



To: Chairman and Members, Nelson County Planning Commission  
From: Tim Padalino | Director | Department of Planning & Zoning  
Date: January 15, 2014

**Subject: Major Site Plan #2013-008 (Walker Mill Dam Rehabilitation)**

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On December 30, 2013 the Dept. of Planning & Zoning received submission of Major Site Plan #2013-008 for the proposed Walker Mill Dam Rehabilitation project in Schuyler. This application was submitted by Mr. P. Massie Saunders, Jr., PE, on behalf of the property owner and project developer, Asilea Resources, LLC. This Major Site Plan application is made pursuant to Zoning Ordinance §13-1-1 and §13-1-4; and is in conjunction with a by-right land use pursuant to §4-1-11.

The subject property is located in the Schuyler area on Tax Map Parcel #62-A-15E (Figure 1). It is on the north bank (river left) of the Rockfish River. The street address is 2355 Salem Road (Route 693). The project is on a 2.11-acre tract of a 4.6-acre property which is currently zoned Agricultural (A-1), and which also exists within the General Floodplain Overlay District (FP).

The Site Plan Review Committee met with the applicants on January 8<sup>th</sup>. Mr. David Thompson provided written comments that a TJSCWD-approved Erosion & Sediment Control Plan (E&S) and a Nelson County Land Disturbing Permit are required. Mrs. Alyson Sappington (representing Thomas Jefferson Soil and Water Conservation District / TJSWCD, who reviews E&S plans for the County) was unable to attend the Site Plan Review meeting, and has since indicated that she will attempt to provide the Department with preliminary review comments prior to the Planning Commission meeting on the 22<sup>nd</sup>.

Separately, when Department staff checked with the Nelson County Service Authority, they indicated that this project does not pertain to their utility service area; however, the applicant pointed out that the property is, in fact, served by the Nelson County Service Authority. As such, Department staff will re-attempt to obtain review comments from the Service Authority.

The Committee's review of the Major Site Plan checklist resulted in the following comments:

- (M): This requires information relating to any elements of the property with historic significance. The applicant provided a copy of the project's "Architectural Survey," which is a document required by the Virginia Dept. of Historic Resources due to the property's association with the Schuyler Historic District. The survey states that, "The hydro-electric

dam was important for its association with the soapstone industry. The dam was constructed in ca. 1901 by the Virginia Soapstone Company, the predecessor of the Alberene Soapstone Company. The dam was determined to be a contributing resource to the Schuyler Historic District (VDHR No. 062-5002). The district was listed on the National Register of Historic Places (NRHP) in 2007 and it is considered eligible for the NRHP under Criterion A for trends in history and Criterion C for architecture. Though the dam experienced considerable damage as a result of Hurricane Camilla it still possesses enough integrity of location, setting, feeling, association, and materials to convey its significance as a contributing resource to the Schuyler Historic District.”

- (N): This requires preliminary plans and elevations for main and accessory buildings. The applicant noted that the dam building is still undergoing conceptual design; however, a drawing was supplied to give a sense of the building’s interior functional components. This supplemental drawing is included in this report as Figure 2.
- (O): This requires information about walls. The drawings include two retaining walls; however, the applicant noted that the design of the walls (including the engineering and materials) will not be addressed until a sub-contractor designs those features during the development of the building plans (which will occur as part of the forthcoming Building Permit application).
- (R): This requires information about the utilities. The drawings include existing utilities but do not depict proposed transmission lines. As a power generating site, this project will include the installation of transmission lines; however, the applicant noted that they are still negotiating with two utility companies (including one with a sub-station on the adjacent property, Tax Map Parcel #62-A-15F) but have yet to finalize their power distribution plans. As such, the design of the dam’s transmission lines cannot be shown at this time.
- (U): This requires a landscape plan. The drawings do not include any information on landscaping. However, the applicant noted that due to the industrial nature of the proposed dam facility, and due to previous industrial uses and historical events (especially Hurricane Camille) the area is strewn with broken concrete and rubble. Landscaping would likely be limited to turfgrass in limited areas. The “limits of disturbance” on Sheet 3.0 indicate that some existing vegetated areas will remain undisturbed.
- (T): This requires the plan to show the location and size of each sign. The drawings show a sign on the southern side of the entrance. Site Note 3 on Sheet C3.0 states that, “*Proposed sign shall be less than fifty square feet in area and meet all requirements of the Nelson County sign regulations. Signage shall comply with the Permitted Signs as identified in Table 4 in §12-11 of the Nelson County Zoning Ordinance.*” Additionally, the applicant provided a mockup of the proposed sign, which is included in this report.
- (V): This requires information about “outdoor lighting, including a photometric plan and location, description, and photograph or diagram of each type of outdoor luminary.” The drawings do not specify the location or type of lights. The applicant noted that this would be depicted in detail on the building plans during the forthcoming Building Permit application process. The applicant indicated that the actual dam building would need to remain lighted at all times for security purposes. The Site Plan Review Committee also discussed §12-8-K, which requires for the lighting to, “deflect glare away from adjoining properties and public

