



Board of Supervisors

Regular Meeting Agenda

Meeting Location
1800 Sandy Hook Road
Goochland, VA 23063
804.556.5811
www.goochlandva.us

View this meeting "live" at 2 PM & 6 PM

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- click on bubble at end of any item to comment
- click add comment

TUESDAY, JUNE 7, 2022, 2:00 PM

BOARD MEETING ROOM 250

Board of Supervisors

Susan F. Lascolette (District 1)

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Neil Spoonhower (District 2)

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STAFF: Manuel Alvarez, Jr., Interim County Administrator (804) 556-5811
Barbara Horlacher, Deputy County Administrator -
Administrative Services (804) 556-5812
Jo Ann Hunter, Deputy County Administrator -
Community and Economic Development and Public Utilities (804) 556-5860
Tara A. McGee, County Attorney (804) 556-5877
Lisa K. Beczkiewicz, Deputy Clerk (804) 556-5811

VIEW MEETING LIVE AT <https://va-goochlandcounty.civicplus.com/1154>

IF YOU HAVE COMMENTS ON ANY PUBLIC HEARING ITEMS, PLEASE SEND COMMENTS TO BOSCOMMENT@GOOCHLANDVA.US OR CONTACT 804-556-5811.

PLEASE CHECK WWW.GOOCHLANDVA.US FOR ANY UPDATES REGARDING THIS MEETING.

- I. 1:00 PM - Board of Supervisors Transportation Work Session, County Administration Building, Conference Room 270, meeting is open to the public.**
-

II. 2:00 PM - Call to Order

III. Invocation: Pastor David Nelson, Smyrna Baptist Church

IV. Pledge of Allegiance

V. Chair's Comments

VI. County Administrator's Comments

1. Goochland County's July 4th Fireworks extravaganza will be held on Monday, July 4th, 9 PM at the Goochland Sports Complex. Citizens are invited to park and watch the fireworks display from the Goochland County Administration Building, Goochland Elementary, and the Goochland Middle & High School Complex. Rain date is Tuesday, July 5th, 9:00 PM, parking will open at 7 PM.
2. Board Meeting Date of Tuesday, July 5, 2022, being moved to Wednesday, July 6, 2022, due to Monday, July 4 Fireworks Contract Rain Date of Tuesday, July 5, 2022.

VII. Requests to Postpone Agenda Items and Additions, Deletions or Changes in the Order of Presentation

VIII. Citizen Comment

IX. Reports

1. 5405: VDOT - May 2022
2. 5397: Fire-Rescue 06.01.2022
3. 5403: Introduction of New County Staff
4. 5396: Planning & Development June Activity Report
5. 5402: Accounts Payable - May 2022

6. Board Reports

X. Consent Agenda

1. 5400: Request to set public hearing for July 6, 2022, to consider an ordinance adding County Code Sec. 10-73 (Electronic summons system fee) and amending County Fee Schedule, County Code Appendix C, to add a \$5.00 fee to the costs assessed in each criminal or traffic case in the county's general district or circuit court in which local law enforcement charges a violation of any statute or ordinance and defendant is convicted
2. 5393: Resolution amending the Fiscal Year 2023 Goochland County Budget by budgeting and appropriating \$77,245 in the Building Inspections budget and \$42,245 in the Fire Administration budget to convert a part-time position to full-time for a Fire Commercial Inspector which would be shared between Fire and Building Inspections
3. 5401: Authorization for Board of Supervisors Chair to execute an amendment to the County Administrator's Employment Agreement
4. 5387: Resolution amending the Fiscal Year 2022 Goochland County Budget by budgeting and appropriating \$47,744 in the County General Fund and authorizing fund transfers exceeding \$7,500
5. 5386: Resolution amending the Fiscal Year 2022 Goochland County Budget by budgeting and appropriating \$882,431 in the School Operating, Cafeteria, and Textbook Funds and authorizing fund transfers exceeding \$7,500
6. 5384: Resolution Affirming support of and participation in Firefly Fiber Broadband's Regional Internet Service Expansion (RISE) Project and the related 2022 Virginia Telecommunication Initiative (VATI) Broadband Grant, and authorizing the County Administrator to execute any necessary documents in furtherance of the RISE project
7. 5398: Resolution changing the Board of Supervisors' July 5, 2022 regularly scheduled meeting to July 6, 2022

XI. New Business

1. Presentation by General Registrar
2. Presentation of Public Utilities Annual Report, June 2022
3. 5404: Appointments - June 2022

XII. Dinner Break/Recess

XIII. 6:00 PM - Chair Calls Meeting Back to Order

XIV. Citizen Comment

XV. Public Hearings

1. 5379: Ordinance amending County Code Sec. 13-66 (Claiming of tax relief) to change the real estate tax relief affidavit submission deadline from April 30 to March 31
2. 5380: District 1 - CU-2016-00008B Application by Donna and Bradley Reynolds requesting renewal of Conditional Use Permit CU-2016-00008A for a public assembly place on 23.07 acres at 5061 Broad Street Road on Tax Map Nos. 5-1-0-61-0 and 5-1-0-61-C. The property is zoned Agricultural, General (A-1). The Conditional Use Permit is required by County Zoning Ordinance Section 15-102, in accordance with Section 15-290. The Comprehensive Plan designates this area as Rural Enhancement.
3. 5381: District 5 - RZ-2022-00002 Application by Trustees of Presbytery of the James, Inc. requesting a rezoning of 5.98 acres from Residential, General (R-3) to Business, General (B-1), with proffered conditions, on Patterson Avenue southwest of the Route 288 and Route 6 interchange on Tax Map No. 63-1-0-176-A. The Comprehensive Plan designates this area as Single Family Residential, Low Density.
4. 5390: District 4 - RZ-2006-00003A Application by Extra Attic Pouncey Tract, LLC requesting proffer amendments to rezoning case RZ-2006-00003 to amend the conceptual plan on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard, on Tax Map No. 48-1-0-56-C. The property is zoned Business, General (B-1). The Comprehensive Plan designates this area as Commercial.
5. 5391: District 4 - CU-2022-00002 Application by Extra Attic Pouncey Tract, LLC requesting a Conditional Use Permit for self-storage, mini-warehouse facility on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard, on Tax Map No. 48-1-0-56-C. The property is zoned Business, General (B-1). The Conditional Use Permit is required by County Zoning Ordinance Section 15-242. The Comprehensive Plan designates this area as Commercial.

XVI. Adjournment: The Board of Supervisors will adjourn to **Wednesday, July 6, 2022**, 2:00 PM Regular Business Meeting, 6:00 PM Public Hearings, County Administration Building, Board Meeting Room 250, Meeting is open to the public.

XVII. INFORMATION ONLY: The Planning Commission heard the following items at its meeting on June 2, 2022. These items could be scheduled for public hearing by the Board on Wednesday, July 6, 2022.

5392: Planning Commission June Activity Report

1. 2022 District 5; 2011 District 5 - CU-2022-00004 Application by Marion & Jonathan Kastenbaum requesting a Conditional Use Permit for a detached accessory family housing unit on 4.527 acres at 650 Meadow Ridge Lane on Tax Map No. 62-31-B-7-0. The property is zoned Residential, Rural (R-R). The Conditional Use Permit is required by the County Zoning Ordinance Section 15-132 in accordance with Section 15-285.A. The Comprehensive Plan designates this area as Rural Enhancement.

2. 2022 District 3; 2011 District 4 - CU-2022-00005 Application by Alsop Properties, LLC requesting a Conditional Use Permit for a school on 1.543 acres at 1037 Broad Street Road on Tax Map No. 45-1-0-67-0. The property is zoned Business, General (B-1) and Agricultural, Limited (A-2). The Conditional Use Permit is required by County Zoning Ordinance Section 15-242 and Section 15-112. The Comprehensive Plan designates this area as Single Family Residential, Low Density.

3. 2022 District 5; 2011 District 5 - RZ-2022-00005 Application by Spruce Homes, LLC requesting a rezoning of 15 acres from Agricultural, Limited (A-2) to Residential, Limited (R-1), with proffered conditions, and turn lane waivers pursuant to County Zoning Ordinance Section 15-360, on Hermitage Road approximately ¼ mile north of the intersection of Hermitage Road and Manakin Road on Tax Map No. 58-56-0-3-0. The Comprehensive Plan designates this area as Rural Enhancement



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: County Administration
Category: Reports
Prepared By: Lisa K. Beczkiewicz
Department Head: Lisa K. Beczkiewicz

SCHEDULED INFORMATION ITEM

(ID # 5405)

VDOT - MAY 2022

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	X
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	
Strat Goal 3	Excellence in Financial Management	
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	X
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

No Board action is requested, for information only.

Summary of Information

VDOT – Monthly report on maintenance, construction, traffic studies and special requests.

ATTACHMENTS:

- Goochland Report 05-2022 (DOCX)

GOOCHLAND COUNTY
May 2022

MAINTENANCE:

Ricky Cauthorne

SANDY HOOK AREA HEADQUARTERS:

Asphalt Patching Repairs:

- 609 Three Chopt Road
- 669 Cross County Road

Grade Roads:

- 603 Elk Island Road

Shoulder Repairs:

- 614 Dogtown Road
- 610 Community House Road
- 667 Old Columbia Road
- 609 Three Chopt Road
- 658 Pace Road
- 605 Shannon Hill Road
- 669 Cross County Road
- 673 Whitehall Road

Erosion Repairs:

- 658 Pace Road

Pipe Replace:

- 658 Pace Road

Pipe Cleaning:

- 250 Broad Street Road

Ditch Cleaning / Repair:

- 610 Community House Road
- 658 Pace Road

Tree Removal / Cleanup:

- 6 River Road West
- 663 Rock Castle Road
- 45 Cartersville Road
- 673 Whitehall Road

Attachment: Goochland Report 05-2022 (5405 : VDOT - May 2022)

- 684 Ragland Road

Tree Debris Cleanup:

- 1128 Drew Ridge Drive
- 684 Ragland Road

Mowing:

- 250 Broad Street Road

Weed Eating:

- 250 Broad Street Road

Debris Removal:

- 6 River Road West

Trash Pick-Up:

- Adopt-A-Highway Trash Pick Up

Miscellaneous:

- Deceased animal removal area wide
- Clean and disinfect Office and Shop
- Service, Clean, and Grease Equipment
- Clean and service snow equipment for Dry Run
- Brush Debris Removed by Contractor
- Spring Dry run
- Hurricane Evacuation Training
- New Hire Skills Assessment
- 700 Three Chopt Road; Camera Pipe
- 608 Davis Mill Road; Sinkhole
- 45 Cartersville Road; Tree down in roadway

Work Requests

- 57 Received
- 41 Completed

Emergency callout after hours (7)

- 45 Cartersville Road; Tree down on roadway
- 687 Danielstown Road; High water in roadway
- 603 Elk Island Road; High water in roadway
- 661 Salmontown Road; High water in roadway
- 616 Haskins Road; High water in roadway
- 608 Davis Mill Road; High water in roadway
- 608 Davis Mill Road; Sinkhole at pipe

OILVILLE AREA HEADQUARTERS:

Pothole Repair - Primary:

- 250 Broad Street Road

Pothole Repair - Secondary:

- 740 Tuckahoe Creek Parkway
- 1000 Plaza Drive
- 635 Camelback Road
- 670 Cardwell Road

Erosion:

- 250 Broad Street Road

Pipe Repair / Replace:

- 636 Elpis Church Road

Pipe Cleaning:

- 644 Millers Lane

Ditching:

- 654 Shallow Well Road
- 702 Pony Farm Road
- 644 Millers Lane
- 1081 Wicker Woods

Tree Removal / Cleanup:

- 628 Lee Road
- 702 Pony Farm Road
- 634 Maidens Road
- 712 Devon Way
- 691 Stage Coach Road
- 1078 Blackwood Drive

Tree Debris Cleanup:

- 702 Pony Farm Road
- 730 Old Courthouse Road
- 634 Maidens Road
- 639 Sheppard Town Road

Weed Eating:

- 250 Broad Street Road
- 617 Oilville Road

Mowing:

- 250 Broad Street Road
- 612 Three Chopt Road
- 708 St Matthews Lane
- FR-92 Landis Road
- 622 Rockville Road
- 654 Shallow Well Road

Sign Repair:

- 633 Poorhouse Rd; Route sign down

- 250 Broad Street Road; Route sign down
- 1029 Hawk Wing Drive; Stop sign
- 1163 Bridgewater Branch; Route sign

Debris Removal:

- 250 Broad Street Road; Shredded trash

Trash Pick-Up:

- 649 Blair Road
- 250 Broad Street Road

Miscellaneous:

- Park and Ride trash pickup; Monday and Friday
- Deceased animal removal area wide
- Clean and disinfect Office and Shop
- Service, Clean, and Grease Vehicles and Equipment
- Training; Tractor with Attachments
- Clean lot

Work Requests:

- 64 Received
- 62 Completed

Emergency callout after hours (2)

- 628 Lee Road; Tree down in roadway
- 702 Pony Farm Road; Tree down in roadway

PROJECT DEVELOPMENT

Brian Ramsey, P.E.

- **105734:** 522 Sandy Hook Road and 632 Fairground Road Roundabout; Project advertised January 11, 2022. Bids received February 23. Contract approved for execution. July 31 2022 anticipated start date.
- **113323:** 632 Fairground Road Extension; Project delayed due to insufficient funding.
- **119565:** ST4A; Contract executed, patching being delineated in field.
- **119810:** I-64 East near Louisa County Line; Milling and Paving, ongoing.
- **Multiple Projects:** Schedule Work is in the process of being awarded. Project work ongoing.

NON-ORDINARY MAINTENANCE

Phillip Frazer, P.E.

Pending Studies:

- None currently

Completed Studies:

- None Currently



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: County Administration
Category: Reports
Prepared By: Lisa K. Beczkiewicz
Department Head: Lisa K. Beczkiewicz

SCHEDULED INFORMATION ITEM

(ID # 5397)

FIRE-RESCUE 06.01.2022

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	X
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	
Strat Goal 3	Excellence in Financial Management	
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	X
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

No action necessary, information only.

Summary of Information

Fire-Rescue has experienced a very busy start to 2022. Fire-Rescue handled 1,401 incidents during the first four months of the year compared to 1,160 incidents during the same period in 2021, representing a 20% increase.

National EMS Week was celebrated May 15th – 21st. This year's theme was "*Rising to the Challenge*". Every day, we respond to a wider variety of complex EMS incidents. EMS Week honors the sacrifice and dedication of EMS personnel across the world. It also reminds us of the positive impact we make through kindness, empathy, and personal interaction. Goochland County's EMS Team consists of Firefighters, EMS providers, Instructors, EMD Dispatchers, Doctors, Nurses, First Responders, and Law Enforcement Officers, increasing the quality of life and making our locality a safer place.

Fire-Rescue and the Water Rescue Team has been conducting training sessions on the James River ahead of the summer recreational season. The Water Rescue Team is looking forward to another fun and safe summer while enjoying recreational activities on the James River. We would like to share with our citizens a few safety-related tips to observe while swimming, boating, or tubing on the water:

- Always wear a Coast Guard approved PFD (life jacket).
- Always have a plan when on the river. Let someone know you are going, share your plan, and carry a cell phone with you. The cell phone can easily be double bagged in Ziplock bags to prevent water damage.
- Never swim or boat alone.
- Assess river levels and ensure your water skills and experience level match the current conditions.
- Wear protective footwear and clothing designed for river recreation, appropriate for the season and weather conditions.
- Sunscreen is one of the absolute necessities. Plan to periodically reapply sunscreen to avoid painful sunburns and prevent skin damage. Consider wearing a hat and t-shirt.
- Stay hydrated, pack bottled water and snacks. Avoid alcohol and other intoxicants, which can make water recreational activities very dangerous.

- If you are floating, tubes and/or canoes, ensure you know the float times and distances between points. See the James River Float Information document for Goochland County.

Approximately 20 members of our Water Rescue Team completed a 24 hour “Swiftwater/Flood Rescue Class- Operations Level” on the weekend of May 21st. The class was conducted both at the Henley Fire-Rescue Training Center and in the James River at Pony Pasture in the City of Richmond. This Swiftwater Rescue Operations level course is designed to provide students with both a theoretical and practical knowledge of the basics of swift water rescue. The class includes classroom instruction and practical field exercises in the water. Students are trained in hazard recognition, equipment use, and basic shore and boat-based rescue techniques, as well as a wide variety of other skills. Powhatan County Fire and Rescue is part of the Goochland County Water Rescue Team.

The 2022 Hurricane Season officially begins on June 1st running through November 30th. VDEM and FEMA urge residents in hurricane-prone areas, and far inland, to prepare now for the possibility of bad weather conditions and future threatening tropical weather systems. Citizen emergency kits should contain at least a 3-day supply of water and non-perishable food. Contact Goochland County Fire-Rescue or visit the FEMA and or VDEM sites to learn more about building an emergency kit.

Fire-Rescue graduated seven members both volunteer and career, from the Fire Training Academy instructed at the Henley Fire-Rescue Training Center. The annual Fire Training Academy is just over 6 months long, approximately 300 hours, and members graduate with multiple certifications including Firefighter 1 and 2, Hazardous Materials Operations, and Firefighter May-Day training. An EMT Class is currently in session with eight students at the Henley Fire-Rescue Training Center with a scheduled completion date in June.

Fire-Rescue conducted a series of five leadership classes tailored to the department, instructed by City of Richmond Deputy Fire Chief Andrew D. Snead. Chief Snead is a native of Goochland County and is a very dynamic and motivational speaker on the current topics of today’s challenges in the fire service workplace. Chief Snead worked for Fairfax County Fire and Rescue for 26 years, has served in the past as the Fire Chief for the City of Alexandria, and was the Fire Personnel Coordinator for the Henrico Division of Fire. The target audience for these classes were volunteer and career officers, administrative/executive leadership, and others who aspire to be officers/leaders in the department. Classes were held on Thursday evenings, at Central High School Cultural and Educational Center in the Eagle Theatre. Class topics included Supervision 101; Leading from the Middle; Equity, Diversity, and Inclusion; What Are the Hot Issues in the World of HR; and Building a Better Team. All classes were very well attended with almost 40 weekly participants, including members of the County Government, Community, and other public safety departments.

The Goochland County Volunteer Fire-Rescue Association, Inc. is planning for improvements at all Association owned Fire-Rescue Stations. Five of the six Fire-Rescue stations are owned by the Association and need updates and improvements to accommodate today’s demands including 24/hour occupancy. All were originally built in the 1950s and early 1960s, with many additions and renovations over the past 70 years. Fire-Rescue Station 6 is the only County owned station that opened new in 2017, located in Hadensville.

New Boat 601 has been placed into service at Manakin Company 1. Boat 601 is a great addition to our Water Rescue resources and replaces an older boat that was decommissioned two years ago.

Fire-Rescue has taken delivery of a new Ford F550 4-wheel drive Horton Ambulance. The new state of the art ambulance is equipped with the most current safety features including a power load cot retention system. The new ambulance will be assigned to Company 5 in the Courthouse.

Three new Chevrolet Tahoe 4-wheel drive staff vehicles were recently placed into service. These vehicles carry an assortment of both fire and EMS first responder type equipment and are also designed to serve as a command post on emergency incident scenes. These vehicles are assigned to the two Deputy Chiefs and the Battalion Chief.

The Virginia Department of Fire Programs Fire Services Board awarded Goochland County Department of Fire-Rescue and Emergency Services a live fire training structure grant in the amount of \$480,000. to assist with the cost of a new live fire training container style building as part of the continued improvements to the Henley Fire-Rescue Training Center. The Henley Fire-Rescue Training Center is 40 years old, and the original live fire training structure can no longer support live fire training.

The COOP (Continuity of Operations Plan) has been completed by The Olson Group, and an in-person COOP orientation training class was held on April 26th at Central High School Cultural and Educational Center.

Fire-Rescue accepted applications for career Firefighter/EMTs during the month of March, and candidate testing was held during April. Seventeen applicants were interviewed, and conditional job offers have been made for current vacant positions, and additional positions available on July 1st.

Fire-Rescue conducted a promotional process in April and has announced career Lieutenant and Captain promotions for the FY23 budget year.

Fire-Rescue is completing a Pre-Evaluation ISO assessment with Dynamix Consulting. An ISO fire rating is a score provided to fire departments and insurance companies by the Insurance Services Office. The score reflects how prepared a community is for fires. While it mainly focuses on local fire departments and water supply, there are other factors that contribute to an area's score such as Emergency Communications. Goochland's present ISO score awarded in 2017 is a 5 and 5Y. ISO does not evaluate Emergency Medical Services.

Three Fire-Rescue Officers are attending the "Station Design" Conference in Chicago, IL on May 24th – 26th. The conference covers the latest in new fire station design, very timely training in anticipation of the new West Creek Fire-Rescue Station, which is about to enter the design phase. Last Fall, three others attended a similar conference in Greenville, SC. Fire stations are local infrastructure, a 75-year specialty building, incorporating all the latest NFPA recommendations and firefighter health and safety initiatives.

Fire-Rescue needs *VOLUNTEERS* and is accepting applications. Volunteering with Fire-Rescue is a rewarding experience helping those in need. Anyone interested in volunteering should contact Fire-Rescue Administration at 804-556-5304 or visit the website at www.goochlandfire-rescue.org Training is provided at no cost.

Smoke Alarms save lives! Please ensure that your home has a working smoke alarm. Smoke Alarms are available at no cost, including free installation, by contacting your local Fire-Rescue Station or by calling Goochland County Fire-Rescue Administration 804-556-5304.

