
Subject: **Staff Report for Minor Site Plan #2015-03 – Living Word Christian Fellowship**

---

Site Address / Location: Route 778 (Lowesville Road) / Piney River / West District

Tax Map Parcel: #64-5-5

Parcel Size: 33.74 acres

Zoning: almost entirely Agricultural (A-1); very small portion of property is Residential (R-2)

Request: Applicant seeks approval of Minor Site Plan #2015-03 [pursuant to Zoning Ordinance §13-1-1] for the proposed construction of a 5,000 SF church, which is a permissible by-right use pursuant to Zoning Ordinance §4-1-4

### Application Overview

---

The Department of Planning & Zoning received a completed application on February 26<sup>th</sup> from Mr. Scott Collins, Trustee of the Living Word Christian Fellowship. This application seeks approval for Minor Site Plan #2015-03, which depicts the applicant's proposal to construct a 5,000 SF church, which is a permissible by-right use pursuant to Zoning Ordinance §4-1-4.

The subject property is located on the south side of Lowesville Road in Piney River. The property is currently undeveloped, and is primarily characterized as an open field that has recently been logged and replanted with pines. The approximately 33.74-acre subject property is zoned almost entirely Agricultural (A-1), with a very small portion of property zoned Residential (R-2). (*See maps on pages 4 and 5.*)

### Site Plan Details

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The applicant has utilized Mr. Massie Saunders of Saunders' Surveys to prepare a Minor Site Plan, which is dated January 21. The review comments contained in this report are primarily in regards to this original submission. Please note that a revised site plan (dated March 16) has been submitted and has been included in your packets. However, review comments in this report and in the attached memos reflect the original submission (unless otherwise noted).

The original site plan depicts a proposed new church facility with a footprint of approximately 5,000 SF. The facility, as shown on a preliminary building plan, would include a 2,000 SF auditorium for assembly, as well as a classroom, kitchen, office, nursery, and restrooms. The church would be constructed as a one-story structure (approximately 22' tall).

Sheet 3 of the revised site plan shows the proposed site layout.

The revised site plan identifies a total disturbed area of 1.0 acres; minimal grading would be required due to the virtually flat topography. The facility would be served by a new commercial entrance onto Lowesville Road (approximately 0.15 miles from the nearest intersection, which is Route 675 / Firehouse Road). The church would have a gravel parking lot containing 48 total parking spaces (four of which would be handicap accessible), which exceeds the minimum required number of 20 parking spaces (as determined by the 2,000 SF floor area of the assembly room / auditorium).

Sheet 4 of the revised site plan contains the proposed lighting plan and landscape plan.

The parking lot would be lit by 4 pole lights approximately 20.5' tall, with "sharp cutoff fixtures to control light distribution on the site." 3 of the 4 pole lights would be set to a timer, with the lights coming on at night only when the church is in use. The 4th pole light (located farthest from the road and from adjoining properties) would be set to automatically turn on from dusk to dawn.

Additionally, the revised site plan shows a total of 5 "wall pack" light fixtures – 2 at the main door and 1 at each of the three additional doors. All 5 of these wall-mounted light fixtures would be programmed to be on from dusk to dawn.

Please refer to the supplemental information provided by the applicant regarding product details for each type of light fixtures.

### Site Plan Review Committee

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Members of the Site Plan Review Committee met on March 11<sup>th</sup>. The committee members' comments are as follows:

**Director of Planning & Zoning:** Plan review comments (dated 3/16) are attached; please note that these comments were submitted in reference to the original submission (dated 1/21), and do not account for the recent revisions contained in the resubmission (dated 3/16).

**VDOT:** Mr. Jeff Kessler attended the meeting and did not identify any major issues with the site plan drawings. He then provided written review comments in an email dated March 13<sup>th</sup> as follows: *"The site plan for this new church is to address the informational and design items identified on the VDOT 2014 Site Plan Check List (attached) provided to the applicant. This will include the GIS (Lat & Lon) reference point of the entrance location. We request that a copy of the completed site plan check list accompany the site plan submittal."*

**TJSWCD:** Mrs. Alyson Sappington of the Thomas Jefferson Soil & Water Conservation District provides review of the Erosion & Sediment Control Plan. She was in attendance at the meeting on 3/11, but did not provide written review comments. Mrs. Sappington identified some potential concerns about technical details regarding erosion, sedimentation, and stormwater management. The discussion of those concerns focused on the subject property's characteristics of being virtually flat, and being underlain by white clay which is virtually impermeable and cannot absorb stormwater runoff. After considerable discussion, Mrs. Sappington noted that she will continue to coordinate with Mr. Saunders in addressing any and all issues regarding the technical elements of the Erosion & Sediment Control Plan.

**VDH:** N/A

**NCSA:** Mr. George T. Miller, Jr, Executive Director of the Nelson County Service Authority, attended the meeting and discussed details regarding the location and configuration of water and sewer line connections. Mr. Miller did not present any major issues, questions, or concerns with any details contained on the site plan.

**Nelson County Building Code Official:** Mr. David Thompson provided written review comments as follows: “*A Nelson County Land Disturbing Activity Permit application and permit issuance is required prior to any site development. A building permit application and permit issuance is required for building construction and any associated equipment.*”

### **Staff Comments**

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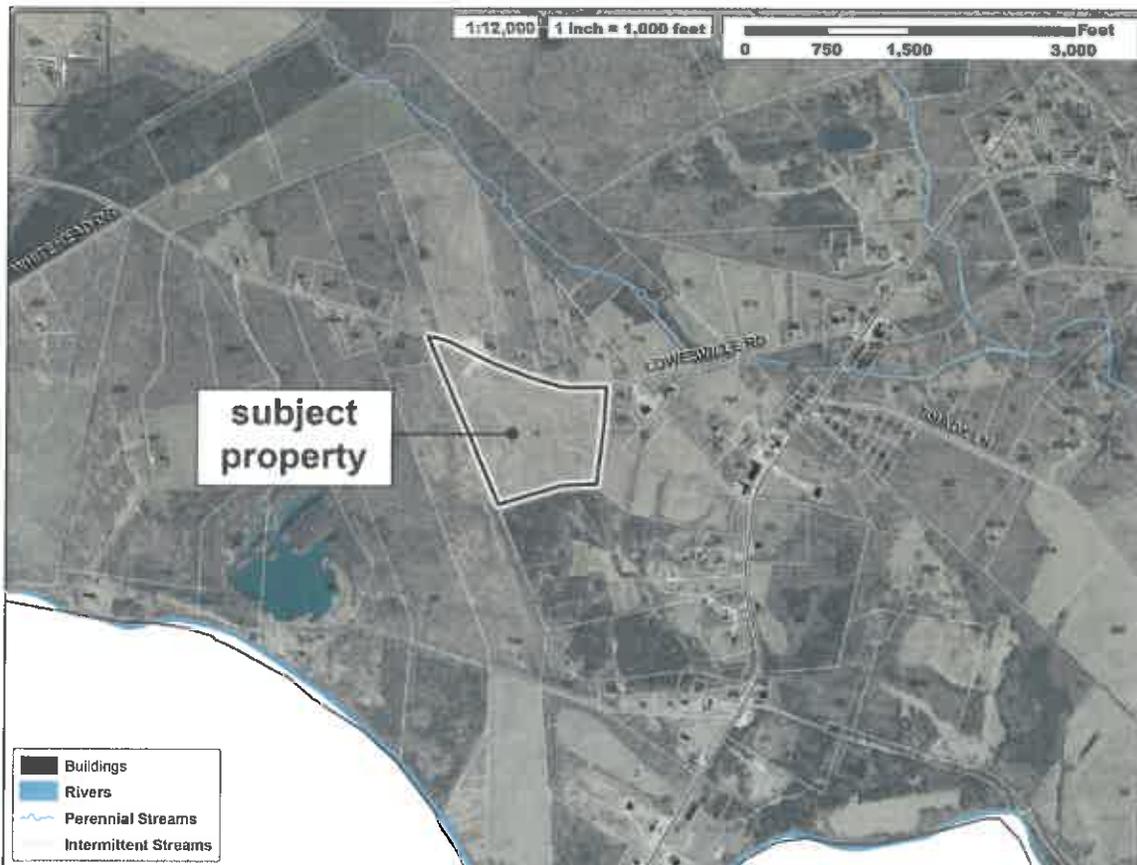
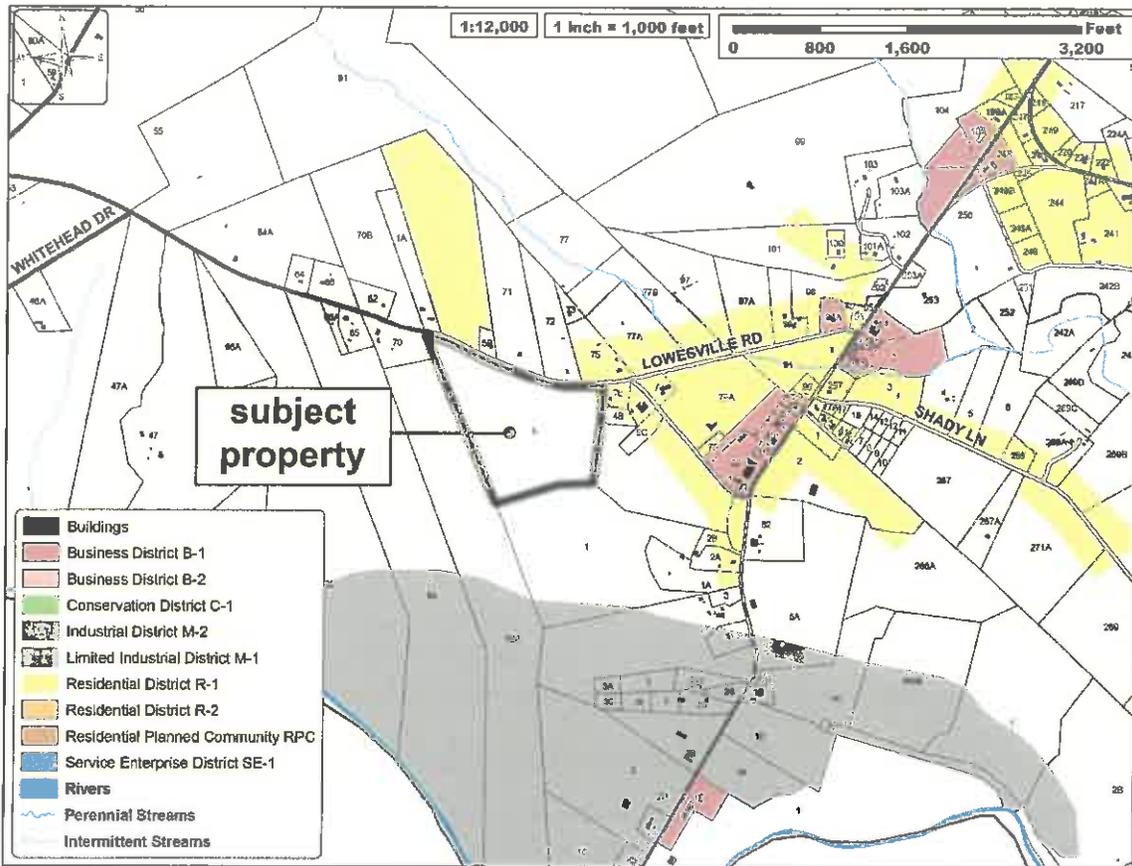
The site plan drawings have recently been revised in response to plan review comments. These revisions incorporate additional landscaping and screening materials, and include updated details regarding the locations and types of exterior lighting fixtures. The applicant has also submitted the requested supplemental information such as preliminary building plans and the product details for each type of light fixture.