streets,” emphasizing the use of “full cut-off” fixtures or other similar lighting fixtures that minimize light pollution.

In conjunction with the proposed entrance sign, the applicant noted that it would probably be “very simple ground-mounted lights shining up onto the sign.” Please also see Site Note 2 on Sheet C3.0, noting that, “*Future lighting shall comply with §12-7-8K of the Nelson County Zoning Ordinance. A plan shall be provided to the County for review and approval prior to the construction of any on-site lighting.*”

Separate from the Site Plan Review Committee, the applicant is also in the process of obtaining a “Joint Permit,” which is a requirement for conducting construction work in the Rockfish River waterway. That is a state permit issued jointly by the Virginia Dept. of Environmental Quality, the U.S. Army Corps of Engineers, and the Virginia Marine Resources Commission. Mr. Saunders provided correspondence from Mr. Vinny Pero of the Corps of Engineers indicating that the project’s outstanding need to obtain a Joint Permit does not hinder any construction activity in the “uplands” area of the project site (outside of the waterway).

In conclusion, and in consideration of the revised, re-submitted Major Site Plan #2013-008 addressing the requirements of the checklist contained in Zoning Ordinance §13-4, “*Site plan content,*” County staff recommend that the Planning Commission consider approving this proposed Major Site Plan for the proposed Walker Mill Dam Rehabilitation project.

Please contact me if you have any questions about this report or the application itself. Thank you.



**TM #62-A-15E**

**Figure 1.** This aerial image of tax map parcel #62-A-15E (highlighted) shows the subject property in relationship to the village of Schuyler and the Rockfish River. The subject property is located close to the Nelson County boundary with Albemarle County. The inset vicinity map identifies the location of the property relative to the rest of Nelson County.