Alarm Activity

- Usual types of Fire-Rescue Incidents for the period.
- There were several significant traffic accidents in the County during the period.
- Several high acuity Emergency Medical Services calls during the period including cardiac arrests.
- February 8th, Fire-Rescue responded to I-64 for a fatal traffic accident with entrapment.
- February 11th and throughout the same weekend, Fire-Rescue responded to 8 brush fires.
- March 4th, Fire-Rescue responded to an overturned tractor and trailer hauling agricultural lime on Dickinson Road, closing the road for several hours.
- March 15th, Fire-Rescue responded to Rt. 288 at the James River Bridge for a traffic accident with one person over the bridge in the water.
- March 16th, Fire-Rescue responded to Broad Street Road near the Fluvanna County line for a traffic accident with entrapment and injuries.
- March 17th, Fire-Rescue responded to two separate incidents where a vehicle ran into commercial businesses in the eastern end of the County.
- March 26th, Fire-Rescue responded to I-64 for a single vehicle accident, a pickup truck into a tree, caught fire with two critical patients transported to an area trauma center.
- April 5th, Fire-Rescue responded to Sandy Hook Road for an overturned tractor and trailer hauling trash. The truck spilled both hydraulic fluid and diesel fuel on the roadway which was cleaned up by a Haz Mat Cleanup Contractor. Both VDEM and DEQ were notified. The driver was not injured.
- April 7th, Fire-Rescue responded to a structure fire on Hackney Road. The home was mostly destroyed by fire and one firefighter received burns to his neck from falling embers that became lodged under his coat collar and on his Nomex Hood. He was transported to the local burn center and was treated and released.
- April 14th, Fire-Rescue responded to Bell Road for a large brush fire consuming over 12 acres. One Firefighter sustained an ankle injury while fighting the fire.
- April 22nd, Fire-Rescue responded to Appleman Road for a large brush fire.
- April 26th, a line of strong thunderstorms with heavy rain, strong winds, and hail moved through the County from west to east during afternoon hours. In particular, the southwestern corner of the County was hardest hit with the strongest winds resulting in multiple wires and trees down, mainly on Cartersville Road, Rock Castle Road, Three Square Road, Haskins Road, and St. Paul's Church Road. There were multiple structures impacted by fallen trees, some homes had significant damage displacing occupants. One of the structures was Corinth Methodist Church on St. Paul's Church Road. Fire-Rescue responded to 16 incidents from 15:26 to 16:34 hours, most of which were storm related. Units surveyed the area conducting windshield damage assessments. There were no reports of injury at any of the storm related incidents. The National Weather Service in Wakefield was contacted and requested to investigate the weather radar history over Goochland County. Review by the NWS suggested our area experienced "straight-line wind".

Information Item

Meeting of June 7, 2022

- April 28th, Fire-Rescue responded to a truck accident on I-64 at the Shannon Hill Exit with a diesel fuel leak. VDEM and DEQ were contacted, and an environmental cleanup contractor cleaned up the spill.
- May 15th, Fire-Rescue responded to Oilville Road on the county line for a structure fire. Everyone was safely outside awaiting the fire department. Crews found a fire in the kitchen, that had been extinguished by the children who were home at the time. Damage was limited to the kitchen and smoke throughout the house. The children credited knowing what to do, to fire safety education that they had received from the Fire-Rescue Department in Goochland County Public Schools.

ATTACHMENTS:

- BOS Stats Report - JAN_APR 22 (PDF)
- River Float Info - June 2022 (PDF)



Goochland County Department of Fire-Rescue and Emergency Services

Incident Type Response
March - April 2022

Incident Type	Count	% of Incidents
1 - Fire		
100-Fire	3	9.1%
111 - Building Fire	2	6.1%
112 - Fires in structure other than in a building	2	6.1%
113 - Cooking fire, confined to container	1	3.0%
114 - Cooking Fire, confined to chimney or flue	1	3.0%
132 - Road freight or transport vehicle fire	1	3.0%
141 - Forest, woods or wildland fire	1	3.0%
142 - Brush or brush-and-grass mixture fire	17	51.5%
143 - Grass Fire	2	6.1%
150 - Outside rubbish, trash or waste fire	1	3.0%
151 - Outside rubbish, trash or waste fire	1	3.0%
160 - Special outside fire, other	1	3.0%
	33	
3 - Rescue & Emergency Medical Service Incident		
321 EMS Call, excluding vehicle accident with injury	409	84.0%
322 - Motor vehicle accident with injuries	47	9.7%
324 - Motor vehicle accident with no injuries	28	5.7%
353 - Removal of victim(s) from stalled elevator	1	0.2%
381 - Rescue or EMS standby	2	0.4%
	487	

Incident Type	Count	% of Incidents
4 - Hazardous Condition (No Fire)		
413 - Oil or other combustible liquid spill	1	7.7%
424 - Carbon monoxide incident	1	7.7%
440 - Electrical wiring/equipment problem, other	4	30.8%
444 - Power line down	5	38.5%
445 - Arcing, shorted electrical equipment	1	7.7%
461 - Building or structure weakened or collapsed	1	7.7%
	13	
5 - Service Call		
500 - Service call, other	1	2.0%
522 - Water or steam leak	1	2.0%
542 - Animal rescue	1	2.0%
550 - Public service assistance, other	10	20.4%
553 - Public service	9	18.4%
5531 - Smoke detector installation	5	10.2%
554 - Assist invalid	6	12.2%
561 - Unauthorized burning	15	30.6%
571 - Cover assignment, standby, moveup	1	2.0%
	49	
6 - Good intent call		
600 - Good intent call, other	3	6.5%
611 - Dispatched and cancelled en route	28	60.9%
622 - No incident found on arrival at dispatch address	4	8.7%
631 - Authorized controlled burning	8	17.4%
651 - Smoke scare, odor of smoke	3	6.5%
	46	

Incident Type	Count	% of Incidents
7 - False Alarm & False Call		
735 - Alarm system sounded due to malfunction	14	48.3%
745 - Alarm system activation, no fire - unintentional	14	48.3%
746 - Carbon monoxide detector activation, no CO	1	3.4%
	29	
8 - Severe Weather & Natural Disaster		
813 - Wind storm, tornado/hurricane assessment	12	100.0%
9 - Fill-In, Standby		
900 - Special type of incident, other	1	100.0%
	1	

Mutual Aid Received (March - April 2022)	Fire	EMS	Total
Cumberland County Volunteer Fire Department	1	-	1
Hanover County Fire-EMS Department	1	-	1
Louisa County Office of Fire & Emergency Services	4	-	4
Powhatan County Fire & Rescue	1	-	1
Fluvanna County Volunteer Fire Department	1	-	1
Chesterfield Fire & EMS	1	-	1
Total Mutual Aid Received	9	0	9

Mutual Aid Given (March - April 2022)	Fire	EMS	Total
Louisa County Office of Fire & Emergency Services	11	2	13
Powhatan County Fire & Rescue	3	-	3
Cumberland Volunteer Fire Department	-	2	2
Fluvanna County Volunteer Fire Department	2	1	3
Henrico County Division of Fire	1	-	1
Chesterfield Fire & EMS	1	-	1
Total Mutual Aid Given	18	5	23

Incident Type Response
January-February 2022

Incident Type	Count	% of Incidents
1 - Fire		
100-Fire	1	4.8%
111 - Building Fire	2	9.5%
113 - Cooking fire, confined to container	1	4.8%
114 - Cooking Fire, confined to chimney or flue	1	4.8%
131 - Passenger vehicle fire	1	4.8%
132 - Road freight or transport vehicle fire	2	9.5%
141 - Forest, woods or wildland fire	2	9.5%
142 - Brush or brush-and-grass mixture fire	9	42.9%
143 - Grass Fire	1	4.8%
151 - Outside rubbish, trash or waste fire	1	4.8%
	21	
3 - Rescue & Emergency Medical Service Incident		
311 - Medical Assist, assist EMS crew	1	0.2%
321 EMS Call, excluding vehicle accident with injury	462	86.4%
322 - Motor vehicle accident with injuries	49	9.2%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.2%
324 - Motor vehicle accident with no injuries	20	3.7%
357 - Extrication of victim(s) from machinery	2	0.4%
	535	

Incident Type	Count	% of Incidents
4 - Hazardous Condition (No Fire)		
411 - Gasoline or other flammable liquid spill	1	3.2%
412 - Gas leak (natural gas or LPG)	4	12.9%
421 - Chemical hazard (no spill or leak)	1	3.2%
424 - Carbon monoxide incident	9	29.0%
440 - Electrical wiring/equipment problem, other	3	9.7%
442 - Overheated motor	1	3.2%
444 - Power line down	8	25.8%
445 - Arcing, shorted electrical equipment	3	9.7%
462 - Aircraft standby	1	3.2%
	31	
5 - Service Call		
500 - Service call, other	2	4.8%
511 - Lock-out	1	2.4%
522 - Water or steam leak	1	2.4%
531 - Smoke or odor removal	1	2.4%
542 - Animal rescue	1	2.4%
550 - Public service assistance, other	14	33.3%
553 - Public service	7	16.7%
5531 - Smoke detector installation	5	11.9%
554 - Assist invalid	4	9.5%
561 - Unauthorized burning	3	7.1%
571 - Cover assignment, standby, moveup	3	7.1%
	42	
6 - Good intent call		
600 - Good intent call, other	1	5.3%
611 - Dispatched and cancelled en route	4	21.1%
622 - No incident found on arrival at dispatch address	1	5.3%
631 - Authorized controlled burning	9	47.4%
651 - Smoke scare, odor of smoke	3	15.8%
462 - Aircraft standby	1	5.3%
	19	

Incident Type	Count	% of Incidents
7 - False Alarm & False Call		
711 - Municipal alarm system, malicious false alarm	1	2.0%
735 - Alarm system sounded due to malfunction	23	46.9%
741 - Sprinkler activation, no fire - unintentional	1	2.0%
743 - Smoke detector activation, no fire - unintentional	1	2.0%
745 - Alarm system activation, no fire - unintentional	20	40.8%
746 - Carbon monoxide detector activation, no CO	3	6.1%
	49	
8 - Severe Weather & Natural Disaster		
800 - Severe weather or natural disaster, other	8	100.0%
	8	

Mutual Aid Given (January-February 2022)	Fire	EMS	Total
Cumberland County Volunteer Fire Department	-	4	4
Fluvanna County Volunteer Fire Department	2	3	5
Hanover County Fire-EMS Department	2	-	2
Henrico County Division of Fire	1	-	1
Louisa County Office of Fire & Emergency Services	14	3	17
Powhatan County Fire & Rescue	2	1	3
Spotsylvania County Fire Rescue And Emergency Management	1	-	1
Total Mutual Aid Given	22	11	33

Mutual Aid Received (January-February 2022)	Fire	EMS	Total
Fluvanna County Volunteer Fire Department	2	-	2
Hanover County Fire-EMS Department	1	-	1
Henrico County Division of Fire	1	-	1
Louisa County Office of Fire & Emergency Services	2	-	2
Powhatan County Fire & Rescue	2	-	2
Total Mutual Aid Received	8	0	8

Attachment: BOS Stats Report - JAN_APR 22 (5397 : Fire-Rescue 06.01.22)

2022 VOLUNTEER RESCUE DUTY HOURS													
ST	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
1	75	99	135	128									437
2	36	48	59	69									212
3	320	230	203	180									933
4	47	42	96	53									238
5	72	84	34	71									261
6	24	67	70	87									248
ADMN		12		12									24
TOTAL	574	582	597	600	0	0	0	0	0	0	0	0	2,353

2022 VOLUNTEER FIRE DUTY HOURS													
ST	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
1	639	704	726	580									2,649
2	3		12										15
3	516	104	97	271									988
4	146	104	91	131									472
5	98	47	88	37									270
6	292	6	34	23									355
ADMN													0
TOTAL	1,694	965	1,048	1,042	0	0	0	0	0	0	0	0	4,749

RESCUE DUTY HOURS			
Station	2021	2022	INC/DEC
1	726	437	-39.81%
2	43	212	393.02%
3	1,276	933	-26.88%
4	0	238	
5	514	261	-49.22%
6	373	248	-33.51%
ADMN	31	24	-22.58%
TOTAL	2,963	2,353	-20.59%

FIRE DUTY HOURS			
Station	2021	2022	INC/DEC
1	3,156	2,649	-16.06%
2	57	15	-73.68%
3	3,608	988	-72.62%
4	636	472	-25.79%
5	974	270	-72.28%
6	281	355	26.33%
ADMIN	0	0	0.00%
TOTAL	8,712	4,749	-45.49%

Attachment: BOS Stats Report - JAN_APR 22 (5397 : Fire-Rescue 06.01.22)

James River Float Information

It is Approximately:

9.5 miles from Columbia to Cartersville Landing

5 Miles from Cartersville to Westview Landing

12 Miles from Westview to Maidens Landing

The following times are estimates to make the trip, depending on water conditions. This is only a guide.

Columbia to Cartersville:	Canoe - 5 to 6 hours
	Tubes- 8 to 9 hours
Cartersville to Westview:	Canoe- 2 to 3 hours
	Tubes - 4 to 5 hours
Westview to Maidens:	Canoe- 8 to 9 hours
	Tubes- 11 to 12 hours

PLEASE PLAN AHEAD

Make sure someone on shore knows your scheduled launching and landing times.



Life jackets, cell phones, and flashlights recommended

Check river conditions at
<https://www.jamesriverwatch.org>



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: County Administration
Category: Reports
Prepared By: Lisa K. Beczkiewicz
Department Head: Lisa K. Beczkiewicz

**SCHEDULED
INFORMATION ITEM**

(ID # 5403)

INTRODUCTION OF NEW COUNTY STAFF

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	X
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	
Strat Goal 3	Excellence in Financial Management	
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	X
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	X

Board Action Requested

For information only. No Board action is requested.

Summary of Information

On behalf of the County Administration, I am pleased to announce new staff in the Registrar’s Office and Utilities Department.

On May 16, 2022, Brandy Marion joined the Utilities Department as a Senior Customer Services Specialist. Mrs. Marion comes to Goochland County from the Virginia Department of Health and has many years of customer service experience.

Elizabeth Grayson joined the Registrar’s Office as the Deputy Registrar on May 31, 2022. She served as the Unit Administrative Assistant for the Virginia Cooperative Extension in Goochland County for over 17 years.

Shaletha Dyson comes to Goochland County as the Director of Human Resources on June 1, 2022. She has many years of Human Resources experience. Most recently, she worked as the Human Resources Division Chief for the City of Richmond.

Carla Cave joined the Finance Team in Goochland as the Director of Finance effective June 1, 2022. She comes to us from Amelia County where she was also the Director of Finance for almost 10 years.

Welcome to Goochland County!



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: Planning & Zoning
Category: Reports
Prepared By: Anita Barnes

Department Head: MinuteTraq Admin

**SCHEDULED
INFORMATION ITEM**

(ID # 5396)

PLANNING & DEVELOPMENT JUNE ACTIVITY REPORT

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	X
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	X
Strat Goal 3	Excellence in Financial Management	
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Authority Action Requested

None – Information Only

Summary of Information

2022 District 1; 2011 District 1

PRE-2021-00042 - Application by Josh and Lauren Hill requesting a Conditional Use Permit for public assembly place for a wedding venue on 60 acres at 4708 Tabscott Road on Tax Map No. 4-15-0-1-A. The property is zoned Agricultural, General (A-1). The Conditional Use Permit is required by Goochland County Zoning Ordinance Section 15-102 in accordance with Section 15-290. The Comprehensive Plan designates this area as Rural Enhancement. Applicant has not yet scheduled their community meeting, which is required prior to filing a formal application.

2022 District 1; 2011 District 1

PRE-2021-00044 - Application by Lester and Kimberly Robbins requesting a Conditional Use Permit to allow an accessory family housing unit, detached on 20 acres at 5344 Duval Road on Tax Map No. 1-1-0-22-F. The property is zoned Agricultural, General (A-1). The Conditional Use Permit is required by Goochland County Zoning Ordinance Section 15-102 in accordance with Section 15-285.A. The Comprehensive Plan designates this area as Rural Enhancement. Applicant has not yet scheduled their community meeting, which is required prior to filing a formal application.

2022 District 1; 2011 District 1

PRE-2021-00050 - Application by Larry and Jennifer Roberts requesting a Conditional Use Permit for public assembly place to host weddings, musical events, retreats and camping on 55.946 acres at 5497 Old Columbia Road on Tax Map No. 16-1-0-84-0. The property is zoned Agricultural, General (A-1). The Conditional Use Permit is required by Goochland County Zoning Ordinance Section 15-102. The Comprehensive Plan designates this area as Rural Enhancement. Applicant has not yet scheduled their community meeting, which is required prior to filing a formal application.

2022 District 1; 2011 District 1

Information Item

Meeting of June 7, 2022

PRE-2022-00004 - Application by Oliver's Trail, LLC requesting a rezoning of 89.4 acres from Agricultural, General (A-1) to Residential, Preservation (R-P), with proffered conditions on Newline Road North of Interstate I-64 on Tax Map Nos. 13-1-0-11-0; 13-1-0-28-0 and 13-1-0-10-0. The Comprehensive Plan designate this area as Rural Enhancement. Applicant has not yet scheduled their community meeting, which is required prior to filing a formal application.

2022 District 2; 2011 District 2

PRE-2021-00041 - Application by Cornelius Dandridge, Jr. requesting a rezoning of 1.87 acres from Agricultural, Limited (A-2) to Business, General (B-1), with proffered conditions, located 600' southeast of the intersection of Whitehall Road and Sandy Hook Road on Tax Map 21-1-0-25-A. The Comprehensive Plan designates this area as Commercial. Applicant has not yet scheduled their community meeting, which is required prior to filing a formal application.

2022 District 3; 2011 District 3

PRE-2021-00043 - Application by Yuri Namkoong requesting a rezoning of 9.88 acres from Business, General (B-1) to Residential, Limited (R-1) with proffered conditions, at 1543 River Road West on a portion of Tax Map No. 55-1-0-94-0. The Comprehensive Plan designates this area as Commercial. Applicant has not yet scheduled their community meeting, which is required prior to filing a formal application.

2022 District 3; 2011 District 4

PRE-2022-00012 - Application by Hilary Angus requesting amendment to Conditional Use Permit CU-1985-00002 to remove the transfer restriction condition and allow for an equestrian school; horse riding stable on 37.4 acres at 1625 Cardwell Road on Tax Map No. 55-1-9-59-0. The Conditional Use Permit is required by Goochland County Zoning Ordinance Section 15-112 in accordance with Section 15-282.B. The Comprehensive Plan designates this area as Rural Enhancement Area. Little Hawk Stables, a.k.a. Hilary Angus, hosted a community meeting on Thursday, May 12, 2022, for an amendment to Conditional Use Permit 1985-00002 and to add riding school to the CUP; located at 1625 Cardwell Rd. In attendance were the applicants and four citizens. After the applicant's presentation issues concerning additional lighting, animal waste, the possibility of additional traffic for Sargent Rd., and hunt club activities were discussed. The applicants provided information regarding the issues to the satisfaction of all attendees, the general attitude regarding the proposal was favorable.

2022 District 4; 2011 District 4

PRE-2021-00046 - Application by Tuckahoe Creek Partners, LLC requesting a rezoning of 56 acres from Agricultural, Limited (A-2) and Residential, Neighborhood (R-N) to Residential, Planned Unit Development (RPUD) and Business, General (B-1) with proffered conditions on Whipoorwill Road on Tax Map Nos. 58-5-0-1-0; 58-5-0-1-A; 58-5-0-1-B; 58-2-0-R-0; 58-2-0-14-0; 58-2-0-27-0; 58-2-0-32-0; 58-2-0-33-0; 58-2-0-34-0;

58-2-0-35-0- 58-2-0-36-0 and 58-2-0-37-0. The Comprehensive Plan designates this area as Suburban Residential and Commercial. Applicant has not yet scheduled their community meeting, which is required prior to filing a formal application.

2022 District 4; 2011 District 4

PRE-2021-00048 - Application by William A. Hudgins requesting a rezoning of 105.03 acres from Agricultural, Limited (A-2) to Industrial, General (M-2) with proffered conditions, at 1990 Ashland Road on Tax Map Nos. 47-1-0-107-0; 47-1-0-108-0; 47-1-0-109-0 and 47-1-0-18-0. The Comprehensive Plan designates this area as Flexible. The applicant, William A. Hudgins, hosted a community meeting on May 24, 2022. Board of Supervisor members, Mr. Sharpe, Mr. Peterson, Mr. Spoonhower, and Mrs. Lascolette; Planning Commissioner members, Mr. Pituck and Mr. Myers; staff, and approximately 20 residents were in attendance. The applicant explained the proposal and responded to questions. Questions were related to distance to adjacent parcels, square footage, daily vehicle count and road improvements to Ashland Road. No one spoke in support or opposition.

2022 District 4; 2011 District 4

PRE-2021-00048 - Application by William A. Hudgins requesting a Conditional Use Permit to allow the height limitations up to 98' on 105.03 acres at 1990 Ashland Road on Tax Map Nos. 47-1-0-107-0; 47-1-0-108-0; 47-1-0-109-0 and 47-1-0-18-0. The property is zoned Agricultural, Limited (A-2). The applicant is requesting rezoning with the previous case. The Conditional Use Permit is required by Goochland County Zoning Ordinance Section 15-273. The Comprehensive Plan designates this area as Flexible. The applicant, William A. Hudgins, hosted a community meeting on May 24, 2022. Board of Supervisor members, Mr. Sharpe, Mr. Peterson, Mr. Spoonhower, and Mrs. Lascolette; Planning Commissioner members, Mr. Pituck and Mr. Myers; staff, and approximately 20 residents were in attendance. The applicant explained the proposal and responded to questions. Questions were related to distance to adjacent parcels, square footage, daily vehicle count and road improvements to Ashland Road. No one spoke in support or opposition.

2022 District 4; 2011 District 4

PRE-2022-00010 - Application filed Nordrow Investments, LLC requesting a rezoning of 3.26 acres from Residential, General (R-3) to Business, General (B-1), with proffered conditions, to allow for self-storage facility at 12705 Broad Street Road on Tax Map Nos. 59-1-0-33-0 and 59-1-0-32-0. The Comprehensive Plan designates this area as Prime Economic Development. Applicant has not yet scheduled their community meeting, which is required prior to filing a formal application.