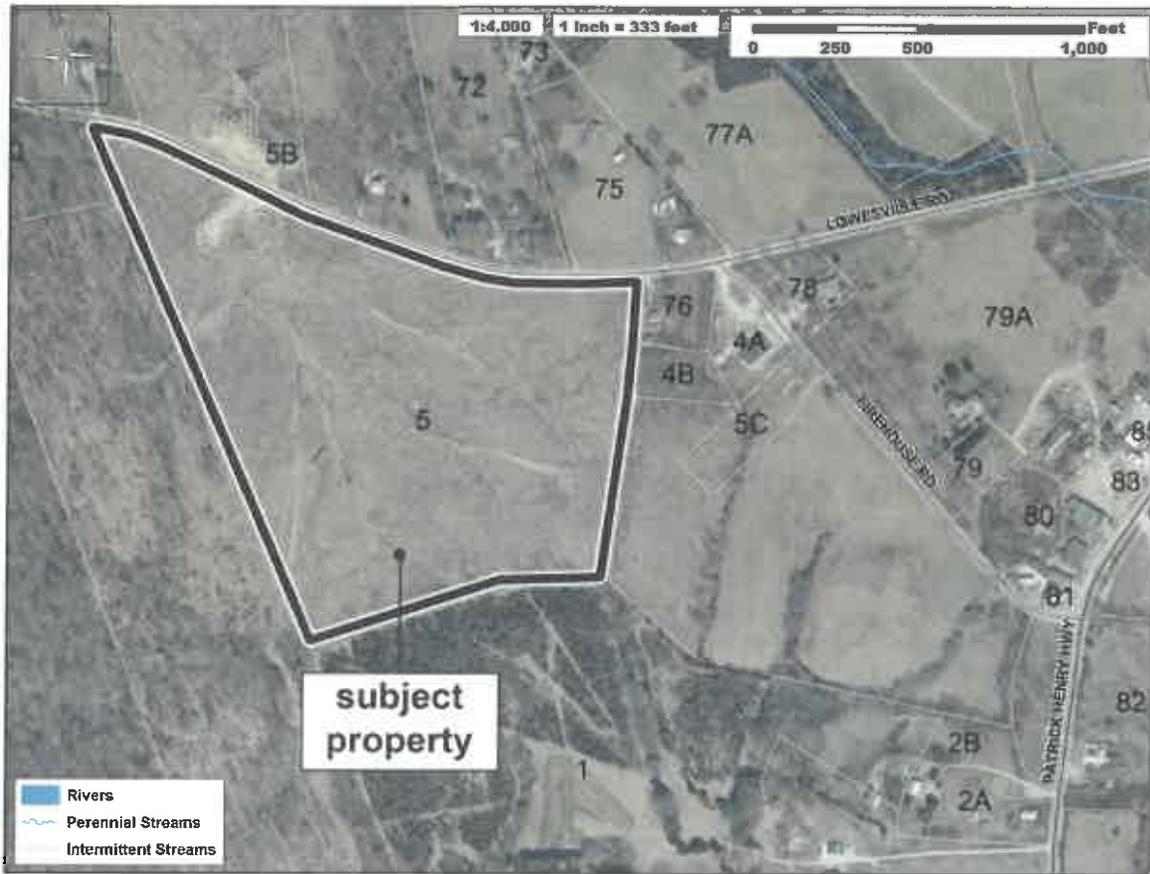
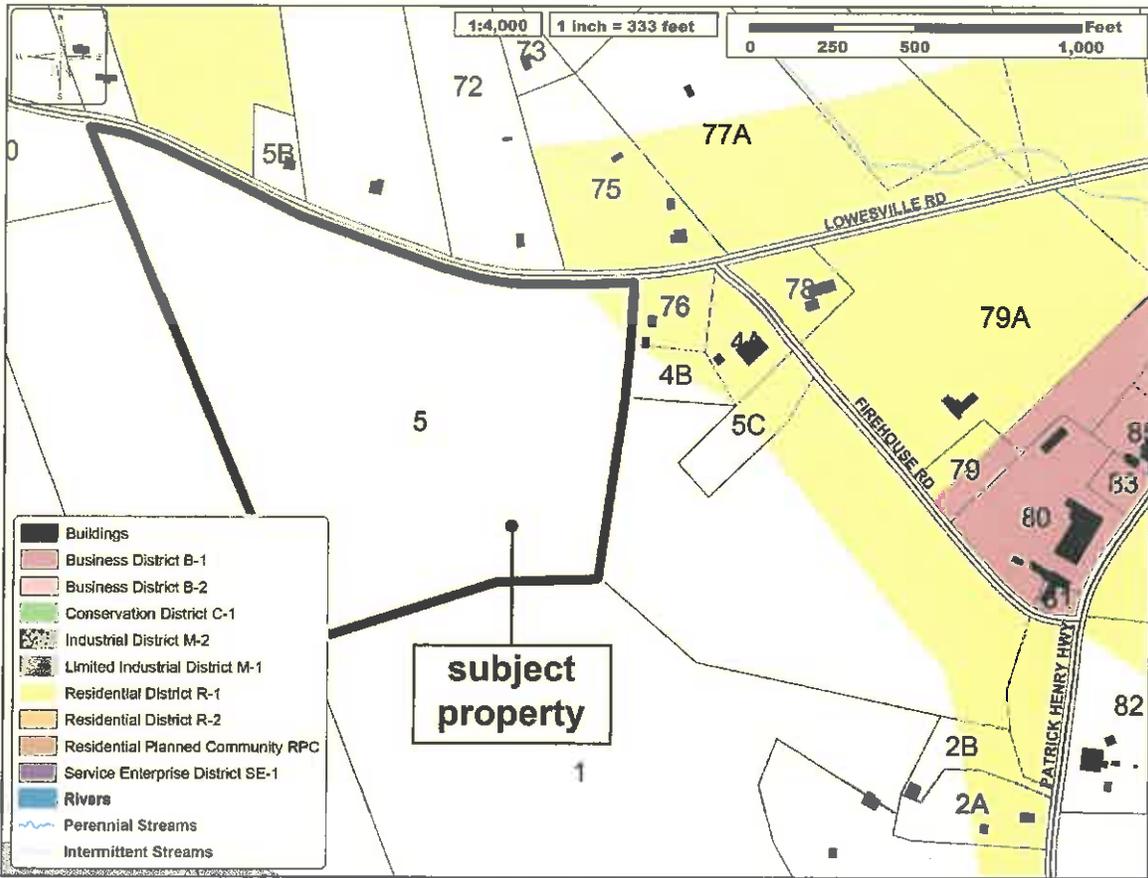
County staff consider these site plan revisions and additional submissions to be substantial improvements and helpful clarifications, relative to the original submission and with regards to the requirements contained in the Zoning Ordinance and Minor Site Plan Checklist.

Additional information regarding the Erosion & Sediment Control Plan, and the potential need for a Stormwater Management Plan, should be further reviewed and discussed with the applicant. It is unclear what revisions and/or progress were made on these issues since the March 11<sup>th</sup> Site Plan Review Committee meeting; and it is currently unclear if there are any outstanding requirements or issues.

*(Please note: The Virginia Department of Environmental Quality would be responsible for conducting an entirely separate review of the Stormwater Management Plan, if one is required and/or voluntarily submitted.)*

Thank you for your attention to this application and staff report; please contact me if you have any questions, or if I may be of assistance in any other way.







To: Mr. Massie Saunders, LS, PE, Saunders' Surveys Inc.

From: Tim Padalino | Director of Planning & Zoning

Date: March 16, 2015

**Subject: Site Plan Review Committee Comments (Minor Site Plan #2015-03 "Living Word Christian Fellowship")**

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- **Landscaping & Screening:**

- Please provide additional details for the exact species, size, and number of all plant materials contained on the Site Plan.
  - Please replace landscape area ("L/A") clouds with specific plant locations and details.
  - Please clarify / correct the discrepancy in landscape area ("L/A") clouds as shown on Sheet 3 and Sheet 4.
  - Please also provide typical planting details and/or notes, as applicable, for the installation and maintenance of landscape materials.

- **Signage:**

- Location, size, and details of all signage are not supplied as required in Major Site Plan Checklist Item T (per Checklist Items C and O).
  - Proposed location of sign (near entrance) is identified on Sheet 4. Specific sign details (such as size, materials, and appearance) will be submitted at a later date for review and approval (prior to installing sign).
- Plan review also included discussion of potential signage installed directly onto the wall of the proposed building, lit by upward-facing ground lights; this signage and lighting should be included on the Site Plan.
  - If specific sign details (such as size, materials, and appearance) are not defined on the Site Plan, this too will need to be submitted at a later date for review and approval (prior to installing sign).