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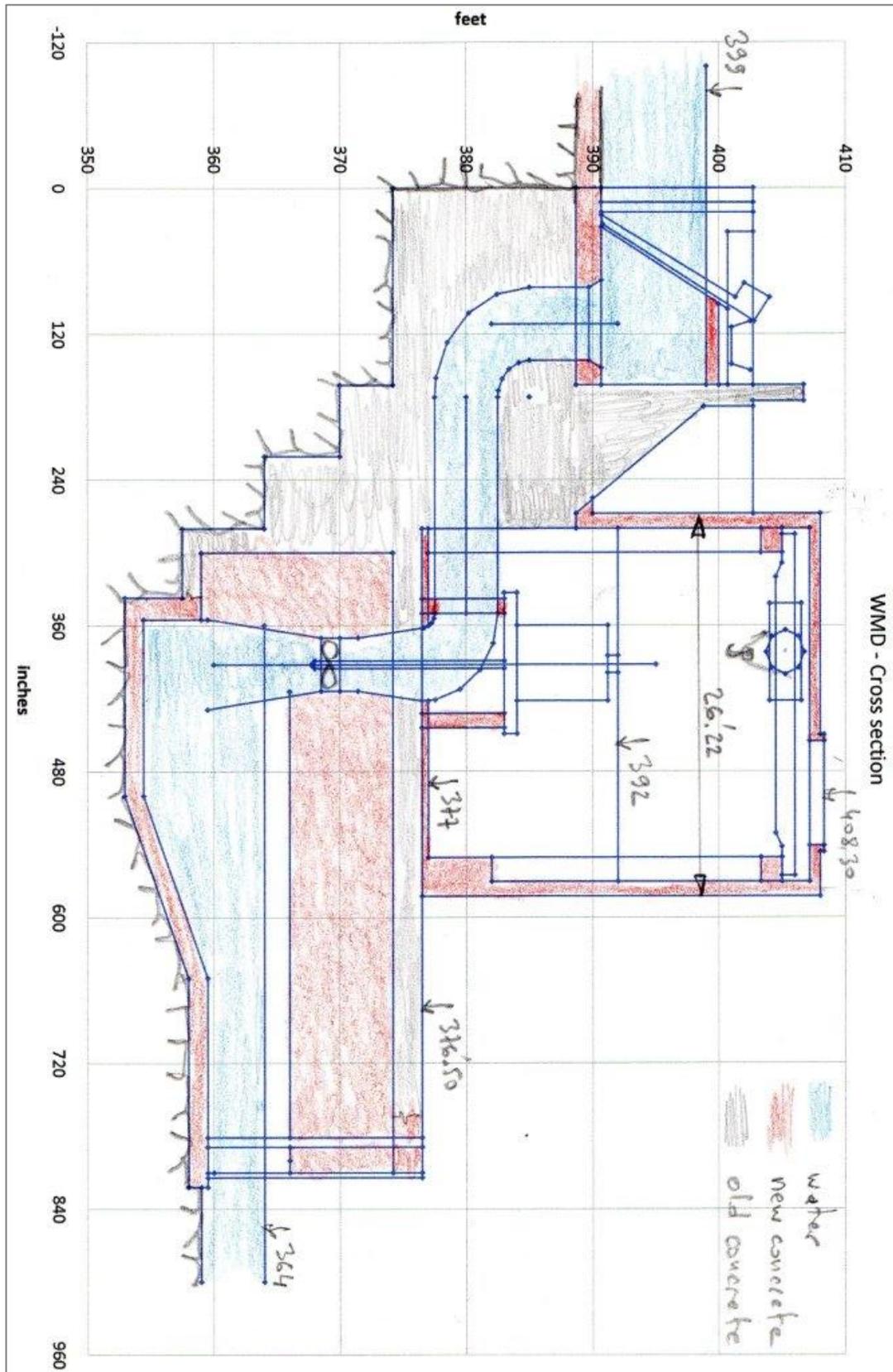
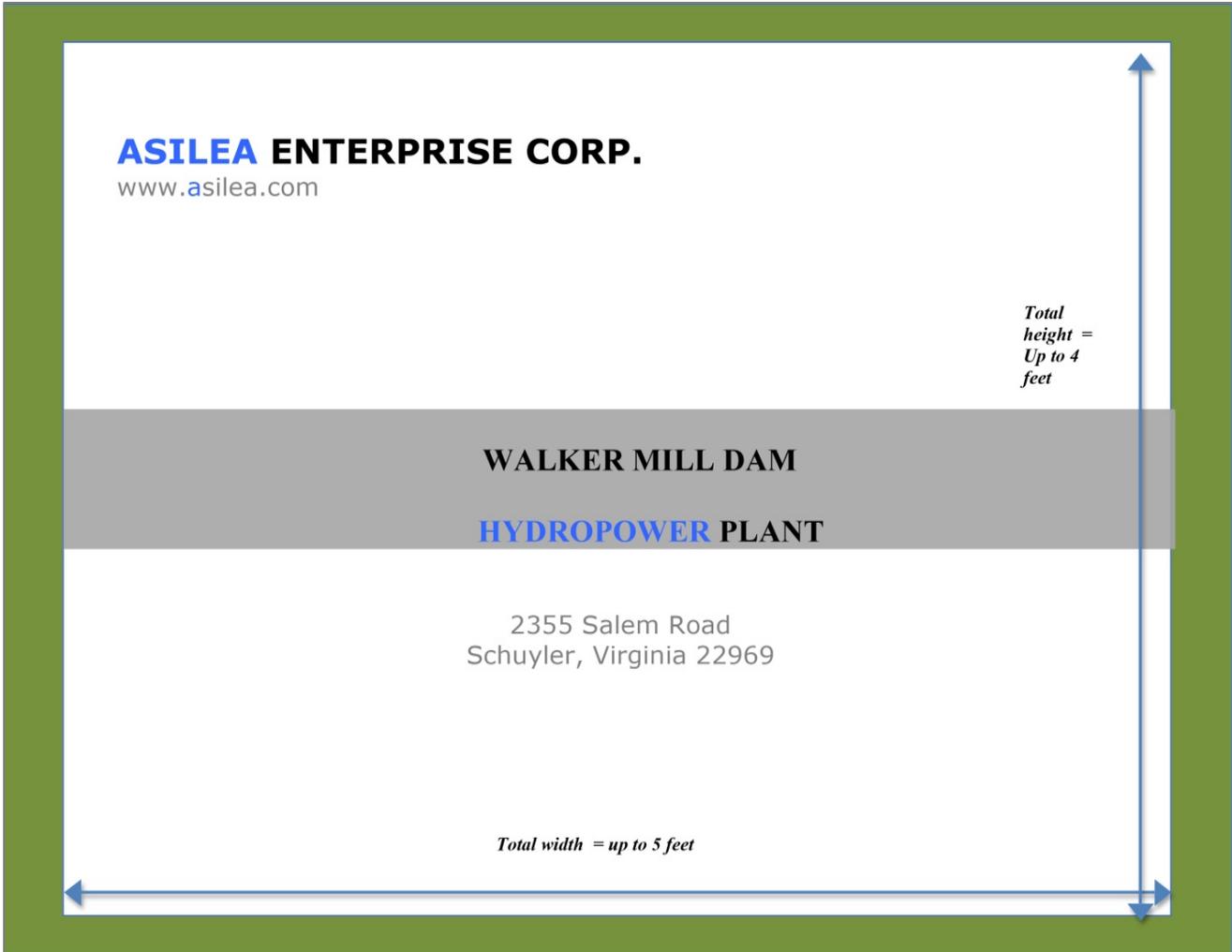