2022 District 4; 2011 District 4

PRE-2022-00009 - Application filed by Nordrow Investments, LLC requesting a Conditional Use Permit for self-storage facility on 3.26 acres at 12705 Broad Street Road on Tax Map Nos. 59-1-0-33-0 and 59-1-0-32-0. The property is zoned Residential, General (R-3). The applicant is requesting rezoning with the previous case. The Comprehensive Plan designates this area as Prime Economic Development.

Applicant has not yet scheduled their community meeting, which is required prior to filing a formal application.

2022 District 5; 2011 District 5

RZ-2022-00004 - Application by Tuckahoe Lands, LLC requesting a rezoning of 14.298 acres from Agricultural, Limited (A-2) and Residential, Limited (R-1) to Residential, Limited (R-1) with proffered conditions, at 12310 River Road on Tax Map No. 64-1-0-75-0 and 64-1-0-75-A. The Comprehensive Plan designates this area as Single Family Residential, Medium Density. On February 14, 2022, a community meeting was held at St. Mary's Episcopal Church by Tuckahoe Lands, LLC for the rezoning of property located at 12310 and 12340 River Road. The proposal is to rezone 14.298 acres from Agricultural, Limited (A-2) and Residential, Limited (R-1) to Residential, Limited (R-1) with proffered conditions. The applicant presented a proposal for a 17-lot subdivision on public water and sewer with a single access from River Road. There were 36 citizens, Supervisor Sharpe and Supervisor Peterson in attendance. Concerns raised by the citizen attendees included: size of the proposed lots as compared to that of adjacent development, the lack of a large buffer along River Road, narrowness of buffer between new and existing development, the proximity of new houses to existing development, the size of proposed housing units, stormwater runoff and its impact on neighboring properties. River Gate citizens additionally were concerned that the new development's residents or visitors would utilize River Gate amenities without permission.

2022 District 5; 2011 District 5

PRE-2022-00006 - Application by Farmer River Road, LLC requesting a rezoning of 101.72 acres from Agricultural, Limited (A-2) to Residential, Plan Unit Development (R-PUD), with proffered conditions, at the intersection of River Road and Patterson Avenue on Tax Map Nos. 63-1-0-184-0; 63-1-0-182-0; 63-28-0-A-0; 63-1-0-183-0; 63-1-0-180-C; 63-1-0-176-0; 63-9-0-1-B; 63-9-0-1-C; 63-9-0-1-0; 63-1-0-190-0; 63-1-0-181-0; 63-1-0-178-0; 63-26-0-D-0; 63-26-0-E-0 and 63-26-0-F-0. The Comprehensive Plan designates area as Single-Family Residential, Low Density. A community meeting was held on March 17, 2022. In attendance were Supervisors Peterson and Sharpe and 28 citizens. The applicant presented a layout depicting two accesses on Patterson Ave. and one on River Road, as well as a possible revised location of the River Road entrance. Concerns were raised from citizens about the impact on the existing neighboring residences along River Road and the compatibility of the proposal with area development. Citizens also had concerns related to the traffic impact of the development on River Road and the River Road/Patterson Ave intersection. From Creekmore residents there was concern regarding the impact of drainage into the Creekmore development. Citizens also inquired about the sewer capacity proposed with this development and whether sewer could be expanded across River Road in the area.

2022 District 5; 2011 District 5

CU-2012-00002A - Application by YWL Holdings, LLC requesting renewal of Conditional Use Permit CU-2012-00002 to continue to operate a landscaping supply

Information Item

Meeting of June 7, 2022

business located within the flood fringe portion of the 100 year floodplain on 14.30 acres at 12290 Patterson Avenue on a portion of Tax Map No. 64-1-0-78-A. The property is zoned Business, General (B-1). The Conditional Use Permit is required by Goochland County Zoning Ordinance Section 15-460. The Comprehensive Plan designates this area as Commercial. On March 4, 2022, a community meeting was held by Yard Works for a renewal of CU-2012-00002 which was issued to allow for fill in the floodplain to allow for the development of the Yardwork's site. Planning Commissioner Mr. Pituck and 2 citizens were in attendance. Upon learning there were no changes to this permit proposed, the attendees had no concerns.

2022 District 5; 2011 District 5

PRE-2022-00008 - Application by Markel Properties, LLC and Richmond Strikers Soccer Club, Inc. requesting renewal of Conditional Use Permit CU-2007-00007A on 227 acres at 12575 West Creek Parkway on Tax Map No. 64-20-0-4-T. The Conditional Use Permit is required by Goochland County Zoning Ordinance Section 15-262. The Comprehensive Plan designates this area as Prime Economic Development. A community meeting was held by the Richmond Strikers Soccer Club on May 16, 2022, for a renewal of CU-2007-00007 to operate a recreational facility for soccer practice, games and tournaments at 12575 West Creek Parkway. Planning Commission members Kirk Pituck and John Myers were in attendance along with one citizen. The citizen expressed support for the renewal.

2022 District 5, 2011 District 5

PRE-2022-00015 Application by Benedictine Schools of Richmond, Inc. requesting a rezoning of 15.478 acres from Residential, Limited (R-1) to Agricultural, Limited (A-2), with proffered conditions, at 370 Pembroke Lane on Tax Map No(s): 66-8-0-8-0; 66-1-0-2-0; 66-1-0-10-0 and a portion of 66-1-0-9-0. The Comprehensive Plan designates this area as Single Family Residential, Medium Density. A community meeting has been scheduled for June 14, 2022, at Benedictine college Preparatory in the Gymnasium-Skybox at 7:00 p.m.

2022 District 5, 2011 District 5

PRE-2022-00016 Application by Benedictine Schools of Richmond, Inc. requesting a Conditional Use Permit for athletic field on 15.478 acres at 390 Pembroke Lane on Tax Map No(s): 66-8-0-8-0; 66-1-0-2-0; 66-1-0-10-0 and a portion of 66-1-0-9-0. The applicant is requesting rezoning with the previous case. The Conditional Use Permit is required by Goochland County Zoning Ordinance Section 15-112. The Comprehensive Plan designates this area as Single Family Residential, Medium Density. A community meeting has been scheduled for June 14, 2022, at Benedictine college Preparatory in the Gymnasium-Skybox at 7:00 p.m.

New Plan of Developments Filed 3/18/2022 – 5/24/2022

District 1

Development of Units 1 & 4 – Midpoint Industrial Park

Information Item

Meeting of June 7, 2022

District 2

District 3

District 4

Storage Building and Temporary Locker Room – 623 Landfill
Office / Warehouse Construction – Melbourne Enterprises

District 5



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: County Administration
Category: Reports
Prepared By: Lisa K. Beczkiewicz
Department Head: Lisa K. Beczkiewicz

SCHEDULED INFORMATION ITEM

(ID # 5402)

ACCOUNTS PAYABLE - MAY 2022

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	
Strat Goal 3	Excellence in Financial Management	X
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

No Board action requested, for information only.

Summary of Information

Consistent with details shown on the County's Check Register, following is a summary of Accounts Payable activity for the period May 2022

Accounts Payable:

04/29/22	Check # 2023138 - 2023218	\$595,240.39
05/06/22	Check # 2023285 - 2023364	\$418,766.49
05/13/22	Check # 2023449 - 2023531	\$337,612.90
05/20/22	Check # 2023572 - 2023680	\$907,222.94
05/27/22	Check # 2023720 - 2023819	\$561,396.37

TOTAL		<u>\$2,820,239.09</u>
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Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

**SCHEDULED
ORDINANCE**

Meeting: 06/07/22 02:00 PM
Department: County Attorney
Category: BOS request to Set
Prepared By: Christina Neale
Department Head: Tara A. McGee

10.1

(ID # 5400)

**REQUEST TO SET PUBLIC HEARING FOR JULY 6, 2022, TO
CONSIDER AN ORDINANCE ADDING COUNTY CODE SEC. 10-73
(ELECTRONIC SUMMONS SYSTEM FEE) AND AMENDING COUNTY
FEE SCHEDULE, COUNTY CODE APPENDIX C, TO ADD A \$5.00 FEE
TO THE COSTS ASSESSED IN EACH CRIMINAL OR TRAFFIC CASE
IN THE COUNTY'S GENERAL DISTRICT OR CIRCUIT COURT IN
WHICH LOCAL LAW ENFORCEMENT CHARGES A VIOLATION OF
ANY STATUTE OR ORDINANCE AND DEFENDANT IS CONVICTED**

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	
Strat Goal 3	Excellence in Financial Management	X
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	X
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

The Board is requested to set a public hearing on July 6, 2022 to consider the following proposed ordinance amendment.

Summary of Information

The proposed ordinance will add a \$5.00 fee to the costs assessed in each criminal or traffic case in the county's general district or circuit court in which local law enforcement charges a violation of any statute or ordinance and defendant is convicted. This ordinance is authorized by Virginia Code § 17.1-279.1.

Sheriff Steven Ned Creasey requested this ordinance amendment. Circuit Court Clerk Dale Agnew and General District Court Clerk Dianne White are in support of this request.

Draft Motion

I move that the Board (approve /deny /defer to *date*) setting a public hearing for July 6, 2022, to consider an ordinance adding a \$5.00 fee to the costs assessed in each criminal or traffic case in the county's general district or circuit court in which local law enforcement charges a violation of any statute or ordinance and defendant is convicted.

Tara A. McGee
Tara A. McGee, County Attorney 5/31/2022

✓ Vote Record - Ordinance 5400							
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Meeting Cancelled <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Referred <input type="checkbox"/> Public Hearing Held <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent	
	Susan Lascolette			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ordinance adding County Code Sec. 10-73 (Electronic summons system fee) and amending County Fee Schedule, Appendix C to the County Code, to add a \$5.00 fee to the costs assessed in each criminal or traffic case in the county’s general district or circuit court in which local law enforcement charges a violation of any statute or ordinance and the defendant is convicted

WHEREAS, Virginia Code §§ 15.2-1427 and 15.2-1433 enable a local governing body to adopt, amend, and codify ordinances or portions thereof; and

WHEREAS, Virginia Code § 17.1-279.1 authorizes localities, by ordinance, to add a \$5.00 fee to the costs assessed in each criminal or traffic case in the county’s general district or circuit court in which local law enforcement charges a violation of any statute or ordinance and the defendant is convicted; and

WHEREAS, Goochland County Sheriff Steven Ned Creasey has asked the Board to consider adoption of this fee to support the purchase and use of an electronic summons system by his office; and

WHEREAS, the Board of Supervisors wishes to amend and update the County Code for the foregoing reasons; and

WHEREAS, the full text of this proposed ordinance amendment was available for public inspection in the Goochland County Administrator’s Office, County Administration Building, 1800 Sandy Hook Road, Goochland, Virginia 23063; and

WHEREAS, after proper advertisement was made as required by law, a public hearing was conducted on July 6, 2022, at the Goochland County Administration Building, Board Meeting Room 250, 1800 Sandy Hook Road, Goochland, Virginia 23063.

NOW, THEREFORE, BE IT ORDAINED, that the Goochland County Code is hereby amended, and this ordinance is hereby enacted as follows:

- 1. Sec. 10-73 (Electronic summons system fee) of the Goochland County Code is added as follows:**

Ordinance

Meeting of June 7, 2022

Sec. 10-73. Electronic summons system fee

1. Pursuant to Virginia Code § 17.1-279.1, a fee set by the board of supervisors shall be included as part of the costs assessed in each criminal or traffic case in the county's general district and circuit court in which local law enforcement charges a violation of any statute or ordinance and the defendant is convicted. The fee amount is in the county's fee schedule located in an appendix to this Code.

2. The fee shall be assessed and collected by the clerk of the court in which the case is heard and remitted to the county treasurer's office where it is available to be used, subject to appropriation by the board of supervisors, solely for the sheriff's office to fund software, hardware, and associated equipment costs for the implementation and maintenance of an electronic summons system.

2. Goochland County Fee Schedule (Appendix C of the Goochland County Code) is hereby amended as follows:

APPENDIX C - FEE SCHEDULE

...

Department/Office	County Code	Fee Description	Fee Amount
...			
Courts	Offenses and Miscellaneous Provisions § 10-72	Jail process	\$25.00
<u>Courts</u>	<u>Offenses and Miscellaneous Provisions § 10-73</u>	<u>Electronic summons system</u>	<u>\$5.00</u>
...			

3. Except as amended herein, all County Code provisions remain in effect.

4. This ordinance shall be effective August 1, 2022.

A COPY ATTEST:

 County Administrator or Designee
 Goochland County Board of Supervisors



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: Planning & Zoning
Category: Budget Amendments and/or Appropriations
Prepared By: Jo Ann Hunter
Department Head: MinuteTraq Admin

**SCHEDULED
RESOLUTION**

(ID # 5393)

RESOLUTION AMENDING THE FISCAL YEAR 2023 GOOCHLAND COUNTY BUDGET BY BUDGETING AND APPROPRIATING \$77,245 IN THE BUILDING INSPECTIONS BUDGET AND \$42,245 IN THE FIRE ADMINISTRATION BUDGET TO CONVERT A PART-TIME POSITION TO FULL-TIME FOR A FIRE COMMERCIAL INSPECTOR WHICH WOULD BE SHARED BETWEEN FIRE AND BUILDING INSPECTIONS

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	X
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	X
Strat Goal 3	Excellence in Financial Management	X
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	X

Board Action Requested

The Board is requested to amend the Fiscal Year 2023 Goochland County Budget by budgeting and appropriating \$77,245 in the Building Inspections budget and \$42,245 in the Fire/EMS budget to convert a part-time position to full-time for a Fire Commercial Inspector which would be shared between Fire and Building Inspections.

Summary of Information

The County has had a part-time Fire Commercial Building Inspector advertised since Spring of 2021. No viable candidates have applied. This request is to revise the position to a full-time position. With the increased commercial development in the County there is a need to have someone review building permits to verify compliance with the Fire Code and to ensure projects address public safety needs.

This position would be split 50/50 between the Building Inspections Department and Fire/EMS. Building Inspections budget will cover the initial costs which include a vehicle. The source of funding will be building permit fees.

Some of the duties performed for **Fire/Rescue** may include:

1. Fire safety business inspections
2. Fire safety education
3. Fire/Rescue POD review
4. Assist with fire and life safety programs and demonstrations
5. Other duties as assigned by the Fire Marshal

Some of the duties performed for **Building Inspection** may include:

1. Fire protection system plan review (sprinkler, fire alarm, kitchen hood fire suppression, etc.)
2. Technical assistance (subject matter expert) to plan review and inspection staff
3. Commercial fire protection inspections
4. Building Inspection POD review

Resolution

Meeting of June 7, 2022

5. Other duties as assigned by the Building Official – can also be used to augment commercial inspections and commercial plans review

Draft Motion

I move that the Board (approve/ approve as amended/ deny/ defer to date) the Resolution amending the Fiscal Year 2023 Goochland County budget as outlined and converting a part-time position to a full-time position in the Building Inspection Department.

✓ Vote Record - Resolution 5393						
<input type="checkbox"/> Approved <input type="checkbox"/> Recommended for Approval <input type="checkbox"/> Recommended for Denial <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn <input type="checkbox"/> Recommended for Approval as Am <input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Send to BOS with Report of Tie Vote <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent
	Susan Lascolette		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JUNE 7, 2022, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Resolution amending the Fiscal Year 2023 Goochland County Budget by budgeting and appropriating \$119,490 in the General Fund for a new Fire Commercial Building Inspector and converting a part-time position to a 1.0 full-time equivalent position in the Fiscal Year 2023 - Building Inspection Department

WHEREAS, on April 19, 2022, the Goochland County Board of Supervisors adopted and appropriated the Fiscal Year 2023 Goochland County Budget in the amount of \$124,372,612; and

WHEREAS, Virginia Code § 15.2-2507 states that any locality may amend its budget to adjust the aggregate amount to be appropriated during the current fiscal year; and

WHEREAS, the Board wishes to amend its budget and appropriate funds for a Fire Commercial Building Inspector, and convert a part-time position to a 1.0 full-time equivalent position to its Fiscal Year 2023 budget.

NOW, THEREFORE, BE IT RESOLVED, the Fiscal Year 2023 Goochland County Budget is hereby amended, and the funds appropriated as shown:

Project	Amount	Totals	Source of Funds
County General Fund			
BI - Fire Commercial Inspector	77,245		Building permit fees
Fire - Fire Commercial Inspector	42,245		Building permit fees
		119,490	
GRAND TOTAL		\$ 119,490	GRAND TOTAL

BE IT FURTHER RESOLVED, a part-time position is hereby converted to a 1.0 full-

Resolution
Meeting of June 7, 2022
time equivalent position in the Fiscal Year 2023 Building Inspection Department for a Fire
Commercial Building Inspector.

Adopted this 7th day of June, 2022.

A COPY ATTEST:

County Administrator or Designee
Gochland County Board of Supervisors



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: County Attorney

Category: Agreements, Contracts, Lease, Procurement

Prepared By: Christina Neale

Department Head: Tara A. McGee

**SCHEDULED
ACTION ITEM**

(ID # 5401)

**AUTHORIZATION FOR BOARD OF SUPERVISORS CHAIR TO
EXECUTE AN AMENDMENT TO THE COUNTY ADMINISTRATOR'S
EMPLOYMENT AGREEMENT**

✓ Vote Record - Action Item 5401							
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Recommended for Approval <input type="checkbox"/> Recommended for Denial <input type="checkbox"/> Recommended for Approval as Am <input type="checkbox"/> Deferred <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Approved <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Recusal <input type="checkbox"/> Strike <input type="checkbox"/> No quorum <input type="checkbox"/> Public Hearing Held <input type="checkbox"/> Reviewed <input type="checkbox"/> None <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent	
	Susan Lascolette			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	
Strat Goal 3	Excellence in Financial Management	
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	X

Board Action Requested

The Board is requested to authorize the Board of Supervisors Chair to execute an amendment to the new County Administrator Victor Carpenter's employment contract.

Summary of Information

New County Administrator Vic Carpenter needs temporary housing in Goochland County as he relocates here to start on June 20 as the new County Administrator. The county recently purchased residential property, at 3535 Whitehall Road, that will serve, in the future, as the site of a District 2 Fire Station; however, it has an unoccupied residence on it now.

If Mr. Carpenter would like to move into the house at 3535 Whitehall Road, then his employment contract would need to be amended to include appropriate lease terms allowing him to occupy the property as his temporary residence.

Action Item

Meeting of June 7, 2022

The Board is requested to authorize the Board of Supervisors Chair to execute an amendment to Mr. Carpenter's employment contract to provide for his temporarily leasing the property at 3535 Whitehall Road.

Draft Motion

I move that the Board (approve/ disapprove/ defer to *date*) authorizing the Board Chair to execute an amendment to Victor Carpenter's employment agreement to provide for the county leasing its property to him as temporary housing.



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: Finance
Category: Budget Amendments and/or Appropriations
Prepared By: Barbara Horlacher
Department Head: Barbara Horlacher

**SCHEDULED
RESOLUTION**

(ID # 5387)

**RESOLUTION AMENDING THE FISCAL YEAR 2022 GOOCHLAND
COUNTY BUDGET BY BUDGETING AND APPROPRIATING \$47,744 IN
THE COUNTY GENERAL FUND AND AUTHORIZING FUND
TRANSFERS EXCEEDING \$7,500**

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	
Strat Goal 3	Excellence in Financial Management	X
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

The Board is requested to amend and appropriate Library of Virginia grant funds in the amount of \$47,744 within the Clerk of the Circuit Court’s FY2022 general fund budget and authorize transfers in the general fund exceeding \$7,500.

Summary of Information

The Clerk of the Circuit Court has been awarded \$47,744 in Library of Virginia grant funds for the Record Preservation Program. These funds are expected to be received on a reimbursement basis in the current fiscal year. Staff requests that the Clerk of the Circuit Court’s FY2022 general fund budget be amended to appropriate these additional funds.

This request also includes the following general fund transfers from reserve for contingencies:

- \$35,000 in the Grounds Management department for budget omissions (benefits for shared positions) and increased contracted services.
- \$20,000 in the Parks and Recreation department for part-time staffing due to higher than anticipated participation in programs. Because of the increased participation in programs, recreation fees are approximately \$120,000 greater than budgeted.
- \$65,000 in the Information Technology department for increased software licenses. The increase in several license fees was greater than the anticipated 5%. Also, the FY2022 budget did not include a software license fee that was anticipated to begin in FY2023.

Draft Motion

I move that the Board (approve / approve as amended / deny / defer to *date*) this Resolution budgeting and appropriating \$47,744 in the FY2022 General Fund budget for the Library of Virginia grant and authorizing transfers exceeding \$7,500.

✓ Vote Record - Resolution 5387							
<input type="checkbox"/> Approved <input type="checkbox"/> Recommended for Approval <input type="checkbox"/> Recommended for Denial <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn <input type="checkbox"/> Recommended for Approval as Am <input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Send to BOS with Report of Tie Vote <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent	
	Susan Lascolette			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JUNE 7, 2022, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Resolution amending the Fiscal Year 2022 Goochland County Budget by budgeting and appropriating \$47,744 in the Goochland County General Fund for the Library of Virginia Grant and authorizing fund transfers exceeding \$7,500

WHEREAS, on April 21, 2021, the Goochland County Board of Supervisors adopted and appropriated the Fiscal Year 2022 Goochland Budget in the amount of \$141,274,251;

WHEREAS, Virginia Code § 15.2-2507 states that any locality may amend its budget to adjust the aggregate amount to be appropriated during the current fiscal year;

WHEREAS, pursuant to the County’s Fiscal Year 2022 appropriation resolution (#3937), fund category transfers exceeding \$7,500 require authorization from the Board of Supervisors;

WHEREAS, the Board wishes to amend the Fiscal Year 2022 Budget for the stated purposes.