- **Exterior Lighting:**

- Location and product details of lighting equipment and lighting fixtures are not specified (per Checklist Items C and O).
- Plan review included discussion of the site plan being modified. Please ensure plan is updated to reflect the current request / proposal regarding exterior lighting.
  - Discussion included the following potential modifications:

- flood lights being wall-mounted on the side of the building facing the parking lot;
  - the light poles in the parking lot being on a timer or being motion-controlled;
  - removal of lamp posts along sidewalk; and
  - lighting to illuminate the proposed sign near the entrance and/or to illuminate a possible sign on the building
- Please include the (revised) location and type of any and all proposed lights on the Site Plan, and please provide product information for each type of proposed light fixture.
- See (12-7-8K): “Lighting” ... *“Outdoor lighting for parking and loading spaces shall be arranged to deflect glare away from adjoining properties and public streets. Sources of light on a lot shall be hooded or of directional type capable of shielding the light source from shining on adjoining property or public right-of-way.”*

- **Required Parking Spaces:**

- 52 spaces are shown on plan (6 of 52 appear to be handicap spaces)
- Minimum required parking spaces are as follows:
  - Places of Assembly = (?) = 1 space for each 100 SF of public assembly where there are no fixed seats (per 12-7-6f)
  - Please provide a copy of the preliminary building plans for use in determining the total number of required parking spaces.
- Please provide typical details for the dimensions of the parking spaces and the materials for the parking lot (per 12-7-8A, 12-7-8D, and Checklist Item C).
  - Regular spaces are shown as 9’ wide, but handicap spaces are shown as being only 8’ wide. Please review and correct (if necessary).
  - Please add language about the requirement for gravel parking lots to be constructed using a minimum of 6” of stone (per 12-7-8D) to the “parking lot detail” notes on Sheet 5.
- Please add the location of all required “bumper blocks,” concrete curb stops, or similar features around the edges of the gravel parking lot (per 12-7-8E).
  - These features are described in the “parking lot detail” notes on Sheet 5, but are not shown on any of the Site Plan sheets.

- **Other Required Information:**

- Please include the ownership, zoning, and approximate boundary lines of the properties located across Lowesville Road, similar to how you’ve treated adjoining properties to the east of the subject property. (Checklist Item E)
- You have shown the limits of construction (described at the meeting as being 1.0 acres); please calculate and show the total disturbed area. (Checklist Item F)
- Please identify the height of the proposed building (described at the meeting as being between 18’ – 22’ and one-story); a brief summary of the proposed general uses for the proposed building; and preliminary plans and elevations for the proposed building(s). (Checklist Items C and O)
- Please remove “Nelson County Health Department” from the signature panel and replace with “Nelson County Service Authority.” (Checklist Item N)



# PERMIT APPLICATION:

## Nelson County Department of Planning & Zoning

TO THE ZONING ADMINISTRATOR: Minor Site Plan # 2015-003  
application type application number

**1. The undersigned hereby petitions the Planning Commission and/or Board of Supervisors for approval of the following (check appropriate box):**

- |   |   |
|---|---|
| <input type="checkbox"/> Rezoning from _____ to _____ | <input type="checkbox"/> Conditional Rezoning from _____ to _____ |
| <input type="checkbox"/> Subdivision – Preliminary    | <input type="checkbox"/> Site Plan – Preliminary (optional)       |
| <input type="checkbox"/> Subdivision – Final          | <input type="checkbox"/> Site Plan – Final                        |
| <input type="checkbox"/> Major Site Plan              | <input type="checkbox"/> Special Use Permit                       |
| <input type="checkbox"/> Minor Site Plan              | <input type="checkbox"/> Other: _____                             |

- Pursuant to Article \_\_\_\_\_, Section \_\_\_\_\_ of the Nelson County Zoning Ordinance.  
 Pursuant to Section \_\_\_\_\_, Subsection \_\_\_\_\_ of the Nelson County Subdivision Ordinance.

Reason(s) for request: Building a church building.

*(Please use reverse or attach additional sheet if more space is needed.)*

**2. Applicant(s) and Property Owner(s):**

*(Please provide names of applicants and property owners and indicate applicable title; if applicant is not the property owner, please show relationship, i.e. lessee, contract purchaser, etc.)*

Applicant    Property Owner   Name: Scott Collins  
Mailing Address: 236 Cooperative Way Avington VA 22922  
Telephone # 534-949-4677   E-mail Address: assetenterprise@aol.com  
Relationship (if applicable): Contractor

Applicant    Property Owner   Name: LivingWord Christian Fellowship  
Mailing Address: PO Box 123 Lovingston VA 22949  
Telephone # 1-434-770-9187   E-mail Address: lwcf@word-up.org  
Relationship (if applicable): \_\_\_\_\_

*(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) info.)*

**3. Location and Characteristics of Subject Property:**

a. Address of property (specific location, route numbers, street names, voting district, etc.):

5021 Louisaville Rd.

b. Official tax map number: #64-5-510 (parcel 5 - not 50)

c. Acreage of property: 33.74 TMP 3/11/2015

d. Present use: Agriculture

e. Present zoning classification: Agriculture

f. Zoning classification of surrounding properties: Agriculture

**4. Names of Adjacent Property Owners:**

L+B, C Whitehead Frank Hillbush W.D. Ponton  
JLT Moore

**5. Affidavit:** The undersigned applicant(s) and/or property owner(s) certifies that this application and the foregoing answers, statements, and other information herewith submitted are, in all respects, true and correct to the best of their knowledge and belief. Also, the applicant(s) and/or property owner(s) gives permission for members of the Planning Commission, Board of Supervisors, and County Staff to visit and view the subject property.

Signature: [Signature] Trustee Printed Name: Scott Collins

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

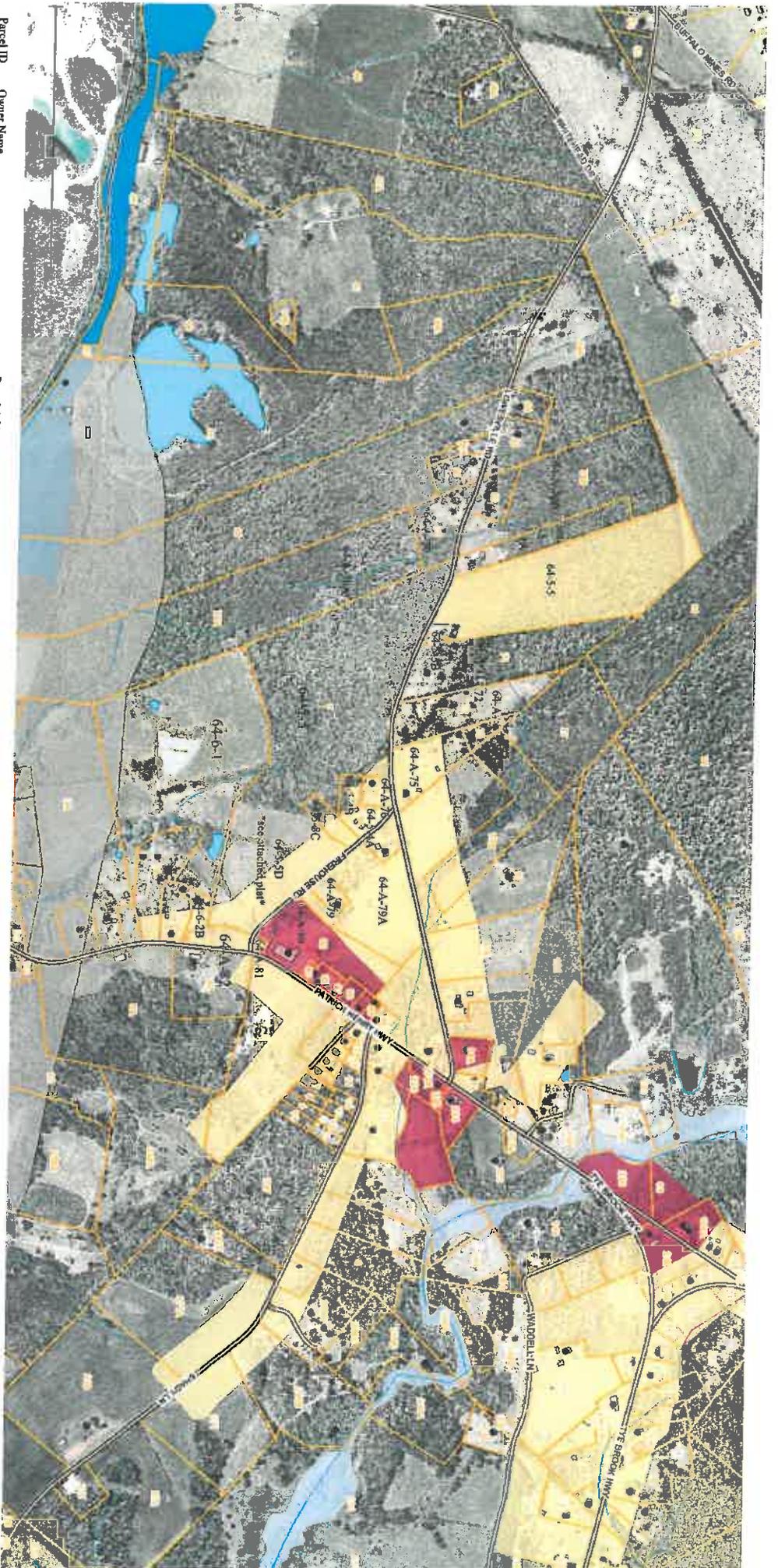
*(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) signatures.)*

**6. Additional information:** *(Please attach separate sheet for additional details, explanations, etc.)*

**7. Please note:** In the event of cancellation or postponement at your request after the initial newspaper advertisement for this application, an additional fee will apply for re-advertisement (determined by the actual cost of the ad). This fee will not apply in cases of Planning Commission or Board of Supervisors deferment.