Figure 2. Conceptual drawing of proposed dam building on existing concrete pad.



**Figure 3.** Mockup of proposed sign, to be located at the site entrance.

TO THE ZONING ADMINISTRATOR:

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

- Rezoning from ... to ...
Special Use Permit
Site Plan - Preliminary (Optional)
Site Plan - Final
Amend text of Zoning Ordinance
Subdivision - Regular Preliminary
Subdivision - Regular Final
Site Plan - Minor
Site Plan - Major
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: Development of hydroelectric plant

2. Applicant(s) and Property Owner(s): (Please print names of applicants and property owners and indicate applicable title. If applicant is not the property owner, show relationship, i.e. lessee, contract purchaser, etc.)

Applicant Property Owner Name: Asilea Enterprise Corp Attn: Frederic Reveiz
Address: 5272 River Rd., Suite 100 Bethesda, Md. 20816
Tel. No.: 202-361-2092 Cell No. E-mail addr. frederic.reveiz@asilea.com

Relationship (if applicable):
Applicant Property Owner Name: Saunders Surveys, Inc. Attn: Massie Saunders
Address: 329 Crabtree Falls Hwy Roseland, Va. 22967
Tel. No.: 434-277-8574 Cell No. 434-841-5684 E-mail addr. massie@saunderssurveys.com

Relationship (if applicable): Surveyor/Engineer
Applicant Property Owner Name:
Address:
Tel. No.: Cell No. E-mail addr.

Relationship (if applicable):
Applicant Property Owner Name:
Address:
Tel. No.: Cell No. E-mail addr.

Relationship (if applicable):
(Use reverse if more space is needed.)

3. Location and Characteristics of Property:

- a. Address of property including specific location, route numbers, street names, direction (NSEW), Magisterial District, etc.: On Rt. #693, Salem Road on Rockfish River in Shenandoah District
Official tax map number: 62-A-15E
b. Acreage of property: 2.11 AC
c. Present use: Old hydroelectric facility
d. Present zoning classification: A-1
e. Zoning classification of surrounding properties: A-1 & R-2

(Continued on reverse.)

4. Names of Adjacent Property Owners: C.D. & B.C. Merritt

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: P. Moose Sanden Jr  
Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_

6. Additional information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. The fee will be based on the actual cost of the ad, and will not apply in cases of Planning Commission or Board of Supervisor deferments.

\*\*\*\*\*TO BE COMPLETED BY PLANNING & ZONING OFFICE\*\*\*\*\*

Completed application and fee (\$ 500.00 ) received on 12-30-13  
Hearing Notice published on January 2 and January 9, 2014  
Planning Commission action: Date of Hearing: January 22, 2014  
Recommendation: \_\_\_\_\_

Board of Supervisor action: Date of Hearing: \_\_\_\_\_  
Date of Decision: \_\_\_\_\_  
Action: \_\_\_\_\_