NOW, THEREFORE, BE IT RESOLVED, the Fiscal Year 2022 Goochland County Budget is hereby amended, and the funds appropriated and transferred as shown:

Resolution

Meeting of June 7, 2022

Project	Amount	Totals	Source of Funds
General Fund			
Record Preservation	47,744		Library of VA grant
		47,744	
Grounds Management	35,000		Reserve for contingencies
Parks and Recreation	20,000		Reserve for contingencies
Information Technology	65,000		Reserve for contingencies
Reserve for contingencies	(120,000)		
		-	
GRAND TOTAL		\$ 47,744	GRAND TOTAL

Adopted this 7th day of June, 2022.

A COPY ATTEST:

County Administrator or Designee
Goochland County Board of Supervisors



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: Finance
Category: Budget Amendments and/or Appropriations
Prepared By: Barbara Horlacher
Department Head: Barbara Horlacher

**SCHEDULED
RESOLUTION**

(ID # 5386)

**RESOLUTION AMENDING THE FISCAL YEAR 2022 GOOCHLAND
COUNTY BUDGET BY BUDGETING AND APPROPRIATING \$882,431
IN THE SCHOOL OPERATING, CAFETERIA, AND TEXTBOOK FUNDS
AND AUTHORIZING FUND TRANSFERS EXCEEDING \$7,500**

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	
Strat Goal 3	Excellence in Financial Management	X
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

The Board is requested to amend and appropriate \$882,431 to the FY2022 Goochland County Public Schools (GCPS) operating fund, cafeteria fund, and textbook fund budgets and authorize fund transfers exceeding \$7,500.

Summary of Information

The GCPS request includes categorical transfers in the operating fund and the appropriation of grants in the operating, cafeteria, and textbook funds. This request will provide funds for \$1,500 full-time staff retention stipends. This request requires no additional local transfer.

Draft Motion

I move that the Board (approve / approve as amended / deny / defer to *date*) this Resolution amending the Fiscal Year 2022 Goochland County Budget to appropriate \$882,431 in the Goochland County Public Schools operating, cafeteria, and textbook funds and to authorize fund transfers exceeding \$7,500.

ATTACHMENTS:

- AlvarezBS5Transmittal (PDF)

✓ Vote Record - Resolution 5386							
<input type="checkbox"/> Approved <input type="checkbox"/> Recommended for Approval <input type="checkbox"/> Recommended for Denial <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn <input type="checkbox"/> Recommended for Approval as Am <input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Send to BOS with Report of Tie Vote <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent	
	Susan Lascolette			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JUNE 7, 2022, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Resolution amending the Fiscal Year 2022 Goochland County Budget by budgeting and appropriating \$882,431 in the School Operating, Cafeteria, and Textbook Funds and authorizing fund transfers exceeding \$7,500

WHEREAS, on April 21, 2021, the Goochland County Board of Supervisors adopted and appropriated the Fiscal Year 2022 Goochland Budget in the amount of \$141,274,251;

WHEREAS, Virginia Code § 15.2-2507 states that any locality may amend its budget to adjust the aggregate amount to be appropriated during the current fiscal year;

WHEREAS, pursuant to the County’s Fiscal Year 2022 appropriation resolution (#3937), fund category transfers exceeding \$7,500 require authorization from the Board of Supervisors;

WHEREAS, the Board wishes to amend the Fiscal Year 2022 Budget for the stated purposes.

NOW, THEREFORE, BE IT RESOLVED, the Fiscal Year 2022 Goochland County Budget is hereby amended, and the funds appropriated and transferred as shown:

Resolution

Meeting of June 7, 2022

Project	Amount	Totals	Source of Funds
School Operating Fund			
Transportation	(40,000)		Transfer to other category
Operations/Maintenance	40,000		Transfer to other category
		-	
School Operating Fund			
Instruction - retention stipend	430,000		Additional sales tax revenue
Admin/health - retention stipend	30,000		Additional sales tax revenue
Operations/Maint. - retention stipend	44,000		Additional sales tax revenue
Technology - retention stipend	20,000		Additional sales tax revenue
Admin/health - streaming	40,000		Additional sales tax revenue
Technology - communications	36,000		Additional sales tax revenue
Admin/health - staff incentives	8,282		Bank of America rebate
Technology - Kajeet devices	30,000		Kajeet Inc. grant
Instruction - VR equipment	24,500		Goochland Education Foundation grant
		662,782	
School Cafeteria Fund			
Emergency operating costs	44,649		Federal National School Lunch Program
Additional food expenses	75,000		USDA federal reimbursements
		119,649	
School Textbook Fund			
Textbook purchases	100,000		Prior year balance
		100,000	
GRAND TOTAL		\$ 882,431	GRAND TOTAL

Adopted this 7th day of June, 2022.

A COPY ATTEST:

 County Administrator or Designee
 Goochland County Board of Supervisors



Goochland County Public Schools

PO Box 169 Goochland, Virginia 23063 | Phone (804) 556-5630

Jeremy J. Raley, Ed.D., Superintendent

May 11, 2022

Mr. Manuel Alvarez, Jr., Interim County Administrator
 County of Goochland
 1800 Sandy Hook Road
 Goochland, VA 23063

Dear Mr. Alvarez:

The School Board approved at their May 10, 2022 meeting the following budget supplement and categorical transfer items. A \$1,500 full-time staff retention stipend will be funded mainly with \$600,000 in anticipated additional sales tax revenue (as supported by state and staff projections). This stipend, combined with the \$1,500 distributed in December 2021 will equate to amount granted to County Government employees in December. We ask that the Board of Supervisors approve these items during their June 2022 meeting.

Category Transfers - Operating Fund	Amount	Totals	Source of Funds
Transportation Category – projected surplus	-\$40,000		County Transfer - Transportation Category
Operations/Maint. Category – inflation – fuel, svcs.	40,000		County Transfer - Transportation Category
Budget Supplement - Operating Fund			
Instruction Category – Retention Stipend	\$430,000		Additional Sales Tax Revenue (total \$600K)
Admin/Health Category – Retention Stipend	30,000		Additional Sales Tax Revenue
Operations/Maint. Category – Retention Stipend	44,000		Additional Sales Tax Revenue
Technology Category – Retention Stipend	20,000		Additional Sales Tax Revenue
Admin/Health Category – Mktg, mtg streaming svc	40,000		Additional Sales Tax Revenue
Technology Category – Communications upgrade	36,000		Additional Sales Tax Revenue
Admin/Health Category – Staff incentives	8,282		Bank of America FY2021 Rebate
Technology Category – Kajeet devices/data plans	30,000		Kajeet Inc. Grant
Instruction Category – VR equipment	24,500		Goochland Education Foundation Grant
		\$662,782	
Budget Supplement - Cafeteria Fund			
Emergency Operating Costs - supply chain issues	\$44,649		Federal National School Lunch Program
Additional food expenses for higher meals served	75,000		USDA federal reimbursements
		\$119,649	
Budget Supplement - Textbook Fund			
Textbook purchases	\$100,000	\$100,000	Prior year fund balance
Total additional appropriation		\$882,431	

These categorical transfers require **no additional local transfer** from the Goochland County Board of Supervisors. We thank the Board of Supervisors for their careful consideration to approve these categorical transfers and supplemental appropriations. Please let us know if there is any other information you would like us to provide.

Sincerely,

Jeremy J. Raley, Ed.D.
 Superintendent

Attachment: AlvarezBS5Transmittal (5386 : FY22 school budget amendment)



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: County Administration
Category: Agreements, Contracts, Lease, Procurement
Prepared By: Paul Drumwright
Department Head: Manuel Alvarez

**SCHEDULED
RESOLUTION**

(ID # 5384)

**RESOLUTION AFFIRMING SUPPORT OF AND PARTICIPATION IN
FIREFLY FIBER BROADBAND'S REGIONAL INTERNET SERVICE
EXPANSION (RISE) PROJECT AND THE RELATED 2022 VIRGINIA
TELECOMMUNICATION INITIATIVE (VATI) BROADBAND GRANT,
AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE
ANY NECESSARY DOCUMENTS IN FURTHERANCE OF THE RISE
PROJECT**

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	x
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	
Strat Goal 3	Excellence in Financial Management	x
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	x
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

The Board is requested to adopt a Resolution affirming participation in Firefly Fiber Broadband’s Regional Internet Service Expansion (RISE) Project and the related 2022 Virginia Telecommunication Initiative (VATI) Broadband Grant, and authorizing the County Administrator to take all other actions necessary in furtherance of the projects.

Summary of Information

Goochland County, Central Virginia Electric Cooperative (CVEC), and Firefly Fiber BroadbandSM, a wholly owned subsidiary of CVEC (Firefly), have collaborated and partnered on broadband expansion efforts both within and outside of CVEC’s service territory since September 2019. This includes pursuing federal and state broadband grants in 2020 and 2021.

Dominion Energy Virginia, Firefly, Rappahannock Electric Cooperative (REC) and the Counties of Albemarle, Appomattox, Buckingham, Cumberland, Fluvanna, Goochland, Greene, Louisa, and Powhatan entered into a Memorandum of Understanding in 2021 to advance a regional broadband partnership known as the Regional Internet Service Expansion (RISE) project that aims to deliver fiber-optic broadband service to unserved and underserved households and businesses in areas of Central Virginia, subject to regulatory approvals. This partnership is enabled by bi-partisan legislation adopted during the 2021 General Assembly Session.

On December 13, 2021, the Virginia Telecommunication Initiative (VATI) program, facilitated by the Commonwealth of Virginia’s Department of Housing and Community Development (DHCD), awarded Firefly and the Thomas Jefferson Planning District Commission (TJPC) \$79 million in grant funds to support the \$288 million RISE project. The RISE project incorporates a previously awarded United States Department of Agriculture ReConnect grant that was awarded on August 11, 2021.

Goochland County's pledged match of \$3,437,500 towards the successful VATI RISE project was appropriated on March 1, 2022. The VATI RISE pledge is part of the larger RISE project and an overall pledge to provide local match funding not to exceed \$3,637,500. Goochland County's pledged match of \$200,000 towards the Firefly ReConnect portion of the RISE project was appropriated on February 1, 2022.

Representatives from CVEC and Firefly provided an update on the status of the RISE project to the Board of Supervisors during its May 3, 2022 meeting.

Firefly and TJPDC, the VATI project administrator, began contract negotiations with DHCD on January 12, 2022. On May 27, 2022, TJPDC provided Goochland County a draft three-party VATI agreement between TJPDC, Firefly and participating counties. DHCD requires execution of the three-party agreements before a VATI agreement between DHCD and TJPDC is implemented. TJPDC's goal is to execute agreements with each of the project's participating counties during the month of June.

The Board of Supervisors is requested to adopt a Resolution affirming participation in Firefly's RISE Project, the related 2022 VATI Broadband grant, and authorizing the County Administrator to take all other actions necessary in furtherance of the projects, provided that the County Attorney has approved any agreements as to legal form. This request for authority is meant to provide the County Administrator flexibility to execute any current or future RISE project agreements, documents, communications, etc. due to the quick nature of project milestones as well as to eliminate any delay on Goochland's part in extending broadband service to the community. TJPDC's Commission is set to adopt a Resolution at its June 2, 2022 meeting authorizing their Executive Director to do the same, including executing the three-party VATI agreements with participating localities. A finalized unexecuted version of the three-party VATI agreement is included with this agenda item.

Goochland County believes broadband internet access is essential for our community to support rural agriculture, business, education endeavors, public safety, and everyday life. On September 9, 2019, the county kicked off its 10 Steps to Broadband Internet Initiative which includes a commitment to provide all interested Goochland citizens access and options for universal broadband service provision.

Fostering partnerships with providers to incentivize expansion of service to unserved and underserved areas of the county is a priority of the county's 10 Steps to Broadband Internet Initiative.

Draft Motion

I move that the Board (approve / approve as amended/ deny / defer to *date*) this Resolution affirming the County's participation in the RISE and VATI broadband projects and authorizing the County Administrator to take all other actions necessary in furtherance of the projects

ATTACHMENTS:

- Three Party VATI Agreement for Counties - Goochland County 6-1-22 (DOC)

✓ Vote Record - Resolution 5384						
<input type="checkbox"/> Approved <input type="checkbox"/> Recommended for Approval <input type="checkbox"/> Recommended for Denial <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn <input type="checkbox"/> Recommended for Approval as Am <input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Send to BOS with Report of Tie Vote <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent
	Susan Lascolette		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JUNE 7, 2022, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Resolution affirming support of and participation in Firefly Fiber Broadband’s Regional Internet Service Expansion (RISE) Project and the related 2022 Virginia Telecommunication Initiative (VATI) Broadband Grant, and authorizing the County Administrator to take all other actions necessary in furtherance of the RISE project

WHEREAS, Goochland County is committed to bringing universal broadband internet access to its citizens across the county within the next three years; and

WHEREAS, Firefly Fiber Broadband, Dominion Energy, and Rappahannock Electric Cooperative have developed a Regional Internet Service Expansion (RISE) project with the Thomas Jefferson Planning District Commission as the lead applicant and with the County being one of multiple counties included in the project to make fiber-to-the-premises broadband internet service available to unserved locations in the County; and

WHEREAS, the RISE project incorporates a previously awarded United States Department of Agriculture ReConnect grant, for portions of Goochland County, that was awarded to Firefly Fiber Broadband on August 11, 2021; and

WHEREAS, the Goochland County Board of Supervisors adopted a Resolution to Participate in the RISE project and 2022 Virginia Telecommunication Initiative (VATI) Broadband Grant Application on September 7, 2021; and

WHEREAS, on December 13, 2021, the Thomas Jefferson Planning District Commission and Firefly Fiber Broadband were awarded \$79 million in grant funds by VATI to support the \$288 million RISE project; and

WHEREAS, Goochland County’s pledged match of \$3,637,500 for the RISE project has been appropriated including \$3,437,500 towards the successful VATI RISE project and \$200,000 towards the Firefly ReConnect portion of the RISE project; and

WHEREAS, the Board of Supervisors believes broadband internet access is essential for our community to support rural agriculture, business, education endeavors, public safety, and everyday life.

NOW, THEREFORE, BE IT RESOLVED, the Gochland County Board of Supervisors reaffirms its full support of and participation in the RISE project and the associated 2022 VATI broadband grant.

BE IT FURTHER RESOLVED, the County Administrator is authorized, in furtherance of the RISE project, to take all other actions necessary in furtherance of the RISE project, provided the County Attorney has approved any necessary agreements as to legal form.

Adopted this 7th day of June, 2022.

A COPY ATTEST:

County Administrator or Designee
Gochland County Board of Supervisors

**Agreement between Thomas Jefferson Planning District Commission,
Firefly, and Goochland County, Virginia
Regarding Awarded VATI 2022 Funding**

This Grant Agreement (“Agreement”), effective December 15, 2021, and dated June 1, 2022, is entered into by and between the Thomas Jefferson Planning District Commission (TJPDC), a public body corporate and politic jointly and cooperatively created by its member localities pursuant to Virginia Code § 15.2-4200 *et seq.*, Firefly Fiber Broadband (FIREFLY), and Goochland County (Goochland County), a political subdivision of the Commonwealth of Virginia, (“the Parties”).

WITNESSETH:

- A. WHEREAS, the Commonwealth of Virginia established the Virginia Telecommunication Initiative (VATI); and
- B. WHEREAS, pursuant to the VATI program guidelines and statutory authority, the primary objective of VATI is to provide financial assistance to supplement construction costs by private sector broadband providers, in partnership with local units of government, to extend broadband facilities to areas that presently are unserved by any broadband provider; and
- C. WHEREAS, the Virginia Department of Housing and Community Development (DHCD) has been authorized to distribute and administer funds awarded through the Virginia Telecommunications Initiative (VATI) grant-making process; and
- D. WHEREAS, Goochland County pledged its support for obtaining VATI funding to achieve deployment of a fiber-to-the-premises last-mile broadband network to offer service to all locations within Goochland County and within all other participating counties; and
- E. WHEREAS, Goochland County resolved to participate in this regional project, to fully support the application, and to provide matching funds up to \$3,437,500 at its September 7, 2021 Board of Supervisors meeting; and
- F. WHEREAS, the participating counties cooperated in the VATI 2022 grant application process, with TJPDC as the primary applicant and FIREFLY as the co-applicant, and the parties understand the participating counties remain committed to bringing universal broadband internet access to their residents and businesses; and
- G. WHEREAS, DHCD awarded TJPDC and co-applicant FIREFLY a 2022 VATI grant (VATISF#2022-034 on December 15, 2021) to provide a fiber optic network that would extend through parts of the participating counties; and
- H. WHEREAS, this VATI project is anticipated to take at least 36 months from the date of the grant award to complete; and

I. WHEREAS, Goochland County has the \$3,437,500 in matching funds committed to support the Goochland County portion of the project; and

J. WHEREAS, the Parties now enter into this agreement (“TJPDC/FIREFLY Goochland County Agreement”) formally setting forth the respective roles regarding the work and project as the VATI grant has been awarded.

NOW, in consideration of the recitals, mutual promises, and such other consideration set forth herein, the receipt and sufficiency of which are hereby acknowledged, TJPDC, FIREFLY and Goochland County now hereby agree as follows:

TJPDC, on behalf of itself, Goochland County, and the counties participating in the VATI grant will do the following:

- 1) Maintain all data and records related to the project for a period of five (5) years following the conclusion of the project for the purposes of compliance with potential audits; and
- 2) Serve as fiscal agent for the project and maintain accurate records of the financial expenditures of the VATI monies, including, but not limited to financial reports, monthly funding draws, approval of FIREFLY expenditures and invoices, documentation of matching funds, receipt and disbursement of matching funds, etc.; and
- 3) Provide overall grant management of the VATI project, as well as coordination and administration of the project by working as a liaison between the counties, FIREFLY and DHCD; and
- 4) Assist the participating counties and FIREFLY with educating the public about the project and services to be available in their respective areas; and
- 5) Submit invoices to Goochland County that detail the County’s expense obligations for the required matching funding for project completion in the Goochland County area; and
- 6) Provide a copy of the monthly financial and performance report to DHCD that provides information on progress against established project milestones as approved by DHCD; and
- 7) At Goochland County request, share or request from FIREFLY all invoices applicable to the construction project in Goochland County and cooperate with the County to verify pre-construction or construction work has been completed or equipment has been ordered and received prior to disbursing any VATI funds; and
- 8) Use its best efforts to request the full amount of grant funds prior to June 30, 2025; and
- 9) Notify FIREFLY and Goochland County immediately of any change in the availability of funding; and
- 10) Cooperate with FIREFLY in requesting from DHCD any needed extension to the completion date; and
- 11) Share FIREFLY’s post-closeout subscriber reports with Goochland County.

FIREFLY will:

- 1) Provide the TJPDC with required information for the management of the VATI grant, including, but not limited to progress reports and monthly invoices, to include all supporting documentation to verify eligible expenses; and
- 2) Prepare and file the required documents to the localities for zoning and permit applications; and
- 3) Design, engineer, construct and implement broadband services as designated in the VATI application, in compliance with the grant program requirements; and
- 4) Allow TJPDC or Goochland County to audit and verify project progress at reasonable times and places, including the inspection of project sites. TJPDC and Goochland County and its representatives, agents, and employees must maintain the confidentiality of any proprietary information obtained or learned through such audits or inspections and agree to indefinitely maintain such confidentiality to the furthest extent permitted under law. Firefly agrees to notify TJPDC and Goochland County of any information it asserts should be subject to this subsection prior to providing such information; and
- 5) Guarantee that the minimum bandwidth offerings for the project will be no less than the Federal Communications Commission's definition of broadband as of the date of project commencement; and
- 6) Provide service extensions from the network backbone of up to 2,500 feet to any location within the project service area; and
- 7) Participate in the federal Affordable Connectivity Program; and
- 8) Perform the necessary speed testing and reporting to comply with the DHCD Agreement; and
- 9) Own, along with Rappahannock Electric Cooperative, all assets to be funded by VATI grant monies and the localities matching funds; and
- 10) Provide ongoing communication and outreach to the counties and its residents throughout the project; and
- 11) Indemnify, defend, and hold Goochland County and TJPDC harmless for any failure(s) by it to complete any Grant Activities described in the DHCD Contract Documents; and
- 12) Provide all invoices requested by TJPDC applicable to the construction project and cooperate with TJPDC or Goochland County to verify pre-construction or construction work has been completed or equipment has been ordered and received prior to receiving any VATI funds; and
- 13) Provide to TJPDC its post-closeout subscriber reports necessary to fulfill reporting requirements by TJPDC to DHCD, according to its agreement with DHCD.

Goochland County will:

- 1) Provide matching funds in an amount not to exceed \$3,437,500 for the grant activities constructed in and provided to Goochland County over the period of the project; and
- 2) Maintain all data and records related to the project for a period of five (5) years following the conclusion of the project; and
- 3) Produce all data and records related to the project upon written request of TJPDC or DHCD or its successors or designees within thirty (30) days; and

- 4) Provide prompt payment of submitted invoices to TJPDC within 45 days of the receipt of an invoice; and
- 5) Acknowledge and agree that a certain portion of the DHCD VATI award may be retained by DHCD and paid in accordance with the provision of the DHCD Agreement; and
- 6) Cooperate with TJPDC and FIREFLY to communicate the project to Goochland County residents and business owners; and
- 7) Recognize TJPDC, FIREFLY, and DHCD support in their efforts to expand broadband in all project-related communication with the media and its marketing publications; and
- 8) Cooperate with FIREFLY in requesting from DHCD any needed extension to the completion date.

All Parties will use due diligence and best efforts on community outreach and marketing the availability of service, which is the intent of the project and VATI program. The Parties acknowledge, however, that the actual number of customers who choose to subscribe is beyond the Parties' control. The Parties also acknowledge that the DHCD's intent is that the Parties exercise due diligence and best efforts and that no funds will be returned to the Commonwealth nor retained by TJPDC and Goochland County so long as the Parties in fact exercise due diligence and best efforts to reach the project and program goals.