..... TO BE COMPLETED BY PLANNING & ZONING STAFF .....

- o Completed application and fee (\$ 100.00 ) received on February 26, 2015
- o Hearing Notice published on \_\_\_\_\_
- o Planning Commission action: Date of Meeting / Hearing: March 25, 2015  
Recommendation: \_\_\_\_\_
- o Board of Supervisors action: Date of Hearing: \_\_\_\_\_ Date of Decision: \_\_\_\_\_  
Action: \_\_\_\_\_



Parcel ID	Owner Name	Parcel Address
64-5-5D	LIVING WORLD CHRISTIAN FELLOWSHIP	
<b>ADJACENT PROPERTY OWNERS:</b>		
64-5-5	HILBISH FREDERICK G TRUSTEE	5021 LOWESVILLE RD
64-6-1	THOMPSON WILLIAM D	
64-A-76	MOORE JEFFREY L & TERESA S	5240 LOWESVILLE RD
64-5-1A	MELTON PAUL E	4911 LOWESVILLE RD
64-A-61		
64-A-82	BARTON J MEAK & LINDA A	3404 PATRICK HENRY HWY
64-A-70B	FAUST BARBARA W	
64-5-4A	PINEY RIVER FIRE DEPT	249 FIREHOUSE RD
64-5-4B	PINEY RIVER VOLUNTEER FIREMAN	
64-5-3C	PINEY RIVER VOLUNTEER	
64-A-70A	WHITEHEAD RONALD L & BARBARA C	
64-6-2B	ADCOCK RONALD & REBECCA	3367 PATRICK HENRY HWY
64-A-71	MEGAL FREDERICK ANTHONY &	5075 LOWESVILLE RD
64-A-70	WHITEHEAD MARK H	4824 LOWESVILLE RD
64-5-5B		
64-A-81	HARVEY WILLIAM DALE	
64-A-80	PARR JAMES J	3535 PATRICK HENRY HWY
64-A-79A	PARR JAMES J & JOAN H	
64-A-75	CAMPAN ROGER D	5261 LOWESVILLE RD
64-A-72	BALLARD ROBERT A &	5171 LOWESVILLE RD

PARCEL NUMBER 64 5 SD  
 Parent Parcel Number 64 5 5  
 Property Address  
 Neighborhood 0  
 Property Class 6 6-agr100+a  
 TAXING DISTRICT INFORMATION  
 Jurisdiction 60  
 Area 001  
 District 02  
 Section & Plat 9/19D  
 Tax ID 17315  
 LIVING WORD CHRISTIAN FELLOWSHIP  
 C/O JOHN CAMPBELL & OTHERS  
 P O BOX 123  
 LOVINGSTON, VA 22949  
 LOTS 5 & 5A  
 T B CANODY EST  
 DB 289-348  
 12/30/2014  
 HIBBISH FREDERICK G TRUSTEE  
 Doc #: 140003131  
 \$60685

# AGRICULTURAL

10/01/2014

Split	
L	134900
B	0
T	134900
L	0
B	0
T	0
VALUATION	
L	0
B	0
T	0

Topography: Level  
 Public Utilities: Electric  
 Street or Road: Paved  
 Neighborhood: Static  
 Zoning: Woodland  
 Legal Acres: 33.7140  
 33.7140  
 1.00  
 4000.00  
 4000.00  
 134900  
 134900

gen: gen  
 9/2014 PART OF 64 5 5 PC 9/19D  
 Supplemental Cards  
 MEASURED ACREAGE 33.7140  
 Supplemental Cards  
 TRUE TAX VALUE 134900

MINOR SITE PLAN CHECKLIST – PROJECT

Date:



**MINOR SITE PLAN CHECKLIST**  
Nelson County Dept. of Planning & Zoning

\* landscaping = "L/A" ... sheet 3 + sheet 4?

18' curb  
22' gutters  
1-story

A	✓	A vicinity map showing the location of the subject property.
B	✓	Boundary lines of the subject property.
C	✓	General layout design of what is proposed on a scale not smaller than one (1) inch equals (20) feet, including the location of all proposed streets, pathways, easements, and all proposed uses of the land. A different scale may be used provided it is approved by the Planning and Zoning Director. * parking = "stone" note on sheet 5 ... see §12-7-BD (min. 6" stone) (52 spaces)
D	✓	Building setback lines. annotation - sheet 1
E		Zoning of subject property and adjacent property. — R-1
F	?	Amount of land to be disturbed, including drain fields. "Construction limits" shown -
G	✓	Tax map and parcel number. 1.0 acres no calculation provided
H	✓	Floodplains. zone "X" (sheet 1)
I	✓	Wetlands, streams, rivers, etc.
J	✓	Existing structures and roads.
K	✓	Existing and proposed topography and contour lines of the development site with a contour interval of twenty (20) feet or less for minor site plans, supplemented where necessary by spot elevation. 2' contours
L	?	The location of all existing and proposed utilities and easements including the width of the easement. add location for utility backups: extensions
M	✓	A legend that shows: <ul style="list-style-type: none"> <li>○ Ownership (Name and Address)</li> <li>○ North arrow</li> <li>○ Graphic scale</li> <li>○ Area in acres</li> </ul>
N		A signature panel to indicate approvals from the following: <ul style="list-style-type: none"> <li>○ Planning and Zoning Director</li> <li>○ Virginia Department of Transportation</li> <li>○ Virginia Department of Health — remove &amp; replace with NCSA</li> <li>○ Nelson County Service Authority</li> </ul>
O		Any other information which the Planning and Zoning Director deems necessary for the proper consideration of the application.

8'

(52 spaces)

1.0 acres

no calculation provided

(replace)

→ ○ Virginia Department of Health — remove & replace with NCSA  
→ ○ Nelson County Service Authority



**DATE:** March 3, 2015  
**TO:** Site Plan Review Committee  
**FROM:** Tim Padalino, Director of Planning & Zoning  
**RE:** Items for Review / March 11<sup>th</sup> meeting

Enclosed are the site plan materials to be reviewed on Wednesday, March 11<sup>th</sup> beginning at 10:00am in the Old Board of Supervisors Meeting Room, 4<sup>th</sup> Floor of the County Courthouse in Lovingston. Please reference the table below to determine your agency's requested participation in the review and discussion of each item.

1. **Major Site Plan #2015-002** – Mr. Michael Penny / Pennywell, LLC  
(Tax Map Parcel #66-A-36)
2. **Minor Site Plan #2015-003** – Mr. Scott Collins / Living Word Christian Fellowship  
(Tax Map Parcel #64-5-5D)

	VDOT	VDH (Health Dept.)	TJSWCD (Soil & Water Conservation District)	Nelson Co. Planning Commission	Nelson Co. Building Official	Nelson Co. Service Authority	Nelson Co. Emergency Services Coordinator	Nelson Co. Info. Systems Director	Utility / Power Company
<b>Item 1.</b> 10:00am	X	X	X	X	X	X			X
<b>Item 2.</b> 10:30am	X	X	X	X	X	X			X

If you have questions regarding these items prior to the meeting, or if you need any assistance, please call or e-mail.

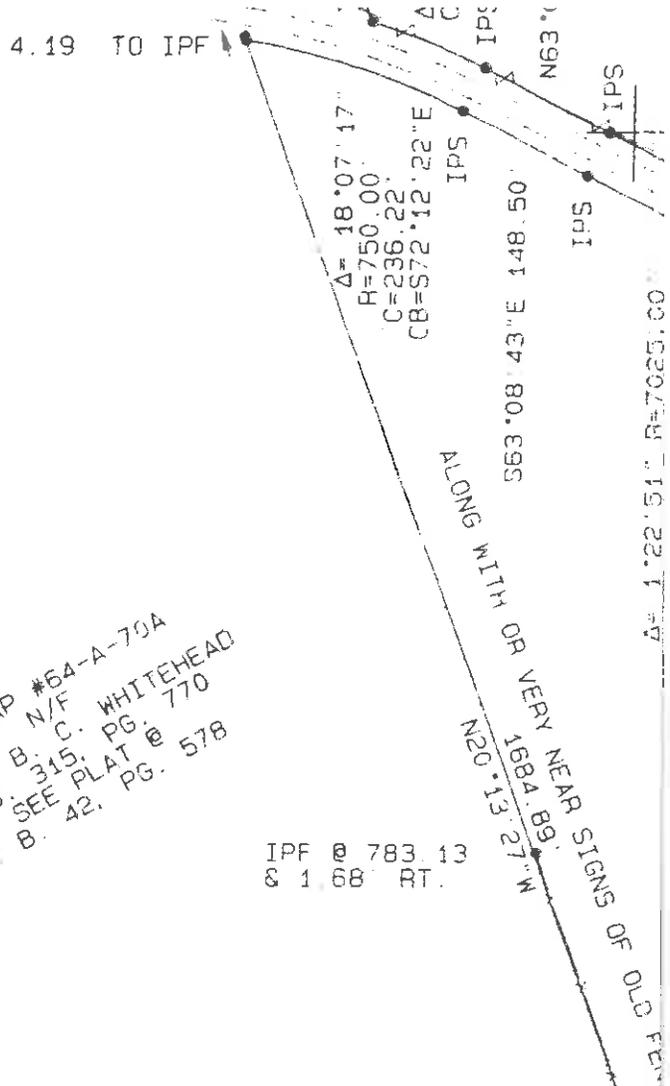
Thank you; sincerely,

TMP/svh

Enclosures

Copy to: Mr. Michael Penny  
 Mr. Massie Saunders, PE  
 Mr. Scott Collins





TAX MAP #64-A-70A  
 R. L. & B. C. WHITEHEAD  
 D. B. 315, PG. 770  
 D. B. 42, PG. 578

IPF @ 783.13  
 & 1.68' RT.

IPF @ 495.55  
 & 0.45' RT.

PLAT OF REFERENCE:

TWS #C-88

SOURCE OF TITLE:

SEE D. B. 289, PG. 348 OF THE CIRCUIT COURT  
 CLERKS OFFICE OF NELSON COUNTY, VIRGINIA.

NOTES:

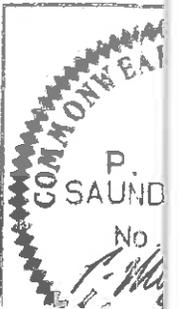
1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE, NECESSARILY, INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THIS DRAWING HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY MADE AS PER DATE OF THIS PLAT. MONUMENTATION AS SHOWN.
3. THIS PLAT WAS PREPARED AT THE REQUEST OF BUDDY HILBISH.
4. THE PROPERTIES SHOWN ARE A PORTION OF TAX MAP #64-5-5 AND ARE ZONED AGRICULTURAL, A-1.
5. THE 33.714 AC. IS THE RESIDUE OF A LARGER TRACT AND HAS A TOTAL OF 6 ALLOWABLE LOTS PER SECTION 4-2-1 OF THE NELSON COUNTY ZONING ORDINANCE. SEE PMSJ #2602-C FOR FURTHER DETAIL ON THE CALCULATION OF THE ALLOWABLE LOTS.

**SAUNDERS' SURVEYS, INC.**

329 CRABTREE FALLS HIGHWAY  
 ROSELAND, VIRGINIA 22967  
 434-277-8574

GRAPHIC SCALE

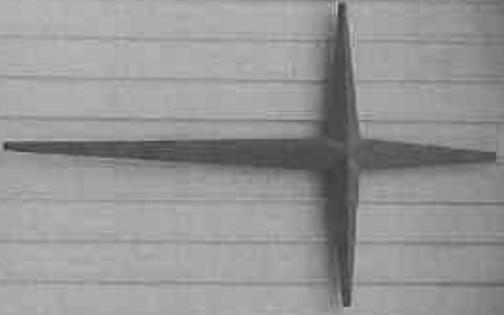
1" = 200'



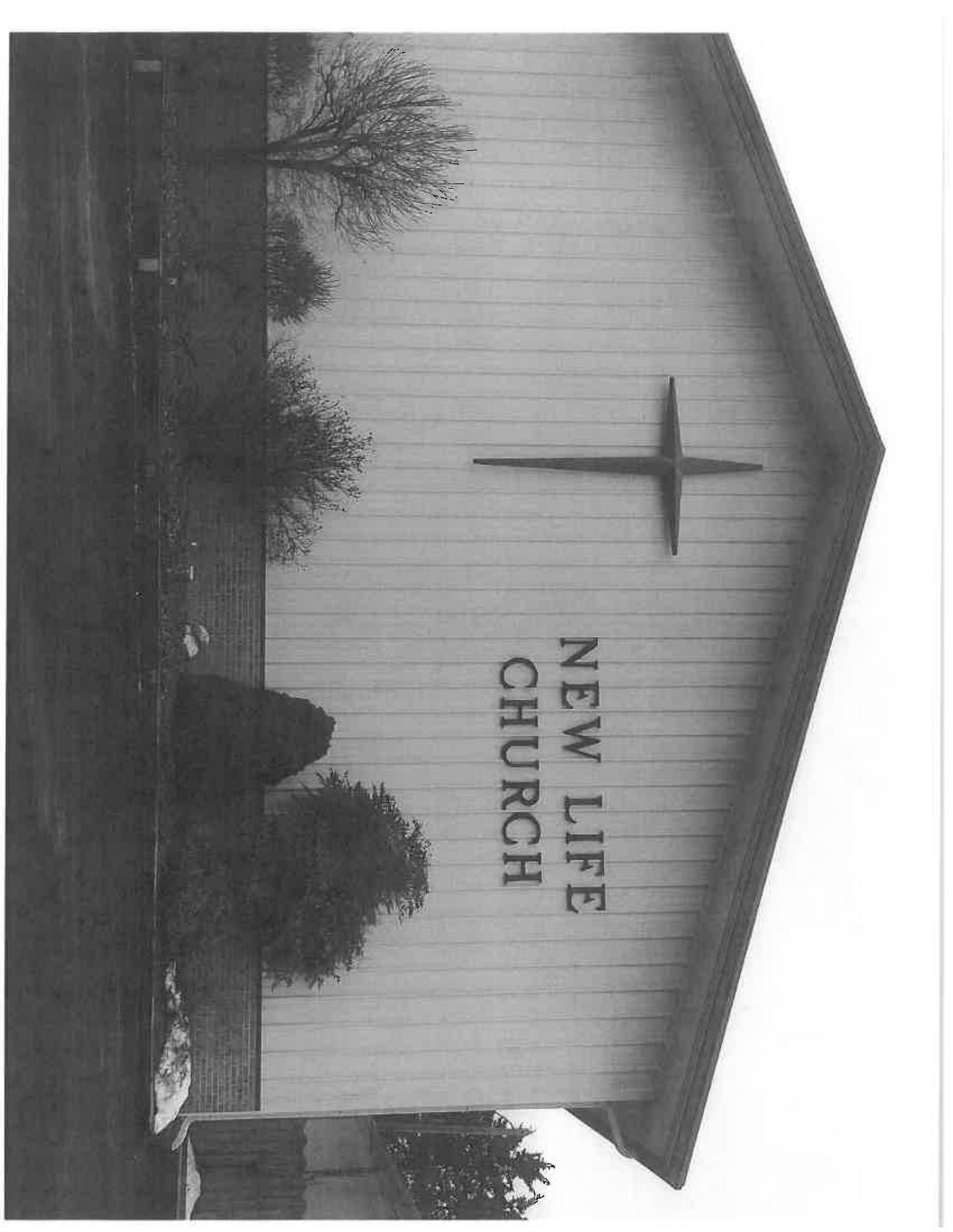


LORD JESUS  
ALL I NEED IS  
YOU !

POWER of PRAYER  
CENTER



NEW LIFE  
CHURCH





Date : 17 Mar 2015

Title : WP1FCH100

Desc : Mtg Ht: 0'

### Luminaire

IES Filename : t20378.ies

Description : WP1FCH100  
WITH SEMI-SPECULAR REFLECTOR AND CLEAR  
FLAT GLASS LENS  
ONE VENTURE 100 WATT HPS LAMP

For : Scott Collins

By : RAB Lighting - A. Murphy

Light Loss Factor : 1.00

Number of Lamps : 1

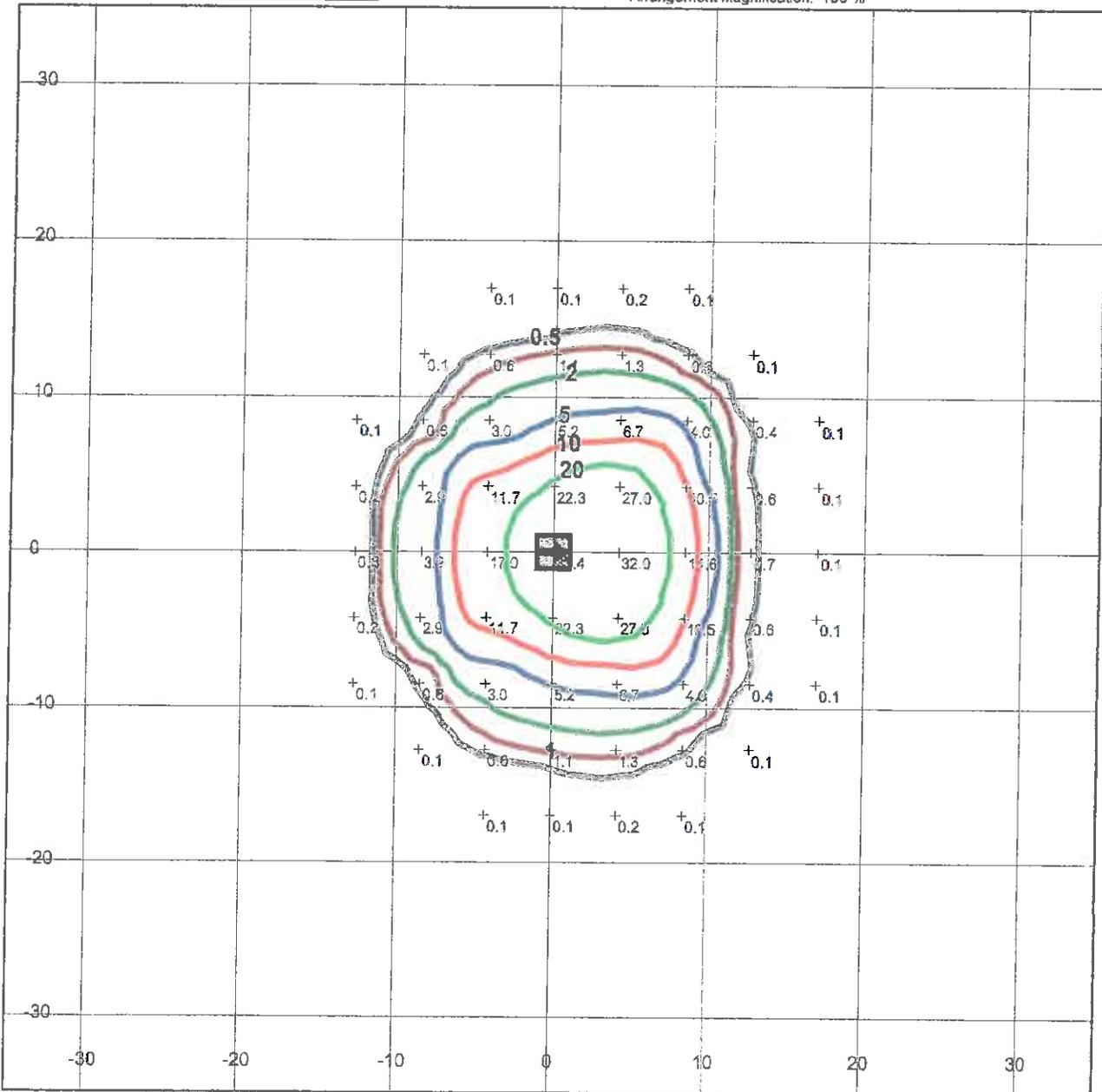
Lamp Lumens : 8100 lms

Luminaire Watts : 100 W



Scale: 0 10 20 feet

Arrangement Magnification: 100 %





Fully shielded, Full Cutoff compact Wallpack for higher Wattages! 150W HPS & 125W QT P.S. MH. Full Cutoff optics with flat tempered glass lens. Cap/Ignitor cradle and EZ mount knockouts for easy wiring. Lamp supplied.