CONTRACT PERFORMANCE

This agreement will terminate when DHCD notifies the TJPDC that all grant requirements have been satisfied.

This Agreement constitutes the entire agreement as to the Project and any associated VATI grant and may not be amended or modified except in writing, signed by each of the parties hereto.

Recognizing the scale and complexity of this project, to the extent that changes to the project management schedule arise due to requirements imposed by DHCD or for any other reason not caused by the action or failure to act by any party to this agreement, including Acts of God, weather events, or construction supply and/or labor shortages, the Parties agree to engage in good faith discussions to undertake modifications to the schedule. All agreed-upon changes to the project management schedule shall be set forth in a new written schedule and provided to all Parties. A formal amendment to this Agreement shall not be required, but the Parties will cooperate to request a project completion date extension from DHCD as needed.

This Agreement is conditioned upon TJPDC and other necessary parties executing the DHCD Agreement and obtaining funding under the VATI program.

The Parties will cooperate with any audit of this project and Grant Activities undertaken by DHCD. This responsibility survives the termination of this Agreement. TJPDC and Goochland County and its representatives, agents, and employees agree to maintain the

confidentiality of any proprietary information obtained or learned through such audits and agree to indefinitely maintain such confidentiality to the furthest extent permitted under law.

This Agreement is made and is intended to be performed in the Commonwealth of Virginia and must be construed and enforced in accordance with the laws of the Commonwealth of Virginia.

[SIGNATURE PAGES INCLUDED ON THE FOLLOWING THREE PAGES]

FIREFLY FIBER BROADBAND

By: _____
Gary Wood, President and Chief Executive Officer

Date: _____

[REMAINDER OF PAGE BLANK]

GOOCHLAND COUNTY, VIRGINIA

By: _____
Manuel Alvarez, Jr., Interim County Administrator

Date: _____

Approved as to form:

County Attorney

[REMAINDER OF PAGE BLANK]

THOMAS JEFFERSON PLANNING DISTRICT COMMISSION

By: _____
Christine Jacobs, Executive Director

Date: _____



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: County Attorney
Category: Other
Prepared By: Christina Neale
Department Head: Tara A. McGee

**SCHEDULED
RESOLUTION**

(ID # 5398)

**RESOLUTION CHANGING THE BOARD OF SUPERVISORS' JULY 5,
2022 REGULARLY SCHEDULED MEETING TO JULY 6, 2022**

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	X
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	
Strat Goal 3	Excellence in Financial Management	
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

The Board is requested to adopt a Resolution changing its July 5, 2022 regularly scheduled meeting to July 6, 2022.

Summary of Information

The County’s contract with the provider of its July 4 fireworks display calls for a rain date of July 5, therefore, it is recommended that the Board of Supervisors’ July 5, 2022 regularly scheduled meeting be changed to July 6, 2022.

Virginia Code § 15.2-1416 requires that the Board adopt a resolution to change its July 5, 2022 meeting to July 6, 2022.

Draft Motion

I move that the Board (adopt/ adopt as amended/ deny/ defer to date) the Resolution changing its July 5, 2022 regularly scheduled meeting to July 6, 2022.

✓ Vote Record - Resolution 5398							
<input type="checkbox"/> Approved <input type="checkbox"/> Recommended for Approval <input type="checkbox"/> Recommended for Denial <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn <input type="checkbox"/> Recommended for Approval as Am <input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Send to BOS with Report of Tie Vote <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent	
	Susan Lascolette			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JUNE 7, 2022, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Resolution changing the Board of Supervisors’ July 5, 2022 meeting to July 6, 2022

WHEREAS, the Goochland County Board of Supervisors wishes to change its July 5, 2022 regularly scheduled meeting to July 6, 2022 to accommodate a possible rain date for its Independence Day fireworks event; and

WHEREAS, Virginia Code § 15.2-1416 provides that a change to the date of a regularly scheduled meeting must be passed by Resolution.

NOW, THEREFORE, BE IT RESOLVED by he Goochland County Board of Supervisors that its regularly scheduled July 5, 2022 meeting be rescheduled to July 6, 2022.

Adopted this June 7, 2022.

A COPY ATTEST:

 County Administrator or Designee
 Goochland County Board of Supervisors



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: County Administration
Category: Appointment
Prepared By: Lisa K. Beczkiewicz
Department Head: Lisa K. Beczkiewicz

**SCHEDULED
ACTION ITEM**

(ID # 5404)

APPOINTMENTS - JUNE 2022

✓ Vote Record - Action Item 5404							
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Recommended for Approval <input type="checkbox"/> Recommended for Denial <input type="checkbox"/> Recommended for Approval as Amended <input type="checkbox"/> Deferred <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Approved <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Recusal <input type="checkbox"/> Strike <input type="checkbox"/> No quorum <input type="checkbox"/> Public Hearing Held <input type="checkbox"/> Reviewed <input type="checkbox"/> None <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent	
	Susan Lascolette			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	X
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	
Strat Goal 3	Excellence in Financial Management	
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	X
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

The Board will consider the following appointments at its June 7 meeting.

Board of Building Code Appeals

Reappointment of members Dan Doody and Carter Duke, effective June 1, 2022 - May 31, 2024, two-year terms.

Community Transportation Advisory Committee (CTAC)

Appointment of Austin Goyne for a two-year term, effective June 1, 2022 – May 31, 2024, as alternate.

MPO Technical Advisory Committee (TAC)

Appointment of Austin Goyne for a two-year term, effective June 1, 2022 – May 31, 2024, Tom Coleman will serve as alternate.

Goochland Powhatan Community Services

Reappointment of the following members effective July 1, 2022 through June 30, 2025, three year-terms: Parthenia Dinora, Renee Sottong, Mariah Leonard, Crystal Neilson-Hall

Draft Motion

Action Item

Meeting of June 7, 2022

I move that the Goochland County Board of Supervisors (approve/approve as amended) the appointments as presented.



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Category: Ordinance Amendment NOT Appendix A or B

Meeting: 06/07/22 02:00 PM

Department: County Attorney

Prepared By: Christina Neale

Department Head: Tara A. McGee

**SCHEDULED
ORDINANCE**

(ID # 5379)

**ORDINANCE AMENDING COUNTY CODE SEC. 13-66 (CLAIMING OF
TAX RELIEF) TO CHANGE THE REAL ESTATE TAX RELIEF
AFFIDAVIT SUBMISSION DEADLINE FROM APRIL 30 TO MARCH 31**

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	X
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	
Strat Goal 3	Excellence in Financial Management	X
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

The Board is requested to consider the following proposed ordinance amendment.

Summary of Information

The proposed ordinance was requested months ago and relates to a routine change in process for personal property tax exemptions. It is not applicable to personal property tax exemptions until 2023.

The proposed ordinance will change the real estate tax relief affidavit submission deadline from April 30 to March 31, so that the Commissioner of Revenue has the information earlier which will help in the process of preparing tax bills.

The Commissioner of Revenue requested this ordinance amendment.

Draft Motion

I move that the Board (adopt/ adopt as amended/ deny/ defer to *date*) this ordinance changing the real estate tax relief affidavit submission deadline from April 30 to March 31.

✓ Vote Record - Ordinance 5379							
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Meeting Cancelled <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Referred <input type="checkbox"/> Public Hearing Held <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent	
	Susan Lascolette			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JUNE 7, 2022, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Ordinance amending County Code Sec. 13-66 (Claiming of tax relief) to change the real estate tax relief affidavit submission deadline from April 30 to March 31

WHEREAS, Virginia Code §§ 15.2-1427 and 15.2-1433 enable a local governing body to adopt, amend, and codify ordinances or portions thereof; and

WHEREAS, the Goochland County Commissioner of Revenue has asked the Board to consider changing the real estate tax relief affidavit submission deadline from April 30 to March 31 in order to have the information earlier in the process of preparing tax bills; and

WHEREAS, the Commissioner of Revenue has requested this ordinance amendment as a routine process change that will not affect any exemptions or payments for this calendar year, but will allow her to improve her process for calendar year 2023; and

WHEREAS, other changes are proposed to improve the ordinance language; and

WHEREAS, the Board of Supervisors wishes to amend and update the County Code for the foregoing reason; and

WHEREAS, the full text of this proposed ordinance amendment was available for public inspection in the Goochland County Administrator’s Office, County Administration Building, 1800 Sandy Hook Road, Goochland, Virginia 23063; and

WHEREAS, after proper advertisement as required by law, a public hearing was conducted on June 7, 2022, at the Goochland County Administration Building, Board Meeting Room 250, 1800 Sandy Hook Road, Goochland, Virginia 23063.

NOW, THEREFORE, BE IT ORDAINED, that the Goochland County Code is hereby amended, and this ordinance is hereby enacted as follows:

- 1. Sec. 13-66 (Claiming of tax relief) of the Goochland County Code is amended as follows:**

Ordinance

Meeting of June 7, 2022

Sec. 13-66. - Claiming of tax relief.

(a) The person claiming ~~such~~ tax relief shall file annually with the commissioner of the revenue a real estate tax relief affidavit. ~~Such~~ The affidavit ~~shall~~ must be filed ~~after~~ between January 1 and ~~not later than April 30~~ March 31 of each year. ~~Such~~ The affidavit must ~~shall~~ be completed on forms provided by the county and include ~~shall set forth~~, in a manner prescribed by the commissioner of the revenue, the names of the related persons occupying ~~such~~ the real estate, the net combined financial worth, including equitable interests, and the total combined income, ~~of such persons~~ as specified in section 13-65.

...

2. Except as amended herein, all County Code provisions remain in effect.

3. This ordinance shall be effective January 1, 2023.

A COPY ATTEST:

County Administrator or Designee
Goochland County Board of Supervisors



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

**SCHEDULED
ORDINANCE**

Meeting: 06/07/22 02:00 PM
Department: Planning & Zoning
Category: BOS CUP Ordinance
Prepared By: Tom Coleman
Department Head: MinuteTraq Admin

(ID # 5380)

**DISTRICT 1 - CU-2016-00008B APPLICATION BY DONNA AND
BRADLEY REYNOLDS REQUESTING RENEWAL OF CONDITIONAL
USE PERMIT CU-2016-00008A FOR A PUBLIC ASSEMBLY PLACE ON
23.07 ACRES AT 5061 BROAD STREET ROAD ON TAX MAP NOS. 5-1-0-
61-0 AND 5-1-0-61-C. THE PROPERTY IS ZONED AGRICULTURAL,
GENERAL (A-1). THE CONDITIONAL USE PERMIT IS REQUIRED BY
COUNTY ZONING ORDINANCE SECTION 15-102, IN ACCORDANCE
WITH SECTION 15-290. THE COMPREHENSIVE PLAN DESIGNATES
THIS AREA AS RURAL ENHANCEMENT.**

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	<u>X</u>
Strat Goal 3	Excellence in Financial Management	
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

The Board is requested to hold a public hearing and consider this conditional use permit renewal application by Donna and Bradley Reynolds.

Summary of Information

District 1

Application by Donna and Bradley Reynolds (Bandit’s Ridge) requesting renewal of Conditional Use Permit CU-2016-00008A to continue to operate a public assembly place on 23.07 acres at 5061 Broad Street Rd. on Tax Map Nos. 5-1-0-61-0 and 5-1-0-61-C. The property is zoned A-1 (Agricultural, General), and the CUP is required by Goochland County Zoning Ordinance Section 15-102, in accordance with Section 15-290. The Comprehensive Plan designates this area as a Rural Enhancement Area.

The applicants reside on the property and operate a wedding and event venue allowing activities with up to 150 attendees. Most CUP-related activities take place indoors in two Venue Barns located on the property. The original CUP was approved in October 2016, and after a second, larger Venue Barn was constructed, the CUP was renewed in August 2017. There are no overnight guest accommodations for clients.

The applicants are not proposing any changes to the facility or operations.

Donna Reynolds hosted a community meeting on April 6, 2022, on site at 5061 Broad Street Rd. for renewal of a CUP to continue to operate a public assembly place. Supervisor Ms. Lascolette and Planning Commissioner Mr. Myers and 3 citizens

Ordinance

Meeting of June 7, 2022

attended. There were no concerns or issues with the renewal of the CUP, and the citizens who attended were in support.

At the May 5, 2022 public meeting, the Planning Commission recommended approval as amended on 4-0 vote. Mr. Brewer was absent. At the request of the applicant, the Commission increased the allowable sign area to 32 sq. ft. (CUP condition #13). No one from the public spoke.

Draft Motions

- **Approve:** I move that the Board grant conditional use permit CU-2016-00008B for a public assembly place at 5061 Broad Street Road subject to the imposed conditions as presented.
- **Approve as amended:** I move that the Board grant conditional use permit CU-2016-00008B for a public assembly place at 5061 Broad Street Road subject to the imposed conditions, with the following amendments:
_____.
- **Defer:** I move that the Board defer consideration of conditional use permit CU-2016-00008B for a public assembly place at 5061 Broad Street Road to _____
(date).
- **Deny:** Based on the information in the staff report and from the public hearing, I move that the Board deny conditional use permit CU-2016-00008B for a public assembly place at 5061 Broad Street Road on the grounds that:
 - it is not in keeping with public necessity, convenience, general welfare, and good zoning practice;
 - and _____.

ATTACHMENTS:

- CU-2016-00008B - Site plan (Exhibit A) (PDF)
- CU-2016-00008B - PC Resolution (PDF)
- CU-2016-00008B - Staff Report (DOCX)
- CU-2016-00008B - Application (PDF)

✓ Vote Record - Ordinance 5380							
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Meeting Cancelled <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Referred <input type="checkbox"/> Public Hearing Held <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent	
	Susan Lascolette			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JUNE 7, 2022, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Ordinance granting Conditional Use Permit CU-2016-00008B for a public assembly place on 23.07 acres at 5061 Broad Street Road on Tax Map Nos. 5-1-0-61-0 and 5-1-0-61-C

WHEREAS, Virginia Code § 15.2-2286(A)(3) enables the Goochland County Board of Supervisors to grant conditional use permits under suitable regulations and safeguards; and

WHEREAS, Donna and Bradley Reynolds filed an application requesting renewal of a conditional use permit (CUP) for a public assembly place on 23.07 acres at 5061 Broad Street Road on Tax Map Nos. 5-1-0-61-0 and 5-1-0-61-C in Election District 1; and

WHEREAS, the original CUP was granted in Case No. CU-2016-00008 on October 4, 2016 subject to 21 conditions, and renewed in case CU-2016-00008A on August 1, 2017 subject to 18 imposed conditions, but that CUP is expiring and will be superseded by the approval of this CUP; and

WHEREAS, the applicants were also granted a paving waiver with their initial CUP pursuant to former County Zoning Ordinance Article 21, Division V, Sec. 18.9, which is now current Zoning Ordinance § 15-316, to waive the requirement that parking areas be paved, except for handicapped parking requirements; and

WHEREAS, the subject property is zoned Agricultural, General (A-1) and the proposed activity is permitted in that district with a CUP under Zoning Ordinance § 15-102, in accordance with § 15-290; and

WHEREAS, in addition to extending the CUP, certain conditions are being amended or added, but this CUP states all conditions that are imposed on the Property; and

WHEREAS, the conditions imposed below represent suitable regulations and safeguards

to protect the neighboring properties from the impact of the CUP; and

WHEREAS, the Comprehensive Plan designates this area as Rural Enhancement; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission advertised as required by law and held a public hearing on this application on May 5, 2022, and voted 4-0 to recommend approval of this request; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Board of Supervisors advertised as required by law and held a public hearing on this application on June 7, 2022.

NOW, THEREFORE, BE IT ORDAINED, the Goochland County Board of Supervisors is empowered to grant this application pursuant to Zoning Ordinance § 15-60, has considered each of the applicable standards in Zoning Ordinance § 15-60.B, and hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER ORDAINED, this 7th day of June, 2022, the Goochland County Board of Supervisors hereby grants conditional use permit CU-2016-00008B for a public assembly place on 23.07 acres at 5061 Broad Street Road on Tax Map Nos. 5-1-0-61-0 and 5-1-0-61-C in Election District 1, subject to the following imposed conditions and paving waiver:

1. Use. A place of public assembly under Zoning Ordinance Section 15-102, in accordance with Section 15-290, may be operated on the Property to hold events such as weddings, rehearsal dinners, retirement and birthday parties, theater, homeschooling activities, and similar activities (CUP Activity), subject to these conditions.
2. Limit on Guests. A maximum of 150 guests may be present at any CUP Activity event.
3. Site Plan. Improvements for the CUP Activity shall conform to the POD-2016-00036 site plan attached hereto as Exhibit A.
4. Parking and Paving Waiver. Parking on the site shall comply with POD-2016-0003. In approving Case No. CU-2016-00008, the Board of Supervisors granted a waiver to the paved parking lot requirements, except for handicapped spaces.
5. Holidays Excluded. CUP activity shall not occur on the Mondays of the Memorial Day or Labor Day holidays.
6. Uniformed Security. At least one uniformed security officer must be present throughout any event (a) charging for admission, or (b) including music, alcohol, and more than 100 guests. The officer may be either an off-duty Goochland County deputy sheriff or a security guard employed by a security company licensed in compliance with Virginia Code § 9.1-139.
7. Alcohol Consumption. When alcohol is served at CUP Activity events, the property owners shall ensure that the appropriate license from the Virginia Department of Alcoholic Beverage Control is obtained and that all applicable laws and regulations are enforced.
8. Annual Notice. Annually, a schedule of CUP Activity events providing dates, times, and estimated attendance shall be submitted to the Zoning Administrator, and the schedule shall be revised, and updated monthly, as events are added, removed, or revised.
9. All CUP Activity.

Ordinance

Meeting of June 7, 2022

- a. Limit of One. One CUP activity shall be permitted per day.
 - b. Noise. Amplified sound is limited:
 - i. All amplified sound (bands, amplification, and public announcement (“PA”) devices, etc.) shall be located indoors, except for outdoor wedding ceremonies.
 - a) Weddings. Only outdoor wedding processions and ceremonies may have amplified music and speech outdoors during the processions and ceremonies. These outdoor amplification devices shall be oriented toward Broad Street Road and specifically directed away from the neighboring subdivisions to the south and west.
 - ii. Subwoofers are prohibited.
10. Hours for events. Events may occur between the following time periods:
 - a. Monday through Thursday: 9:00 a.m. to 9:00 p.m.
 - b. Friday and Saturday: 9:00 a.m. to 11:00 p.m., music shall cease at 10:00 p.m.
 - c. Sunday: 11 a.m. to 10 p.m., music shall cease at 9:00 p.m.
 11. Internal Access Road. Internal access to parking areas and facilities on the Property shall be constructed and maintained in a manner satisfactory to both Goochland Fire-Rescue and the Department of Community Development.
 12. Maintain Farm/Rural Character. Any new structure(s) constructed on the Property which may be used for CUP activity shall be architecturally similar to one or more existing structures on the Property.
 13. Signage. One detached sign, not more than thirty-two (32) square feet in area, is permitted for the CUP Activity
 14. Fireworks. Fireworks are prohibited.
 15. Parking on Broad Street Prohibited. Parking on or along Broad Street Road shall be prohibited. At the request of the Zoning Administrator, the applicant shall install “No Parking” sign(s) in accordance with Virginia Department of Transportation regulations.
 16. Lighting. A lighting plan covering both temporary and permanent exterior lighting must be submitted and approved prior to any exterior lighting being installed or used on the Property. Once approved, all exterior lighting shall comply with the approved plan.
 17. Transfer or lease. Prior to the transfer of the Property, the property owner(s) shall notify, in writing, (a) the Department of Community Development of the planned transfer, and (b) the new owner of this CUP and its conditions, with a copy to the Department of Community Development.
 18. Expiration. This CUP expires the last day of June 2032. Any application for a renewal should be filed before the expiration date.