Color: Bronze

Weight: 11.9 lbs

<b>Project:</b>		<b>Type:</b>	
<b>Prepared By:</b>		<b>Date:</b>	
<b>Lamp Info</b>		<b>Ballast Info</b>	
Type:	ED17	Type:	HX-HPF QT
Watts:	100W	120V:	1.2/1.2A
Shape/Size:	N/A	208V:	.7/7A
Base:	N/A	240V:	.7/8A
ANSI:	N/A	277V:	.6/5A
Hours:	15,000	Input Watts:	129W
Lamp Lumens:	9,000	Efficiency:	78%
Efficacy:	70 LPW		

**Technical Specifications**

**Listings**

**UL Listing:**

Suitable for wet locations. HID fixtures can be wired with 90°C supply wiring if supply wires are routed 3" away from the ballast.

**EISA 2007 Compliant:**

This product complies with the new law for metal halide ballast efficiency. This law goes into effect January 1st, 2008. Pulse Start offers Longer Lamp Life, Faster Startup and Faster Restrike.

**Dark Sky Approved:**

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

**Construction**

**Housing:**

Die cast aluminum, 1/2" NPS tapped top, both sides and back for conduit or photocontrol. Hinged refractor. Continuous one piece silicone rubber gasket.

**Reflector:**

Semi-Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

**Conduit Openings:**

Top, side, back and bottom.

**Cradle:**

Capacitor cradle for better heat absorption.

**Mounting:**

Knockouts for easy wall box mounting.

**For use on LEED Buildings:**

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

**Electrical**

**Quad Tap:**

Fixture works with 120, 208, 240 and 277 Volts.

**Custom**

**Patents:**

Pat. D561,377.

**Other**

**Country of Origin:**

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

**Buy American Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

**Recovery Act (ARRA) Compliant:**

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

**Trade Agreements Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

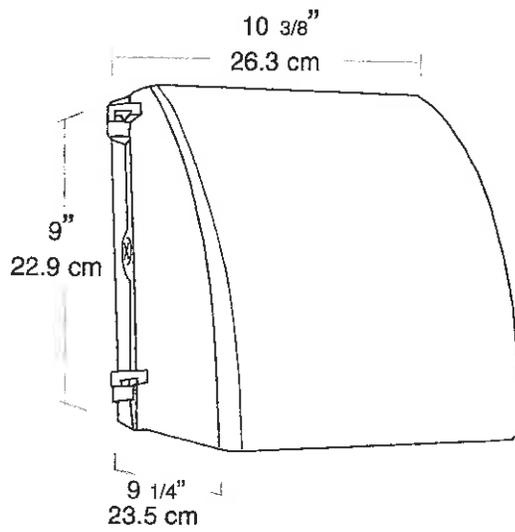
**GSA Schedule:**

Suitable in accordance with FAR Subpart 25.4.

# WP1FCH100QT



## Dimensions



## Features

- Precision die cast aluminum housing with durable polyester powder coating
- Easy access conduit openings & ballasts for fast internal wiring
- Long life lamp included
- Silicone gasket remains in place during relamping
- Cutoff glare shield for "friendly" lighting
- Hinged door swings open and remains captive for easy relamping

## FEATURES & SPECIFICATIONS

**INTENDED USE** — Streets, walkways, parking lots and surrounding areas.

**CONSTRUCTION** — Rugged, die-cast, single-piece aluminum housing with nominal wall thickness of 1/8". Die-cast door frame has impact-resistant, tempered, glass lens (3/16" thick). Door frame is fully gasketed with one-piece tubular silicone. US Patent No. D447,590. Canada Patent No. 94324.

**FINISH** — Standard finish is dark bronze polyester powder finish. Additional architectural are available.

**OPTICAL SYSTEM** — Anodized segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Four full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw) and Type V (symmetric square).

**ELECTRICAL SYSTEM** — Ballast: High reactance, high power factor for 50-150W. Constant wattage auto-transformer for 175W. Metal halide 150W and below are standard with pulse-start ignitor technology. Ballasts are 100% factory-tested. All ballasts are mounted on a removable power tray with tool-less latch and have positive locking disconnect plugs. CSA, NOM or INTL required for probe start shipments outside of the US for 175W. Not available with 175W SCWA. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired.

**Socket:** Porcelain, horizontally-mounted medium base socket with copper alloy, nickel-plated screw shell and center contact.

**INSTALLATION** — Integral arm for pole or wall mounting. Optional mountings available.

**LISTING** — UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 Rated.

**WARRANTY** — 1-year limited warranty. Complete warranty terms located at

[www.acuitybrands.com/CustomerResources/terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/terms_and_conditions.aspx)

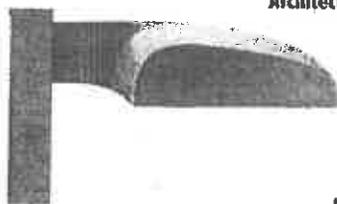
Note: Specifications subject to change without notice.

Catalog Number	AS1 150M SR4SC TB PE1 LPI
Notes	
Type	B

**AERIS**  
Architectural Area & Roadway Luminaires

# AS1

METAL HALIDE: 50W-175W  
HIGH PRESSURE SODIUM: 35W-150W  
10' to 20' Mounting



### Specifications

EPA: 0.7 ft<sup>2</sup>

Length: 22-1/4 (56.4)

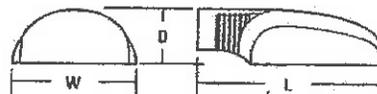
Width: 13 (33.0)

Depth: 6-3/8 (15.9)

\*Weight: 25.9 lbs (11.8 kg)

All dimensions are inches (centimeters) unless otherwise indicated.

\*Weight as configured in example below.



### ORDERING INFORMATION

For shortest lead times, configure products using standard options (shown in bold).

Example: AS1 100M SR3 TB SPA LPI

AS1														
AS1	Metal halide	SR2	Segmented type II roadway	120 208 <sup>1</sup> 240 <sup>1</sup>	(blank) Magnetic ballast	SPA	Square pole mounting	Shipped installed in fixture	(blank)	Dark bronze	LPI	Lamp included		
	50M <sup>1</sup>				CWI	Constant wattage isolated	RPA	Round pole mounting	SF	Single fuse (120, 277, 347V) <sup>11</sup>	DBL	Black	L/LP	Less lamp
	70M <sup>1</sup>	SR3	Segmented type III asymmetric	277			WBA	Wall bracket (up or down) <sup>2</sup>	DF	Double fuse (208, 240, 480V) <sup>11</sup>	DGC	Charcoal gray		
	100M			347					EC	Emergency circuit <sup>11, 12</sup>	DMB	Medium bronze		
	150M	SR4SC	Segmented type IV forward throw, sharp cutoff	480 <sup>4</sup>	<b>Pulse Start</b>				PER	NEMA twist-lock receptacle only (no photocell)	DNA	Natural aluminum		
	175M <sup>1</sup>			TP <sup>5</sup>	SCWA	Super CWA pulse start ballast <sup>7</sup>		Shipped separately <sup>6</sup>	QRS	Quartz restrike system <sup>11, 12</sup>	DNA	Natural aluminum		
	Ceramic metal halide			230/250HZ <sup>2</sup>				ASKMAT	Mast arm adapter	HS	Household shield (SR2, SR3) <sup>11, 12</sup>	DWH	White	
	50MHC <sup>1</sup>	SR5S	Segmented type V symmetric square					DCAS1	Decorative curved arm, square pole only	CSA	Listed and labeled to comply with Canadian standards	<b>Super Durable Finishes</b>		
	70MHC <sup>1</sup>							BCAS1R	Decorative curved arm, round pole only	NOM	NOM certified <sup>6</sup>	DBRBD	Dark bronze	
	100MHC								INTL	International shipment for 175M	DBLBD	Black		
	150MHC									Shipped separately <sup>6</sup>	DNAXD	Natural aluminum		
	High Pressure Sodium							SPA19/AS	Square pole adaptor (DM19 to SPA)	PE1	NEMA twist-lock PE (120, 208, 240V)	DWBD	White	
	35 <sup>3</sup>									PE3	NEMA twist-lock PE (347V)	DBRBD	Textured dark bronze	
	50S							RPA19/AS	Round pole adaptor (DM19 to RPA)	PE4	NEMA twist-lock PE (480V)	DBLBD	Textured black	
	70S									PE7	NEMA twist-lock PE (277V)	DNATD	Textured natural aluminum	
	100S									SC	Shorting cap	DWHGKD	Textured white	
	150S									VG	Vandal guard <sup>14</sup>			

Note: Aeris™ has a unique drilling template that requires an Aeris drilling pattern to be specified when ordering poles. See example below.  
Example: SSA 20 x DM19AS DDB  
Aeris Drilling Patterns  
DM19AS 1 at 90 degrees  
DM2BAS 2 at 180 degrees  
DM2BAS 2 at 90 degrees  
DM3BAS 3 at 90 degrees  
DM4BAS 4 at 90 degrees  
DM3BAS 3 at 120 degrees (round poles only)