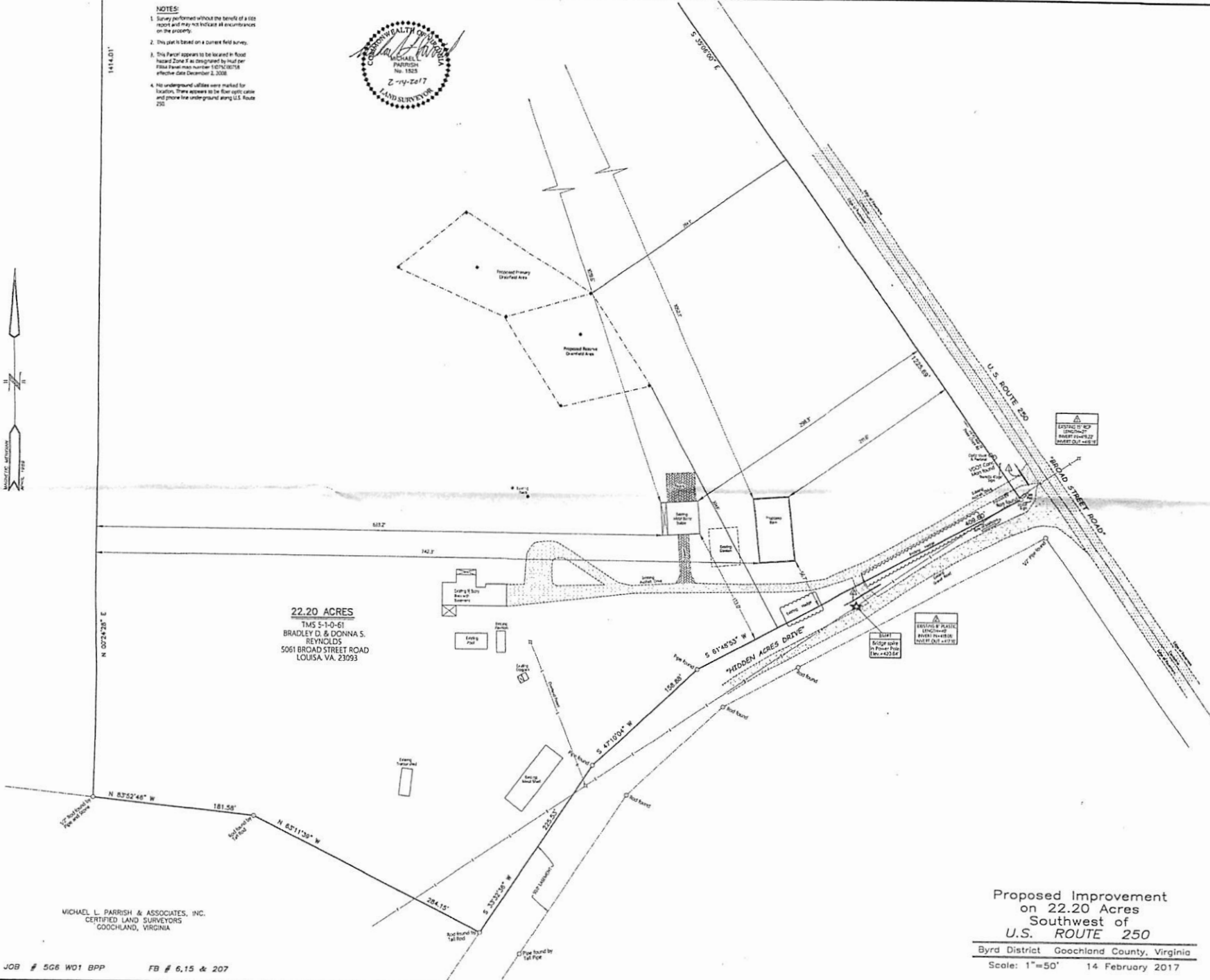
A COPY ATTEST:

County Administrator or Designee
Goochland County Board of Supervisors

Exhibit A

Attachment: CU-2016-00008B - Site plan (Exhibit A) (5380 : District 1 - CU-2016-00008B - Donna & Bradley

- NOTES:**
1. Survey performed without the benefit of a site report and may not include all encumbrances on the property.
 2. This plat is based on a current field survey.
 3. This Parcel appears to be located in Flood Hazard Zone X as designated by Map for Flood Hazard number 15276/0574 effective date December 2, 2008.
 4. No underground utilities were marked for location. There appears to be fiber optic cable and power line underground along U.S. Route 250.



22.20 ACRES
 TMS 5-1-0-61
 BRADLEY D. & DONNA S.
 REYNOLDS
 5061 BROAD STREET ROAD
 LOUISA VA. 23093

MICHAEL L. PARRISH & ASSOCIATES, INC.
 CERTIFIED LAND SURVEYORS
 GOOCHLAND, VIRGINIA

JOB # 506 W01 BPP FB # 6,15 & 207

Zoning Approval
 Minimum Required Setbacks

Front:	100' From Rd.
Rear:	5'
Side:	5'
Side:	5'

Approved setbacks include all construction related to the Structures (steps, porches, decks etc.)

APPROVED SITE PLAN/DATE
Donna Bradley
 2/15/17

Proposed Improvement
 on 22.20 Acres
 Southwest of
U.S. ROUTE 250
 Byrd District Goochland County, Virginia
 Scale: 1"=50' 14 February 2017

✓ Vote Record - Resolution 5371						
<input type="checkbox"/> Approved						
<input type="checkbox"/> Recommended for Approval						
<input type="checkbox"/> Recommended for Denial						
<input type="checkbox"/> Deferred						
<input type="checkbox"/> Denied						
<input type="checkbox"/> Withdrawn						
<input checked="" type="checkbox"/> Recommended for Approval as Am						
<input type="checkbox"/> Adopted						
<input type="checkbox"/> Adopted as Amended						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Consensus of the Board						
<input type="checkbox"/> Tabled by Consensus						
<input type="checkbox"/> Approved as Amended						
<input type="checkbox"/> Send to BOS with Report of Tie Vote						
<input type="checkbox"/> Return to PC on Tie Vote						
			Yes/Aye	No/Nay	Abstain	Absent
	John Myers	Seconder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Matt Brewer	Voter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Tom Rochecharlie	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Curt Pituck	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carter Duke	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON MAY 5, 2022, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Resolution recommending approval of CU-2016-00008B - Application by Donna and Bradley Reynolds requesting renewal of Conditional Use Permit CU-2016-00008A for a public assembly place on 23.07 acres at 5061 Broad Street Road on Tax Map Nos. 5-1-0-61-0 and 5-1-0-61-C

WHEREAS, Virginia Code § 15.2-2286(A)(3) enables the Goochland County Board of Supervisors to grant conditional use permits under suitable regulations and safeguards; and

WHEREAS, the Goochland County Planning Commission is authorized and required, by Virginia Code § 15.2-2285(A), to consider, hold a public hearing, and make a recommendation to the Board of Supervisors on all land use applications filed with the County; and

WHEREAS, Donna and Bradley Reynolds filed an application requesting renewal of a conditional use permit (CUP) for a public assembly place on 23.07 acres at 5061 Broad Street Road on Tax Map Nos. 5-1-0-61-0 and 5-1-0-61-C in Election District 1; and

WHEREAS, the original CUP was granted in Case No. CU-2016-00008 on October 4, 2016 subject to 21 conditions, and renewed in case CU-2016-00008A on August 1, 2017 subject to 18 imposed conditions, but that CUP is expiring and will be superseded by the approval of this CUP; and

WHEREAS, the applicants were also granted a paving waiver with their initial CUP pursuant to former County Zoning Ordinance Article 21, Division V, Sec. 18.9, current Zoning Ordinance § 15-316, to waive the requirement that parking areas be paved, except for handicapped parking requirements; and

WHEREAS, the subject property is zoned Agricultural, General (A-1) and the proposed

Attachment: CU-2016-00008B - PC Resolution (5380 : District 1 - CU-2016-00008B - Donna & Bradley Reynolds (Bandit's Ridge))

Resolution Meeting of May 5, 2022
 activity is permitted in that district with a CUP under Zoning Ordinance § 15-102, in accordance with § 15-290; and

WHEREAS, in addition to extending the CUP, certain conditions are being amended or added, but this CUP states all conditions that are imposed on the Property; and

WHEREAS, the conditions imposed below represent suitable regulations and safeguards to protect the neighboring properties from the impact of the CUP; and

WHEREAS, the Comprehensive Plan designates this area as Rural Enhancement; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission advertised as required by law and held a public hearing on this application on May 5, 2022.

NOW, THEREFORE, BE IT RESOLVED, the Goochland County Planning Commission is empowered to make recommendations to the Board of Supervisors regarding this application pursuant to Zoning Ordinance § 15-60, has considered each of the applicable standards in Zoning Ordinance § 15-60.B, and hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER RESOLVED, this 5th day of May, 2022, the Goochland County Planning Commission hereby recommends that the Goochland County Board of Supervisors grant this conditional use permit renewal for a public assembly place on 23.07 acres at 5061 Broad Street Road on Tax Map Nos. 5-1-0-61-0 and 5-1-0-61-C in Election District 1, subject to the following imposed conditions and paving waiver:

1. Use. A place of public assembly under Zoning Ordinance Section 15-102, in accordance with Section 15-290, may be operated on the Property to hold events such as weddings, rehearsal dinners, retirement and birthday parties, theater, homeschooling activities, and similar activities (CUP Activity), subject to these conditions.
2. Limit on Guests. A maximum of 150 guests may be present at any CUP Activity event.
3. Site Plan. Improvements for the CUP Activity shall conform to the POD-2016-00036 site plan attached hereto as Exhibit A.
4. Parking and Paving Waiver. Parking on the site shall comply with POD-2016-00036.
5. Holidays Excluded. CUP activity shall not occur on the Mondays of the Memorial Day or Labor Day holidays.
6. Uniformed Security. At least one uniformed security officer must be present throughout any event (a) charging for admission, or (b) including music, alcohol, and more than 100 guests. The officer may be either an off-duty Goochland County deputy sheriff or a security guard employed by a security company licensed in compliance with Virginia Code § 9.1-139.
7. Alcohol Consumption. When alcohol is served at CUP Activity events, the property owners shall ensure that the appropriate license from the Virginia Department of Alcoholic Beverage Control is obtained and that all applicable laws and regulations are enforced.
8. Annual Notice. Annually, a schedule of CUP Activity events providing dates, times, and estimated attendance shall be submitted to the Zoning Administrator, and the schedule shall

Resolution

Meeting of May 5, 2022

be revised, and updated monthly, as events are added, removed, or revised.

9. All CUP Activity.

a. Limit of One. One CUP activity shall be permitted per day.

b. Noise. Amplified sound is limited:

i. All amplified sound (bands, amplification, and public announcement (“PA”) devices, etc.) shall be located indoors, except for outdoor wedding ceremonies.

a) Weddings. Only outdoor wedding processions and ceremonies may have amplified music and speech outdoors during the processions and ceremonies. All outdoor amplification devices shall be oriented toward Broad Street Road and specifically directed away from the neighboring subdivisions to the south and west.

ii. Subwoofers are prohibited.

10. Hours for events. Events may occur between the following time periods

a. Monday through Thursday: 9:00 a.m. to 9:00 p.m.

b. Friday and Saturday: 9:00 a.m. to 11:00 p.m., music shall cease at 10:00 p.m.

c. Sunday: 11 a.m. to 10 p.m., music shall cease at 9:00 p.m.

11. Internal Access Road. Internal access to parking areas and facilities on the Property shall be constructed and maintained in a manner satisfactory to both Goochland Fire-Rescue and the Department of Community Development.

12. Maintain Farm/Rural Character. Any new structure(s) constructed on the Property which may be used for CUP activity shall be architecturally similar to one or more existing structures on the Property.

13. Signage. One detached sign, not more than thirty-two (32) square feet in area, is permitted for the CUP Activity

14. Fireworks. Fireworks are prohibited.

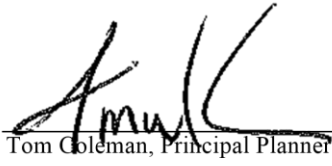
15. Parking on Broad Street Prohibited. Parking on or along Broad Street Road shall be prohibited. At the request of the Zoning Administrator, the applicant shall install “No Parking” sign(s) in accordance with Virginia Department of Transportation regulations.

16. Lighting. A lighting plan covering both temporary and permanent exterior lighting must be submitted and approved prior to any exterior lighting being installed or used on the Property. Once approved, all exterior lighting shall comply with the approved plan.

17. Transfer or lease. Prior to the transfer of the Property, the property owner(s) shall notify, in writing, (a) the Department of Community Development of the planned transfer, and (b) the new owner of this CUP and its conditions, with a copy to the Department of Community Development.

18. Expiration. This CUP expires the last day of June 2032. Any application for a renewal should be filed before the expiration date.

A COPY TESTE:



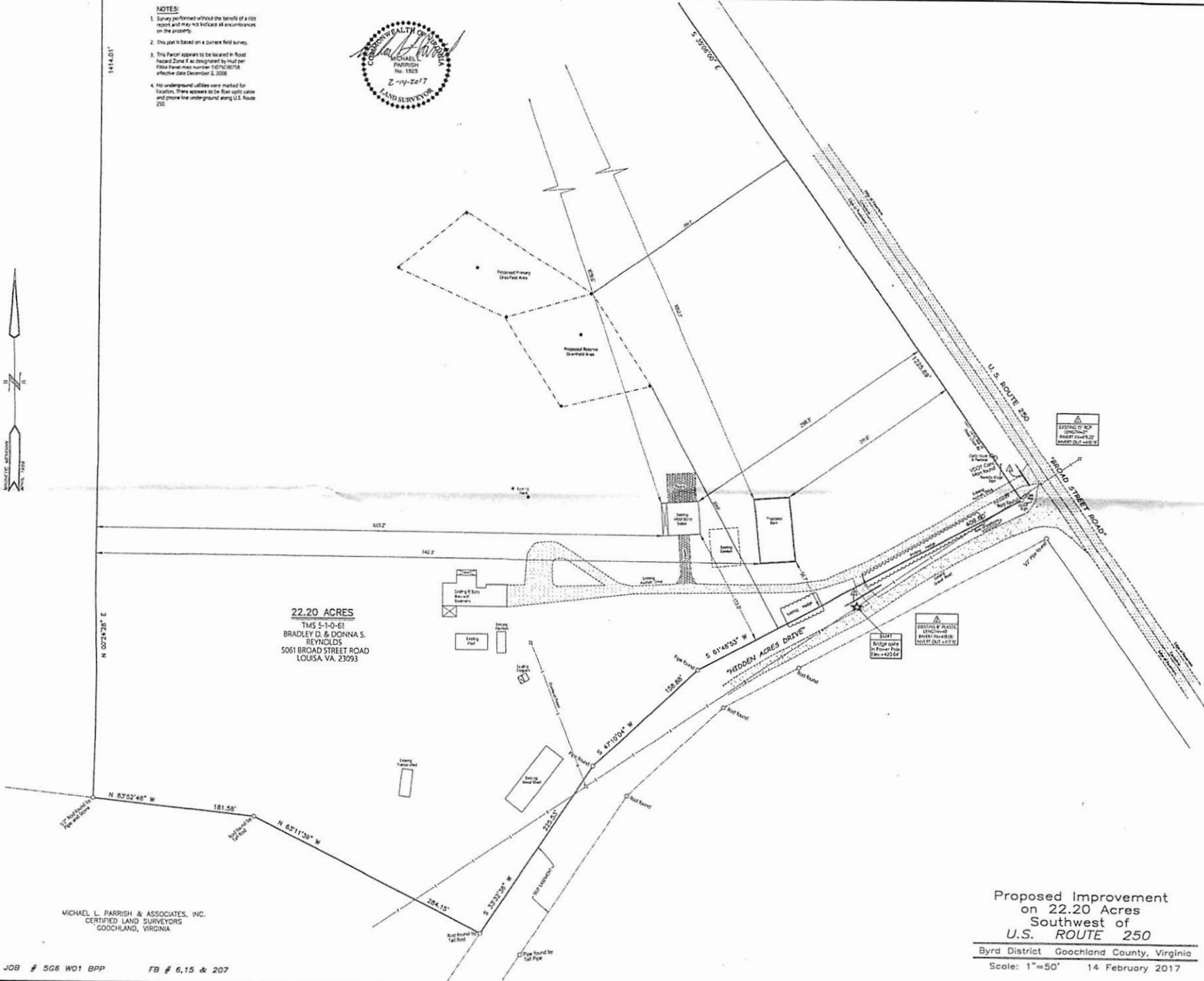
Tom Coleman, Principal Planner

5/13/2022

Attachment: CU-2016-00008B - PC Resolution (5380 : District 1 - CU-2016-00008B - Donna & Bradley Reynolds (Bandit's Ridge))

Exhibit A

- NOTES:**
1. Survey performed without the benefit of a site report and may not include all encumbrances on the property.
 2. This plat is based on a current field survey.
 3. This Parcel appears to be located in Flood Hazard Zone X as designated by Map for Flood Hazard number 15276/0574 effective date December 2, 2008.
 4. No underground utilities were marked for location. There appears to be fiber optic cable and power line underground along U.S. Route 250.



22.20 ACRES
 TMS 5-1-0-61
 BRADLEY D. & DONNA S.
 REYNOLDS
 5061 BROAD STREET ROAD
 LOUISA, VA. 23093

MICHAEL L. PARRISH & ASSOCIATES, INC.
 CERTIFIED LAND SURVEYORS
 GOOCHLAND, VIRGINIA

JOB # 506 WD1 BPP FB # 6,15 & 207

EXISTING W/ PLASTIC ENCLOSURE
 BRIDGE # 154-4835
 NOTED ON 11-1-17

Zoning Approval
 Minimum Required Setbacks
 Front: 100' From R.O.W.
 Rear: 5'
 Side: 5'
 Side: 5'

Approved setbacks include all construction related to the Structures (steps, porches, decks etc.)

APPROVED SITE PLAN/DATE
Donna S. Reynolds
 2/15/17

Proposed Improvement
 on 22.20 Acres
 Southwest of
U.S. ROUTE 250
 Byrd District Goochland County, Virginia
 Scale: 1"=50' 14 February 2017

Attachment: CU-2016-00008B - PC Resolution (5380 : District 1 - CU-2016-00008B - Donna & Bradley



GOOCHLAND COUNTY
Department of Community Development
 Staff Report for Board of Supervisors
 May 12, 2022

CU-2016-0008B - Donna and Bradley Reynolds (Bandit's Ridge)		
Voting District:	2022 District 1; 2011 District 1	
Application Date:	4/6/2022	
Community Meeting Date:	4/6/2022	
Planning Commission Public Hearing:	5/5/2022	Recommend for approval
Board of Supervisors Public Hearing:	6/7/2022	Pending

OVERVIEW:	
Request	Renew CUP for Public Assembly Place
Location	5061 Broad Street Road
Subdivision	n/a
Tax Map Nos.	5-1-0-61-0 and 5-1-0-61-C
Acreage	23.07 acres
Current Zoning	A-1 (Agricultural, General)
Comprehensive Plan	Rural Enhancement Area
TCSD	n/a
Overlay District/Village	n/a
Staff Contact	Tom Coleman: 804-556-5865 tcoleman@goochlandva.us

APPLICATION SUMMARY

Application by Donna and Bradley Reynolds requesting renewal of Conditional Use Permit CU-2016-0008A to continue to operate a public assembly place on 23.07 acres at 5061 Broad Street Road on Tax Map Nos. 5-1-0-61-0 and 5-1-0-61-C. The property is zoned A-1 (Agricultural, General), and the CUP is required by Goochland County Zoning Ordinance Section 15-102, in accordance with Section 15-290. The Comprehensive Plan designates this area as a Rural Enhancement Area.

The applicants are not proposing any significant changes to the facility or operations but have requested permission to allow a larger sign (increase from 20 sq ft. to 32 sq ft.). The applicants reside on the property and operate a wedding and event venue allowing activities with up to 150 attendees. Most CUP-related activities take place indoors in two Venue Barns located on the property. The original CUP was approved in October 2016, and after a second, larger Venue Barn was constructed, the CUP was renewed in August 2017. There are no overnight guest accommodations for clients.

At the May 5, 2022, public meeting, the Planning Commission recommended approval as amended on 4-0 vote. Mr. Brewer was absent. At the request of the applicant, the Commission increased the allowable sign area to 32 sq. ft. (CUP condition #13). No one from the public spoke.

EVALUATION

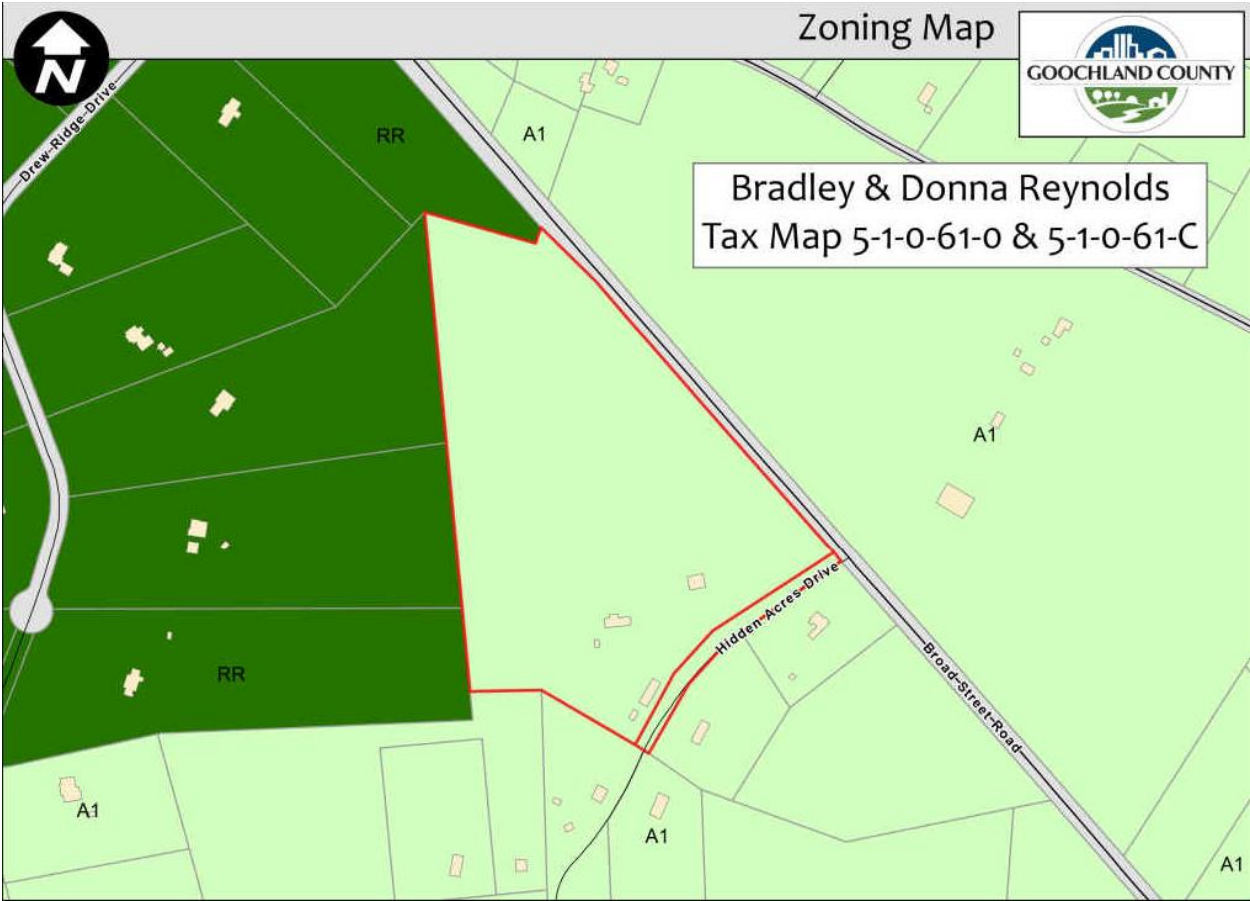
- The applicant intends to continue using the property for weddings and other private events such as senior citizen activities, theatre, philanthropic events, etc.
- Applicant is not proposing any changes to the facility or operations.