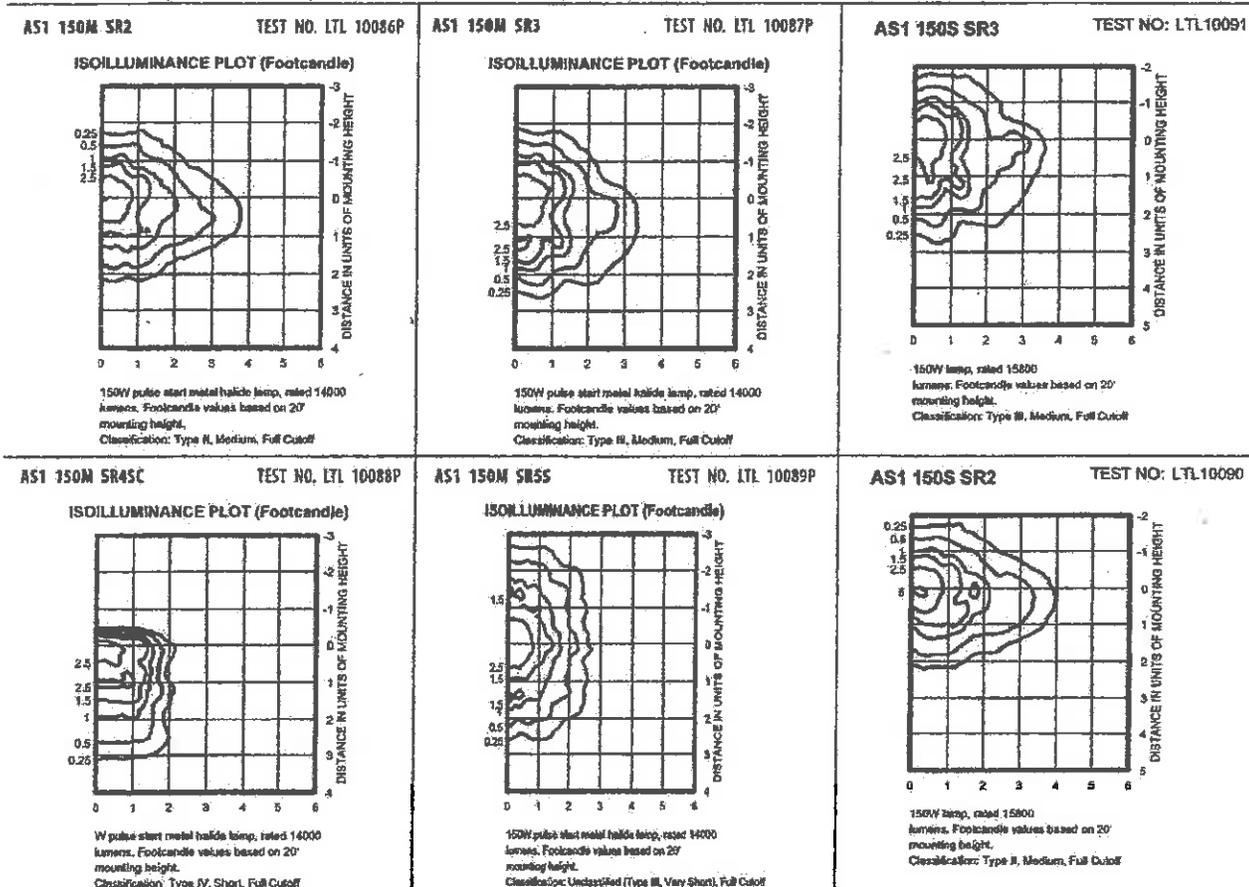
Temon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

- Notes
- Not available with 486V.
  - These wattages do not comply with California Title 20 regulations.
  - 120V only.
  - Must specify CWN for use in Canada. Not available with 150S.
  - Optional multi-tap ballast (120, 208, 240, 277V) (120, 277, 347V in Canada).
  - Consult factory for available wattages.
  - Available with 150M or 150MHC only.
  - Mounted in less-up orientation, fixture is damp location listed.
  - May be ordered as an accessory.
  - Must specify finish when ordered as an accessory.
  - SE, DE, EC or QRS options cannot be ordered together.
  - Maximum allowance voltage lamp included.
  - Order AS1SR2/3HS U as an accessory.
  - Order AS1WG U as an accessory.
  - See [www.lithonia.com/archcolors](http://www.lithonia.com/archcolors) for additional color options.
  - Must be specified. L/LP not available with MHC.

# AS1 Metal Halide, High Pressure Sodium Area Lighting

Coefficient of Utilization

Initial Footcandle



**Notes**

- 1 Photometric data for other distributions can be accessed from the Lithonia Lighting web site ([www.lithonia.com](http://www.lithonia.com)).
- 2 For electrical characteristics consult Outdoor Technical data specification sheets on [www.lithonia.com](http://www.lithonia.com).
- 3 Tested to current IESNA and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current data and are subject to change.

**Mounting Height Correction Factor**

(Multiply the fc level by the correction factor)

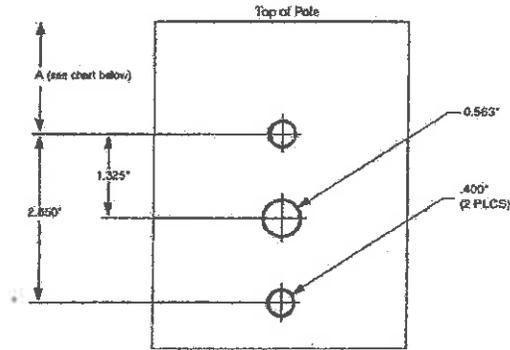
- 10 ft. = 4
- 15 ft. = 1.78
- 30 ft. = 0.44

$$\left( \frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

**DRILLING TEMPLATE # 8**

ACRIS®

Pole-Mounted Luminaire (not for suspend)



"A" maximum dimension  
Aluminum Pole Cap 2.750" All Other Pole Types 2.750"

Note: Dimension varies by pole type to allow clearance for pole cap. Check pole cap depth if field drilling poles.

NOTE: This drawing is 200% in scale and should be used for dimensioning purposes only.



AS1-M-S

## FEATURES & SPECIFICATIONS

**INTENDED USE** — Square straight steel pole for up to 39-foot mounting height.

**CONSTRUCTION** — Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), or 50,000 psi (7-gauge). Uniform wall thickness of .1196" or .1793". Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4, 5 and 6 inches.

Anchor base is fabricated from hot-rolled carbon steel plate conforming to ASTM A36, that meets or exceeds a minimum yield strength of 36,000 psi. Base plate and shaft are circumferentially welded top and bottom. Base cover is finished to match pole.

A handhole having nominal dimensions of 3" x 5" for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount and open top "PT" poles.

Fasteners are high-strength galvanized, zinc-plated or stainless steel.

Finish: Must specify finish.

Grounding: Provision located immediately inside handhole rim. Grounding hardware is not included (provided by others).

Anchor bolts: Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

Note: Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Catalog Number	SSS 20 4C DM19 AS DDB BC
Notes	
Type	



Anchor Base Poles

# SSS

SQUARE STRAIGHT STEEL

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

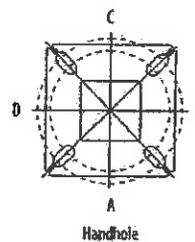
SSS	10-39 feet (See back page.)	(See back page.)	Tenon mounting	AERIS™ Suspend drill mounting <sup>1,3</sup>	Shipped installed	Standard colors
SSS			PT Open top (includes top cap)	DM19AST_ 1 at 90°	L/AB Less anchor bolts	DDB Dark bronze
			T20 2-3/8" O.D. (2" NPS)	DM28AST_ 2 at 180°	VD Vibration damper	DWH White
			T25 2-7/8" O.D. (2-1/2" NPS)	DM29AST_ 2 at 90°	TP Tamper proof	DBL Black
			T30 3-1/2" O.D. (3" NPS)	DM39AST_ 3 at 90°	H1-185xx Horizontal arm bracket (1 fixture) <sup>4,5</sup>	DMB Medium bronze
			T35 4" O.D. (3-1/2" NPS)	DM49AST_ 4 at 90°	FDLxx Festoon outlet less electrical <sup>6</sup>	DNA Natural aluminum
			Drill mounting <sup>2</sup>	OMERO™ Suspend drill mounting <sup>1,3</sup>	CPL12xx 1/2" coupling <sup>4</sup>	Classic colors
			DM19 1 at 90°	DM19MRT_ 1 at 90°	CPL34xx 3/4" coupling <sup>4</sup>	DSS Sandstone
			DM28 2 at 180°	DM28MRT_ 2 at 180°	CPLbox 1" coupling <sup>4</sup>	DGC Charcoal gray
			DM28 PL 2 at 180° with one side plugged	DM29MRT_ 2 at 90°	NPL12xx 1/2" threaded nipple <sup>4</sup>	DTG Tennis green
			DM29 2 at 90°	DM39MRT_ 3 at 90°	NPL34xx 3/4" threaded nipple <sup>4</sup>	DBR Bright red
			DM39 3 at 90°	DM49MRT_ 4 at 90°	NPL1xx 1" threaded nipple <sup>4</sup>	DSB Steel blue
			DM49 4 at 90°		EH0xx Extra handhole <sup>4,6</sup>	Architectural colors (powder finish) <sup>10</sup>
			CSX/DSX/AERIS™/OMERO™ Drill mounting <sup>2</sup>		MAEX Match existing <sup>7</sup>	
			DM19AS 1 at 90°		USPOM United States point of manufacture <sup>8</sup>	
			DM28AS 2 at 180°		KC Interior coating <sup>9</sup>	
			DM29AS 2 at 90°			
			DM39AS 3 at 90°			
			DM49AS 4 at 90°			

**NOTES:**

1. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
2. The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
3. Insert "1" or "2" to designate fixture size; e.g. DM19AS12.
4. Specify location and orientation when ordering option.  
For 1st "x": Specify the height in feet above base of pole.  
Example: 5ft = 5 and 20ft = 20  
For 2nd "x": Specify orientation from handhole (A,B,C,D)  
Refer to the Handhole Orientation diagram above.

5. Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
6. Combination of tenon-top and drill mount includes extra handhole.
7. Must add original order number.
8. Use when mill certifications are required.
9. Provides enhanced corrosion resistance.
10. Additional colors available; see [www.lithonia.com/archcolors](http://www.lithonia.com/archcolors) or Architectural Colors brochure (Form No. 794.3). Powder finish standard.