Reynolds (Bandit's Ridge)
CU-2016-0008B

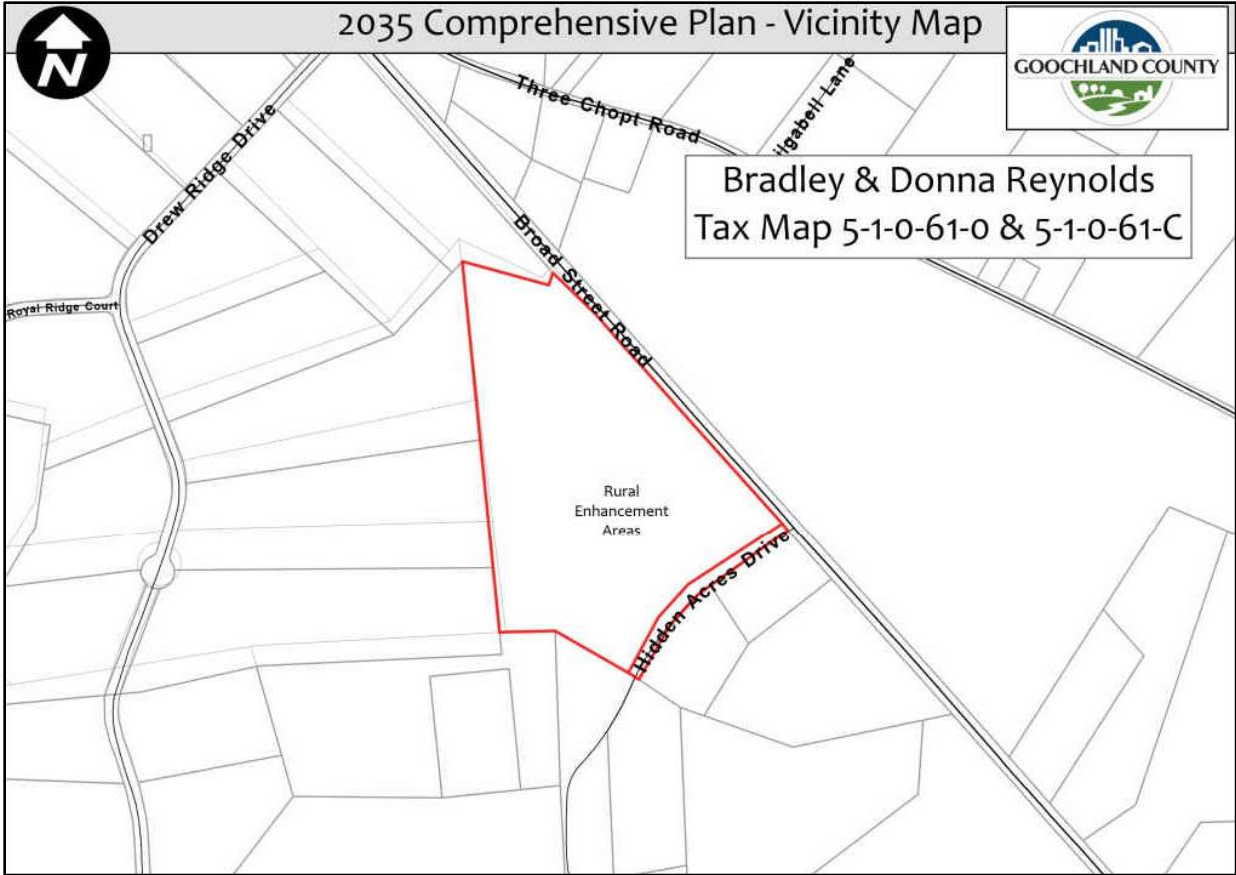
- Staff proposes no changes to CUP conditions except for the expiration and housekeeping items.
- No more than 150 guests may be present on the property.
- No neighborhood concerns.

EXISTING LAND USE/COMPREHENSIVE PLAN	
Zoning	A-1 (Agricultural, General),
Existing Land Use	Residence and CUP-approved wedding and event venue
Comprehensive Plan	Rural Enhancement Area

ADJACENT PROPERTY INFORMATION				
	West	North	South	East
Adjacent Zoning	R-R	A-1	A-1	A-1
Adjacent Land Use	Residential	Residential	Residential	Residential



Attachment: CU-2016-00008B - Staff Report (5380 : District 1 - CU-2016-00008B - Donna & Bradley Reynolds (Bandit's Ridge))



Attachment: CU-2016-00008B - Staff Report (5380 : District 1 - CU-2016-00008B - Donna & Bradley Reynolds (Bandit's Ridge))

EXISTING / PROPOSED USE**Existing Uses**

The subject property is located along the south line of Broad Street Rd. approximately one mile west of Hadensville Crossroads at an intersection with Hidden Acres Dr. This area of Broad Street Rd. features a rural residential character, including Shelton Ridge and Shelton Creek subdivisions to the west and Hidden Acres to the south. Drew Ridge Dr., which provides access to Shelton Ridge and Shelton Creek, is located approximately 1,100 ft. to the west. Many of the nearby home sites are between one and ten acres in size.

Hidden Acres Dr. is a private road serving twenty parcels, including Hidden Acres subdivision. The closest dwelling to the Venue Barns is located across Hidden Access Dr. about 220 ft. to the east.

Access to the subject property is provided from both Broad Street Rd. and Hidden Acres Dr. The 23.07-acre site features four structures:

- Dwelling - 2,460 sq. ft., plus basement, attached garage, and pool/patio area
- Horse Barn - 1,680 sq. ft. (70' x 24'), property owner has several horses
- "Small Venue Barn" - 1,440 sq. ft. (40' x 36'), plus patio area
- "Large Venue Barn" - 2,880 sq. ft. (72' x 40'), includes bathroom facilities

About two acres are associated with the Dwelling and Venue Barns, and about two acres are fenced for the Horse Barn and horses. The bulk of the property is a hay field. There are treed areas along the western property boundary. The applicant also owns an adjacent 0.90-acre strip of land that includes a portion of Hidden Acres Dr.

Public Assembly Use

Weddings and related activities such as rehearsal dinners and other gatherings such as retirement parties and senior citizen activities are hosted on the property. The two Venue Barns are the primary activity centers and allow most activities to take place indoors. The applicant resides in the Dwelling, which is not generally used for hosting events, and there are no overnight guest accommodations for clients.

While the Dwelling is not generally used for events, except as a dressing room, an adjoining pool area with a stamped concrete apron, tiki hut, and fire pit may be. The property includes a hay field that may be used for events or for overflow parking.

The Large Venue Barn offers several advantages: Locating entertainment (bands/disc jockeys) and related equipment indoors reduces noise impacts; indoor toilet facilities reduce use of port-a-potties; and the need for tents is lessened.



Reynolds (Bandit's Ridge)
CU-2016-0008B

All food service (catering), entertainment, and other services are transported to/from the site for each event.



POD-2016-00036

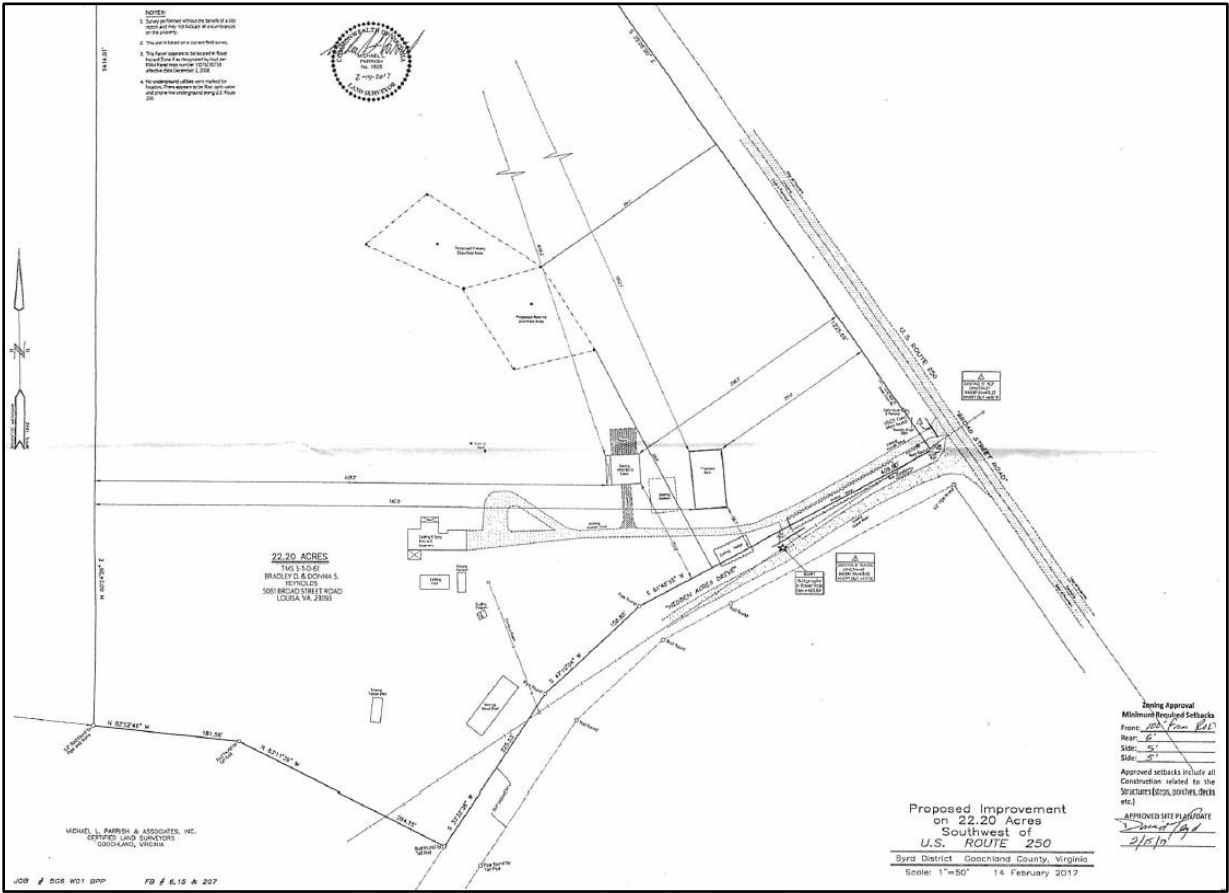
The applicant improved the site in accordance with an approved Plan of Development.

CU-2016-00008 CUP Conditions

Several CUP conditions regulate operations: cap on number of guests, time and location constraints on activities and music; uniformed security for selected events, fireworks prohibition, et al. The applicant is not proposing any changes to the facility or operations. Staff proposes no changes to CUP conditions except for the expiration and housekeeping items.

Conceptual Plan

The Conceptual Plan conforms to the site plan approved with POD-2016-00036.



Attachment: CU-2016-00008B - Staff Report (5380 : District 1 - CU-2016-00008B - Donna & Bradley Reynolds (Bandit's Ridge))

Comprehensive Plan

The Comprehensive Plan designates the subject property and surrounding area a Rural Enhancement Area. Adjacent and nearby parcels feature primarily rural residential uses. To comply with the Comprehensive Plan, the CUP conditions are intended to mitigate impacts to nearby residential properties; minimize impacts to public roads; ensure concerns regarding matters of public safety are adequately addressed; and otherwise fully meet zoning, building, health, and other code requirements.

REVIEW BY COUNTY AGENCIES/DEPARTMENTS	
Building	No comments
Fire/Rescue	No comments
Utilities	No comments
Schools	No comments received
Public Safety	No comments
Environmental	Bandits Ridge – POD-2016-00036
Historic/Cultural Resources	None identified

REVIEW BY STATE AGENCIES/DEPARTMENTS	
Health	If no changes, no comment from VDH.
VDOT	No comments received

TRANSPORTATION

The property is located at the intersection of Broad Street Rd. (U.S. Rte. 250) and Hidden Acres Dr. (private). The site is served by an access from each road.

Broad Street Rd. is a Minor Arterial, and in this area of the County, Broad is a two-lane, undivided roadway.

Traffic Counts

Roadway	From	To	Segment (Miles)	*AADT (2020)
Broad Street Rd. (Rte. 250)	Shannon Hill Rd.	Hadensville-Fife Rd.	3.52	1,600

(*VDOT Jurisdiction Report, Daily Traffic Volume Estimates, Goochland County -2020)

CODE ENFORCEMENT/MAINTENANCE ISSUES

None identified by staff.

COMMUNITY MEETING

Donna Reynolds hosted a community meeting on April 6, 2022, on site at 5061 Broad Street Road for renewal of a CUP to continue to operate a place of public assembly. Supervisor Ms. Lascolette and Planning Commissioner Mr. Myers and 3 citizens attended. There were no concerns or issues with the renewal of the CUP, and the citizens who attended were in support.

FISCAL IMPACT

- This proposal offers minimal fiscal benefits to the County.
- Approval of this CUP would support a local, small business operation.
- Generally, property assessments in the County are not impacted by close proximity to a CUP-approved special exception. However, potential impacts, if applicable, would have to be reviewed case-by-case.

CUMULATIVE PLANNING IMPLICATIONS

- Maintain residential character. Minimize changes to the site.
- Safe and orderly operations. Manage operations and support the safe and orderly conduct of patrons.
- Restrict Parking. Ensure no cars park along Broad Street Rd. or Hidden Acres Dr.
- Large Events. Special Event Permits are required for any event that meets the criteria. As proposed, Special Event Permits will not typically be required.

CUP CONDITIONS

The following conditions are recommended (Note: CUP conditions are ~~blacklined~~ from CU-2016-00008A approval in 2017).

1. Use. ~~Approval of this Conditional Use Permit (CUP) as an "other places of public assembly" per Article 2, Section 3.22 of the Zoning Ordinance is limited to the use of the property as a venue for weddings, rehearsal dinners, retirement and birthday parties, theater, homeschooling activities, and similar activities (hereinafter referred to as "CUP activity").~~

A place of public assembly under Zoning Ordinance Section 15-102, in accordance with Section 15-290, may be operated on the Property to hold events such as weddings, rehearsal dinners, retirement and birthday parties, theater, homeschooling activities, and similar activities (CUP Activity), subject to these conditions.

2. Limit on Guests. ~~No event shall exceed 150 guests. A maximum of 150 guests may be present at any CUP Activity event.~~
3. Site Plan. ~~Improvements for the CUP Activity shall conform to the POD-2016-00036 site plan attached hereto as Exhibit A.~~
4. Parking and Paving Waiver. ~~Parking on the site shall comply with POD-2016-00036. In approving Case No. CU-2016-00008, the Board of Supervisors granted a waiver to the paved parking lot requirements, except for handicapped spaces. Pursuant to Art. 21, Div. V, Sec. 18.9 of the Goochland County Zoning Ordinance, the Board of Supervisors hereby waives the requirement that parking areas be paved, except for handicapped parking requirements.~~
5. Holidays Excluded. ~~CUP activity shall not occur on the Mondays of the Memorial Day or Labor Day holidays.~~
6. Uniformed Security. ~~At least one uniformed security officer must be present throughout any event (a) charging for admission, or (b) including music, alcohol, and more than 100 guests. Any paid event that includes: (i) music, (ii) alcohol, and (iii) more than one hundred (100) guests shall provide at least one (1) uniformed security officer. The officer may be either an off-duty Goochland County deputy sheriff, if available, or a security guard employed by a security company licensed in compliance with Virginia Code § 9.1-139.~~
7. Alcohol Consumption. ~~When alcohol is served at CUP Activity events, the property owners shall ensure that the appropriate license from the Virginia Department of Alcoholic Beverage Control is obtained and that all applicable laws and regulations are enforced obeyed.~~
8. Annual Notice. ~~Annually, a schedule of CUP Activity events providing dates, times, and estimated attendance shall be submitted to the Zoning Administrator, and the~~

schedule shall be revised, and updated monthly, as events are added , removed, or revised ~~or subtracted or event details change.~~

9. All CUP Activity.

a. Limit of One. One CUP activity shall be permitted per day, and

b. Noise. ~~Music or sound shall be managed to minimize sound transmission to adjacent properties:~~ Amplified sound is limited:

i. All amplified sound (bands, amplification, and public announcement ("PA") devices, etc.) shall be located indoors, except for outdoor wedding ceremonies.

a) Weddings. Only outdoor wedding processions and ceremonies may have amplified music and speech outdoors during the processions and ceremonies. ~~All~~ These outdoor amplification devices shall be oriented toward Broad Street Road and specifically directed away from the neighboring subdivisions to the south and west.

ii. ~~The use of Subwoofers in any amplification of music or sound is~~ are prohibited.

10. Hours for events. ~~Events may occur between the following time periods~~ Hours of operation shall be limited as follows

a. Monday through Thursday: 9:00 a.m. to 9:00 p.m.

b. Friday and Saturday: 9:00 a.m. to 11:00 p.m., music shall cease at 10:00 p.m.

c. Sunday: 11 a.m. to 10 p.m., music shall cease at 9:00 p.m.

11. Internal Access Road. Internal access to parking areas and facilities on the property shall be constructed and maintained in a manner satisfactory to ~~the Building Official and Fire-Rescue Chief~~ both Goochland Fire-Rescue and the Department of Community Development.

12. Maintain Farm/Rural Character. Any new structure(s) constructed on the property which may be used for CUP activity shall be architecturally similar to one or more existing structures on the property.

13. Signage. ~~Signage shall be limited to One detached sign, not more than~~ thirty-two (32) twenty (20) square feet in area, is permitted for the CUP Activity

14. Fireworks. Fireworks are prohibited.

15. Parking on Broad Street Prohibited. Parking on or along Broad Street Road shall be prohibited. At the request of the Zoning Administrator, the applicant shall install "No Parking" sign(s) in accordance with Virginia Department of Transportation regulations.

16. Lighting. ~~A lighting plan shall be submitted to Planning and Zoning for review and approval prior to installing external lighting. All exterior lighting shall be dark sky compliant~~ covering both temporary and permanent exterior lighting must be submitted and approved prior to any exterior lighting being installed or used on the Property. Once approved, all exterior lighting shall comply with the approved plan.

17. Transfer of Ownership/Lease. The property owner shall notify, in writing:

a. ~~The Planning Office prior to any transfer of ownership or long-term lease to a different tenant for the portion of the property governed by this CUP, and~~

b. ~~Any new owner or tenant for the portion of the property governed by this CUP, of the existence and conditions of this CUP, with a copy to the Planning Office.~~

Reynolds (Bandit's Ridge)
CU-2016-0008B

Transfer or lease. Prior to the transfer of the Property, the property owner(s) shall notify, in writing, (a) the Department of Community Development of the planned transfer, and (b) the new owner of this CUP and its conditions, with a copy to the Department of Community Development.

18. Expiration. This CUP is ~~granted for a period of five years until August 31, 2022 at which time the applicant may apply for an extension~~ expires the last day of June 2032. Any application for a renewal should be filed before the expiration date.

PLANNING COMMISSION RECOMMENDATION

At the May 5, 2022 public meeting, the Planning Commission recommended approval as amended on 4-0 vote. Mr. Brewer was absent. At the request of the applicant, the Commission increased the allowable sign area to 32 sq. ft. (CUP condition #13). No one from the public spoke.

CONDITIONAL USE PERMIT APPLICATION COUNTY OF GOOCHLAND, VIRGINIA

Planning and Zoning Office
P.O. Box 103

Goochland, VA 23063

Phone: (804) 556-5863

Web: www.goochlandva.us FAX: (804) 556-5654

Office Use Only		
Application File Date: April 6, 2022	Fee paid: \$ 2000.00 2000.00 Renewal	Application No.: CU-2016-00008B
Planning Commission Public Hearing: 5/5/22 Board of Supervisors Public Hearing: _____	Receipt No.:	Pre-Application: 2022-00002

Name of Applicant: Donna Reynolds + Bradley Reynolds	Name of Representative:
Address 5061 Broad Street Rd Louisa VA 23093	Address
Phone No. 804-519-8317	Phone No. _____
Location: 5061 Broad Street Rd	District: Byrd District
Disclosure of Real Parties in Interest. Provide completed disclosure form(s).	Subdivision: N/A
Property Owner Brad & Donna Reynolds	Are there any deed restrictions? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Tax Map # 5-1-61C 5-1-61	Account # 0515
GPIN # 6823-35-5620	If yes attached a copy of deed.
Deed Book 10-1900 14-1395	Plat Book 207-395
Zone A-1	Acreage 22.17 + 0.897 = 23.067

Property in Land Use: Yes / No - If your property is in the County's land use taxation program, please be advised that any proposed change in the use of the land could make the property ineligible for further participation in the land use taxation program.

Attachment: CU-2016-00008B - Application (5380 : District 1 - CU-2016-00008B - Donna & Bradley Reynolds (Bandit's Ridge))

REQUEST

Applicant request a conditional use permit to locate the following USE on the above described property: 5061 Broad Street Rd Section 3.22. (Describe here what is intended to be done on or with the property. If a building is involved, a sketch or plan with photographic or other suitable description should accompany this application.)

Intent to host weddings & other special events.

IMPROVEMENTS PROPOSED:

Describe briefly the improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used or additions made to existing building(s).

N/A

NECESSITY OF USE:

Describe the reason for the requested change.

N/A

PROTECTION TO ABUTTING PROPERTY:

Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

N/A

ENHANCEMENT OF COUNTY:

Why does the applicant believe that this requested change will be advantageous to the County? (Please substantiate with facts.)