**HANDHOLE ORIENTATION**



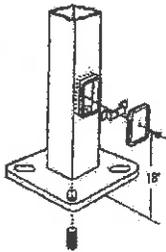
**IMPORTANT INSTALLATION NOTES:**

- Do not erect poles without tying fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

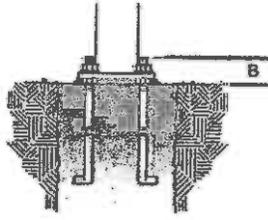
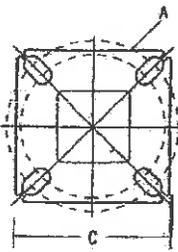
# SSS Square Straight Steel Poles

TECHNICAL SPECIFICATIONS													
Catalog Number	Nominal mount ht. (ft)	Pole Shaft Size (in x ft)	Wall Thickness (in)	Gauge	EPA (ft) with 1.3 gust						Bolt Circle (in)	Bolt Size (in x in x in)	Approximate ship (lbs)
					50 mph	Max. weight	90 mph	Max. weight	100 mph	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8-9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8-9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8-9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8-9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8-9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8-9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8-9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10-12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10-12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8-9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8-9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10-12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10-12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8-9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10-12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10-12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11-13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10-12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11-13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11-13	1 x 36 x 4	605

## BASE DETAIL



Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description	Anchor bolt and template number
4" C	8-1/2"	2-3/4"-4"	8"	ABTEMPLATE PJS0004	AB18-0	ABSSS-4C
4" G	8-1/2"	2-3/4"-4"	8"	ABTEMPLATE PJS0004	AB30-0	ABSSS-4G
5"	10"-12"	3-3/8"-4"	11"	ABTEMPLATE PJS0010	AB36-0	ABSSS-5
6"	11"-13"	3-3/8"-4"	12-1/2"	ABTEMPLATE PJS0011	AB36-0	N/A



### IMPORTANT:

• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



POLE-SSS



To: **Timothy M Padalino**, Director of Planning & Zoning  
From: David L Thompson, Building Code Official  
Date: March 4, 2015  
Re: March 11, 2015 Plan Review Meeting

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**COMMENTS:**

1. **Major Site Plan #2015-002 Mr. Michael Penny / Pennywell, LLC**  
**(Tax Map Parcel # 66-A36)**

- A Nelson County Land Disturbing Activity Permit application and permit issuance is required prior to any site development.
- A building permit application and permit issuance is required for building construction and any associated equipment.

2. **Minor Site Plan #2015-003 – Mr. Scott Collins / Living Word Christian Fellowship**  
**(Tax Map Parcel #64-5-5D)**

- A Nelson County Land Disturbing Activity Permit application and permit issuance is required prior to any site development.
- A building permit application and permit issuance is required for building construction and any associated equipment.



DEPARTMENT OF  
PLANNING & ZONING

PLANNING COMMISSION  
BOARD OF ZONING APPEALS

To: Chair and Members, Nelson County Planning Commission  
From: Tim Padalino | Director | Department of Planning & Zoning  
Date: March 18, 2015

**Subject: Proposed (draft) amendments for “off-farm retail sales”**

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The Planning Commission (PC) is undertaking a review of the existing Zoning Ordinance provisions for the “wayside stand” land use, which is currently permissible in the Agricultural (A-1) District with a requirement that an administratively-issued zoning permit be obtained by the operator of the wayside stand, and with the limitation that wayside stand sales are limited to products produced by the seller on a farm owned or controlled by the seller’s family.

The PC’s ongoing review of this topic is related to, but distinct from, the Zoning Ordinance amendments adopted by the Board of Supervisors (BOS) on October 14, 2014 (Ordinance O2014-06 “Agricultural Operations”), which were related to agricultural operations, breweries, distilleries, and other similar land uses.

Specifically, the PC’s ongoing “wayside stand” review attempts to address one broad category of “direct-to-consumer” sales of agricultural products that were not addressed in the recently-adopted “Agricultural Operations” amendments: *the sale of agricultural products off-site from the actual agricultural operation*. That category can further be divided into two general types of land uses:

1. Off-farm sales of agricultural products that were produced solely on agricultural operations controlled or owned by the seller (currently treated as a “wayside stand”); and
2. Off-farm sale of agricultural products that were not solely produced on agricultural operations controlled or owned by the seller (“farmers market” – currently not provided for)

At the request of the Planning Commission, I have prepared a draft of proposed amendments that would substantially modify the way these off-farm sales are permitted and regulated. The specific (draft) language for the proposed amendments is contained on pages 2-3. For additional background information on this subject, please reference these previous staff reports:

- 02/20/2014 staff report with subject line: “Policy Review of “Wayside Stands” and other direct-to-consumer issues in A-1”
  - Provides overview of existing Zoning Ordinance provisions
  - Contains analysis of existing provisions and identifies common issues and questions
  - Contains recommended policy changes for review / discussion

- Includes a reminder about “Agricultural operations” legislation (passed in the 2014 General Assembly as “Senate Bill 51”) and the resulting limitations on local zoning authority
- 11/12/2014 staff report with subject line: “Recommendations to revise and improve “Wayside Stand Permits” review process and application procedures”
  - Analysis and recommendations for “wayside stand” provisions
  - Analysis and recommendations for “farmers market” provisions
- 02/20/2015 staff report with subject line: “Recommendations for improved policies and procedures for ‘off-farm retail sales”
  - Contains recommended policy changes for review / discussion, including:
    - the proposed bifurcation of wayside stand permits into “class A” and “class B” according to the type of roadway the proposed stand would be located on
    - specific regulations, application requirements, and review procedures for each of the two proposed classes of permits

### **Draft Language for Possible Amendments:**

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#### **➤ Article 2: Definitions**

*Remove the following definition:*

~~*Wayside stand, roadside stand, wayside market:* Any structure or land used for the sale of agriculture or horticultural produce; livestock, or merchandise produced by the owner or his family on their farm.~~

*Add the following definitions:*

***Farmers Market:* Any structure, assembly of structures, or land used by multiple vendors for the sale of agricultural and/or horticultural products, and/or agriculture-related goods and services; but not to include the resale of second-hand products.**

***Wayside Stand:* Any land, vehicle, equipment, or facility that is used for the off-site sale of agricultural or horticultural products or merchandise which are produced on an agricultural operation owned or controlled by the seller or the seller’s family. Wayside stands are a temporary (non-permanent) land use. The operation of wayside stands is limited to daylight hours only.**

***Wayside Stand, Class A:* A Wayside Stand which is located on a road with a Functional Classification Code of 115 or higher (as defined by the Virginia Department of Transportation).**

***Wayside Stand, Class B:* A Wayside Stand which is located on a road with a Functional Classification Code of 114 or lower (as defined by the Virginia Department of Transportation), or located within six-hundred sixty (660) feet of an intersection with a road with a FCC of 114 or lower.**

➤ **Article 4: Agricultural District (A-1)**

*Revise the following provision in Section 4-11 “Administrative Approvals:”*

The Zoning Administrator may administratively approve a zoning permit for the following uses, provided they are in compliance with the provisions of this Article.

~~4-11-2 Wayside Stands.~~ **Wayside Stand, Class A, provided that the Zoning Administrator reviews and approves the following operational details regarding the safety and appropriateness of the proposed wayside stand:**

- (i) **proposed frequency and duration of operations (throughout the day, week, month, and calendar year);**
- (ii) **location and type of proposed wayside stand equipment or facility;**
- (iii) **type(s) of products proposed for sale, including specific property information for each agricultural operation that is the source(s) of products being offered for sale, and which must be owned or controlled by the seller;**
- (iv) **location and details of proposed signage;**
- (v) **sketch site plan, drawn to scale, showing (at minimum) the property boundaries, proposed location of wayside stand equipment and/or facility(s), proposed signage, and proposed layout and provisions for safe vehicular access and parking; and**
- (vi) **review comments from Virginia Department of Transportation, which must include a “recommendation for approval” by VDOT before a Class A Wayside Stand permit can be approved by the Zoning Administrator**

*Add the following provisions to Section 4-1-a “Uses – Permitted by Special Use Permit only:”*

**4-1-46a Wayside Stand, Class B**

**4-1-47a Farmers Market**

➤ **Article 8: Business District (B-1)**

*Add the following provisions to Section 8-1-a “Uses – Permitted by Special Use Permit only:”*

**8-1-13a Farmers Market**

➤ **Article 8A: Business District (B-2)**

*Add the following provisions to Section 8A-1-a “Uses – Permitted by Special Use Permit only:”*

**8A-1-7a Farmers Market**

➤ **Article 8B: Service Enterprise District (SE-1)**

*Add the following provisions to Section 8B-1-a “Uses – Permitted by Special Use Permit only:”*

**8B-1-14a Farmers Market**

## **Conclusion**

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Thank you for your attention to this (draft) proposed amendment language; and please contact me with any questions you may have regarding the information contained in this report.



**DATE:** March 3, 2015  
**TO:** Site Plan Review Committee  
**FROM:** Tim Padalino, Director of Planning & Zoning  
**RE:** Items for Review / March 11<sup>th</sup> meeting

Enclosed are the site plan materials to be reviewed on Wednesday, March 11<sup>th</sup> beginning at 10:00am in the Old Board of Supervisors Meeting Room, 4<sup>th</sup> Floor of the County Courthouse in Lovingston. Please reference the table below to determine your agency's requested participation in the review and discussion of each item.

1. **Major Site Plan #2015-002** – Mr. Michael Penny / Pennywell, LLC  
(Tax Map Parcel #66-A-36)
2. **Minor Site Plan #2015-003** – Mr. Scott Collins / Living Word Christian Fellowship  
(Tax Map Parcel #64-5-5D)

	VDOT	VDH (Health Dept.)	TJSCD (Soil & Water Conservation District)	Nelson Co. Planning Commission	Nelson Co. Building Official	Nelson Co. Service Authority	Nelson Co. Emergency Services Coordinator	Nelson Co. Info. Systems Director	Utility / Power Company
<b>Item 1.</b> 10:00am	X	X	X	X	X	X			X
<b>Item 2.</b> 10:30am	X	X	X	X	X	X			X

If you have questions regarding these items prior to the meeting, or if you need any assistance, please call or e-mail.

Thank you; sincerely,

TMP/svh

Enclosures

Copy to: Mr. Michael Penny  
 Mr. Massie Saunders, PE  
 Mr. Scott Collins