N/A

Attachment: CU-2016-00008B - Application (5380 : District 1 - CU-2016-00008B - Donna & Bradley Reynolds (Bandit's Ridge))

DESCRIBE THE PROPOSED USE, AND OTHER PERTINENT DATA:

- 1. Type of operation(s): Wedding / other Events
- 2. Hours of operation: Same as original CUP
- 3. Proposed Name of development or business: Bandit's Ridge
- 4. Estimated number of patrons/clients/patients/pupils/etc.: 150
- 5. Proposed number of employees/attendants/teachers/etc. 0
- 6. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.
Approx 40-70 vehicles
- 7. Description of building façade and architecture of proposed new building or additions.
N/A
- 8. The square footage of the building: 2830 Parking: 4000
- 9. Total disturbed area: NONE
- 10. A listing, if known, of all hazardous or toxic substances, to be generated, utilized, stored, treated, and/or disposed of onsite and size and contents of any existing or proposed storage tanks or containers: NONE
- 11. Building Design: Provide 1 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.

Attachment: CU-2016-00008B - Application (5380 : District 1 - CU-2016-00008B - Donna & Bradley Reynolds (Bandit's Ridge))

STATE OF VIRGINIA
COUNTY OF GOOCHLAND) To wit

I Donna Reynolds, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or I will present written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and that the foregoing statements and answers provided herein are in all respects true and correct to the best of my knowledge and belief.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Goochland County officials and other authorized government agents on official business to enter the property as necessary to process this application. I hereby agree to have a sign placed on my property, notifying the public of my application.

DR Reynolds 4/7/22
Signature of Applicant Date

Phone No. 804-519-8317

5061 Broad Street Rd Louisa VA
Mailing Address of Applicant 23093

Subscribed and sworn to before me this 7th day of April, 20 22.

5/31/24
My Commission Expires

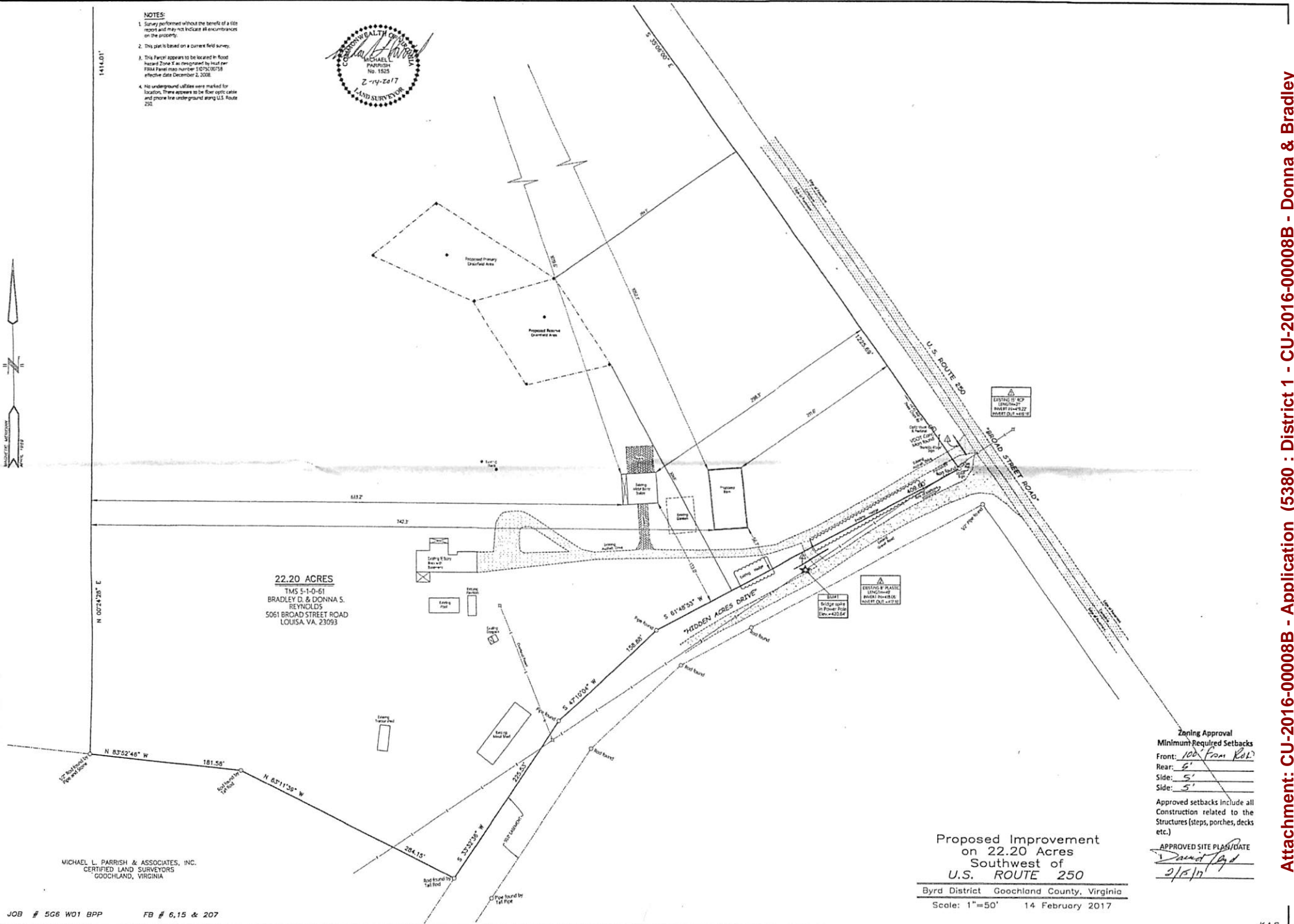
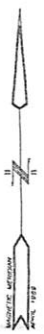
Ashlea Koch
Notary Public

.....
Donna Reynolds 4/7/22
Signature of Property Owner Date
Phone No. 804-519-8317
5061 Broad Street Rd Louisa VA
Mailing Address of Property Owner 23093
Subscribed and sworn to before me this 7th day of April, 20 22.
5/31/24
My Commission Expires
Ashlea Koch
Notary Public



Attachment: CU-2016-00008B - Application (5380 : District 1 - CU-2016-00008B - Donna & Bradley Reynolds (Bandit's Ridge))

- NOTES:**
1. Survey performed without the benefit of a title report and may not indicate all encumbrances on the property.
 2. This plat is based on a current field survey.
 3. This Parcel appears to be located in flood hazard Zone X as designated by last re-issued Flood Insurance Study No. 1525 effective date December 2, 2008.
 4. No underground utilities were marked for location. There appears to be fiber optic cable and phone line underground along U.S. Route 250.



MICHAEL L. PARRISH & ASSOCIATES, INC.
 CERTIFIED LAND SURVEYORS
 GOOCHLAND, VIRGINIA

JOB # 5G6 W01 BPP FB # 6,15 & 207

Proposed Improvement
 on 22.20 Acres
 Southwest of
 U.S. ROUTE 250
 Byrd District Goochland County, Virginia
 Scale: 1"=50' 14 February 2017

Zoning Approval
 Minimum Required Setbacks
 Front: 100' from R.O.D.
 Rear: 5'
 Side: 5'
 Side: 5'

Approved setbacks include all construction related to the Structures (steps, porches, decks etc.)

APPROVED SITE PLAN/DATE
Donna S. Reynolds
 2/15/17

Attachment: CU-2016-00008B - Application (5380 : District 1 - CU-2016-00008B - Donna & Bradley



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

**SCHEDULED
ORDINANCE**

Meeting: 06/07/22 02:00 PM
Department: Planning & Zoning
Category: BOS Rezoning Ordinance
Prepared By: Tom Coleman
Department Head: MinuteTraq Admin

(ID # 5381)

**DISTRICT 5 - RZ-2022-00002 APPLICATION BY TRUSTEES OF
PRESBYTERY OF THE JAMES, INC. REQUESTING A REZONING OF
5.98 ACRES FROM RESIDENTIAL, GENERAL (R-3) TO BUSINESS,
GENERAL (B-1), WITH PROFFERED CONDITIONS, ON PATTERSON
AVENUE SOUTHWEST OF THE ROUTE 288 AND ROUTE 6
INTERCHANGE ON TAX MAP NO. 63-1-0-176-A. THE
COMPREHENSIVE PLAN DESIGNATES THIS AREA AS SINGLE
FAMILY RESIDENTIAL, LOW DENSITY.**

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	X
Strat Goal 3	Excellence in Financial Management	
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

The Board is requested to hold a public hearing and consider rezoning application RZ-2022-00002 by Trustees of Presbytery of the James, Inc.

Summary of Information

District 5

Application by Trustees of Presbytery of the James, Inc. requesting to rezone 5.98 acres from Residential, General (District R-3) to Business, General (District B-1), with proffered conditions, to allow a landscaping business (Large Tree, LLC) with an office building and outside storage on Patterson Avenue southwest of the Route 288 and Route 6 interchange on Tax Map No. 63-1-0-176-A. The Comprehensive Plan designates this area as Single Family Residential, Low Density.

Approval of this application would allow Large Tree, LLC to relocate an existing landscaping operation to this location. Improvements would feature a new office and shop building (~10,000 sq. ft.), storage bins for materials and other accessory structures, stockpiles of landscaping materials, and above ground fuel storage for company vehicles.

Large trucks would bring landscaping materials, (mulch, sand, topsoil, gravel, or other materials) to this location. Company operated truck and trailers would load materials for transport to job locations. The operation would not be open to the public.

Large Tree, LLC hosted a community meeting on March 28, 2022, to locate an office and landscaping materials business with outside storage at 12445 Patterson Ave. In attendance were Supervisors Peterson and Sharpe. No citizens attended. After the

Ordinance

Meeting of June 7, 2022

applicant's presentation, there was discussion of traffic, especially truck traffic on Patterson Ave. (no. of trips, types of trucks, U-turn movements, and non-covered trucks); business operations, including no retail sales; landscaping material deliveries from Yard Works; height of stockpiles; building elevations; a conceptual site plan; the overlay district; fuel storage tanks; uses prohibited by proffers; fencing; tree buffers; and views from Patterson Ave.

At the May 5, 2022 public meeting, the Planning Commission recommended approval on 4-0 vote. Mr. Brewer was absent. Three people spoke in opposition to this request.

Draft Motions

- **Approve:** I move that the Board approve rezoning RZ-2022-00002 for 5.98 acres on Patterson Avenue from Residential, General (District R-3) to Business, General (District B-1), with proffered conditions, as presented.
- **Approve as amended:** I move that the Board approve rezoning RZ-2022-00002 for 5.98 acres on Patterson Avenue from Residential, General (District R-3) to Business, General (District B-1), with proffered conditions, with the following amendments:
_____.
- **Defer:** I move that the Board defer consideration of rezoning RZ-2022-00002 for 5.98 acres on Patterson Avenue from Residential, General (District R-3) to Business, General (District B-1), with proffered conditions, to _____ (date).
- **Deny:** Based on the information in the staff report and from the public hearing, I move that the Board deny rezoning RZ-2022-00002 for 5.98 acres on Patterson Avenue from Residential, General (District R-3) to Business, General (District B-1), with proffered conditions, on the grounds that:
 - it is not in keeping with public necessity, convenience, general welfare, and good zoning practices;
 - it is not in compliance with the Comprehensive Plan;
 and _____.

ATTACHMENTS:

- RZ-2022-00002 - Conceptual Plan (Exhibit A) (PDF)
- RZ-2022-00002 - Front elevation (Exhibit B) (DOCX)
- RZ-2022-00002 - PC Resolution (PDF)
- RZ-2022-00002 - Staff Report (DOCX)
- RZ-2022-00002 - Application (PDF)
- RZ-2022-00002 - Proffers (PDF)

✓ Vote Record - Ordinance 5381						
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Meeting Cancelled <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Referred <input type="checkbox"/> Public Hearing Held <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent
	Susan Lascolette		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JUNE 7, 2022, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Ordinance approving rezoning of 5.98 acres from Residential, General (R-3) to Business, General (B-1), with proffered conditions, located on Patterson Avenue on Tax Map No. 63-1-0-176-A

WHEREAS, Virginia Code §§ 15.2-2280 and 15.2-2285 enable the Goochland County Board of Supervisors to adopt and amend its zoning ordinance including both a map showing the division of land into districts and text setting forth the regulations applying to each district, and Virginia Code § 15.2-2303 allows the Board of Supervisors to accept reasonable conditions proffered by an applicant in a rezoning; and

WHEREAS, Trustees of Presbytery of the James, Inc. filed an application requesting rezoning of 5.98 acres from Residential, General (R-3) to Business, General (B-1), with proffered conditions, for Tax Map No. 63-1-0-176-A located on Patterson Avenue in Election District 5; and

WHEREAS, applicant plans to develop a landscaping business with an office building and outside storage; and

WHEREAS, applicant has proffered 12 conditions governing the use of the property which are found to be reasonable modifications of or additions to the requirements applicable to the property pursuant to the County Zoning Ordinance; and

WHEREAS, this request is not in compliance with the county’s Comprehensive Plan which recommends this area for Single Family Residential, Low Density; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission advertised as required by law and held a public hearing on this application on May 5, 2022 and voted 4-0 to recommend approval of this request; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Board of Supervisors advertised as required by law and held a public hearing on this application on June 7, 2022.

NOW, THEREFORE, BE IT ORDAINED, the Goochland County Board of Supervisors hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER ORDAINED, this 7th day of June, 2022, the Goochland County Board of Supervisors hereby grants the zoning classification to Business, General (B-1) for 5.98 acres identified as Tax Map No. 63-1-0-176-A located on Patterson Avenue in Election District 5, subject to the following proffered conditions:

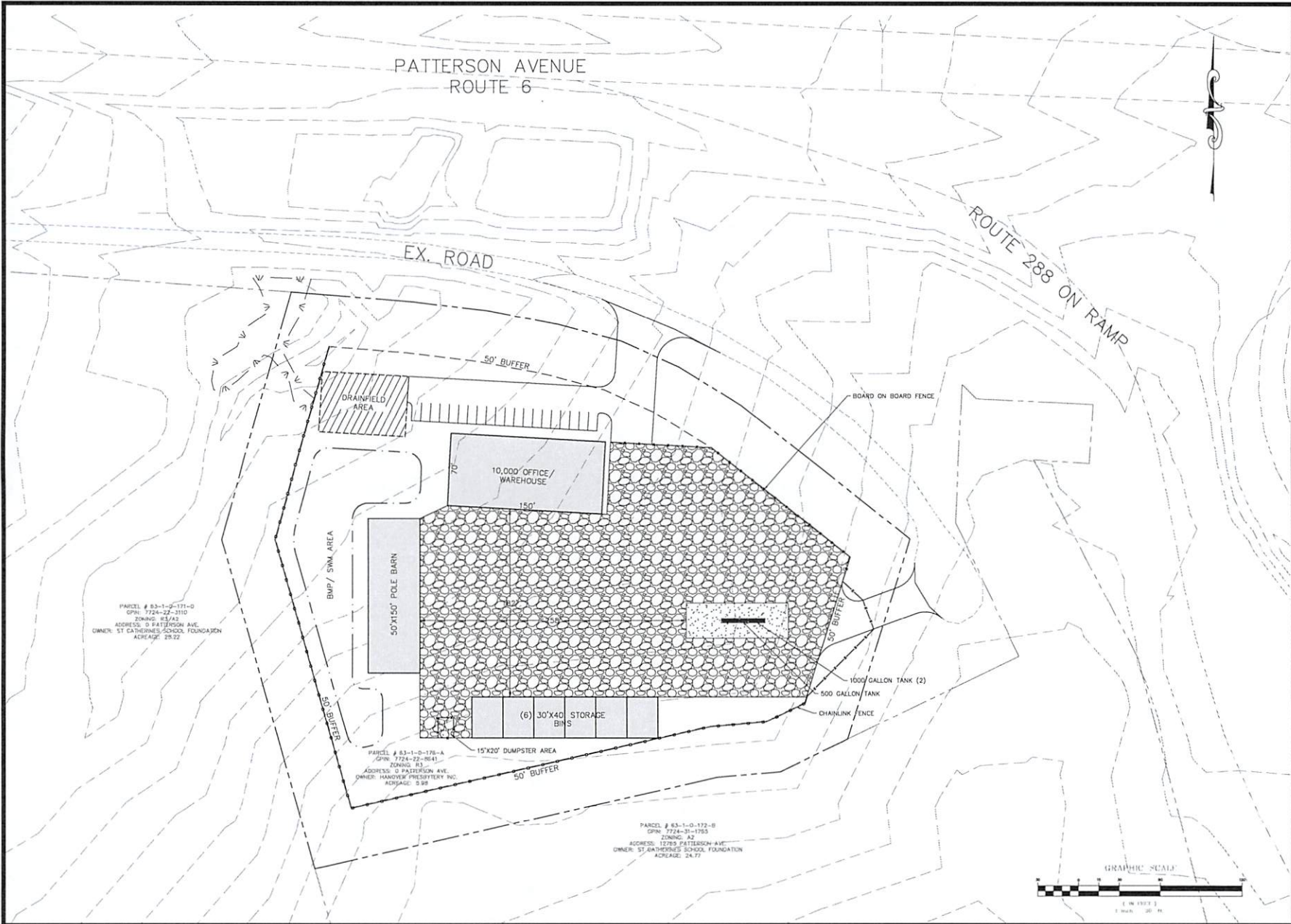
1. Conceptual Plan. Improvements on the Property shall generally conform to the conceptual plan attached as Exhibit A (the “Conceptual Plan”) and the building with office and shop space shall generally conform to the elevations as shown in Exhibit B.
2. Entrance Corridor Overlay. The requirements in Article 27 of the Zoning Ordinance applicable to the Patterson Avenue/River Road West Entrance Corridor (the “Overlay”) shall be applicable to the entire Property.
3. Materials. The building with office and shop space shall have exposed exterior walls (above finished grade and exclusive of trim) of cementitious siding with the option to use bare or painted brick, stone, and/or split-face block to add architectural detail to the exposed exterior walls. The pole barn shall have exposed exterior walls (above finished grade and exclusive of trim) of wood and/or other materials compatible with the building with the office and shop space. The storage bins installed along the southern property line shall be made from concrete or another masonry material.
4. Prohibited Uses. The following uses shall be prohibited: Retail sales, Retail store, Adult business, Auction house, Auto Repair, Bar/Nightclub, Bed and breakfast, Brewpub, Convenience store, Drive-thru, Dry-cleaner/laundromat, Gun club with indoor shooting range, Financial institution/bank, Funeral home, Gas station, Hotel/motel, Medical clinic, Outdoor theatre, Packing and mailing services, Petroleum Storage as a primary use (permitted as an accessory use), Pharmacy/drugstore, Shopping center, Restaurant, Club/lodge, Golf course/golf driving range/miniature golf course/country club, Theater, College/university, Convention hall, Nursing home/assisted living facility, Park and ride lot, Machinery sales and service, Utility distribution facility, Utility generating station/transmission substation/transmission line, Animal Boarding (Kennel), and Veterinary Hospital.
5. Height Limitations. The height of any mulch, sand, topsoil, gravel, or other materials used in the business operating a lawn care or landscaping business (“Landscaping Business”) and stored on the Property shall not exceed more than 20’ in height.
6. Screening Of Outside Storage by Buffer. The buffer required by Section 15-375 of the Zoning Ordinance shall be provided around the perimeter of the Property with a width of 50’ as shown on the Conceptual Plan (the “Buffer”). No fences, walls or retaining wall tie backs shall be located within the Buffer. Where land disturbance occurs next to the Buffer, the perimeter line of the Buffer that is closest to the land disturbance shall be staked every 10 feet. The removal of fallen, diseased or dead plant growth and the location of the outfall may be permitted within the Buffer.

7. Additional Screening of Outside Storage by Fence. Behind the Buffer (the project side of the Buffer), a six (6) foot high opaque fence shall be constructed for the entire length of the Buffer (the "Fence"), excluding entrances shown on the Conceptual Plan. This opaque fence may be a board-on-board style or a black picket fence style with a dark color material added on the project side to create opacity for this picket fence design, unless otherwise specifically requested and approved at the time of site plan approval.
8. Signs. If a freestanding sign is constructed on the Property, then the freestanding sign shall be of monolithic ground mounted type. Banners, flags, streamers, balloons, propellers, whirligigs, searchlights, and flashing lights are specifically prohibited.
9. Outside Storage. Outside storage shall be limited to: (a) vehicles, equipment, and trailers used in the Landscaping Business; (b) mulch, sand, topsoil, gravel, and other materials used in the Landscaping Business, and (c) no more than 3 above-ground storage tanks, allowed only as an accessory use, which shall be limited to the refueling of vehicles or equipment used in the Landscaping Business, and not personal vehicles, nor retail sale.
10. Transfer or lease. Prior to the transfer or lease of the Property, the property owner(s) shall notify, in writing, (a) Department of Community Development of the planned transfer or lease, and (b) the new owner or lessee of this Property and its conditions, with a copy to the Department of Community Development.
11. Legal Compliance. All county, state, and federal laws, regulations, and ordinances relating to storage of hazardous or harmful materials shall be observed, including, but not limited to, proper handling of gasoline, diesel, and fertilizer.
12. Deliveries. Semi-truck deliveries of landscape materials will use east bound Patterson Avenue to access the frontage road, Route 1068.

A COPY ATTEST:

County Administrator or Designee
Gochland County Board of Supervisors

Exhibit A



PARCEL # 83-1-0-171-0
 GPN: 7724-22-310
 ZONING: R3/A2
 ADDRESS: 0 PATTERSON AVE.
 OWNER: ST CATHERINES SCHOOL FOUNDATION
 ACREAGE: 29.22

PARCEL # 83-1-0-176-A
 GPN: 7724-22-8641
 ZONING: R3
 ADDRESS: 0 PATTERSON AVE.
 OWNER: HANOVER PRESBYTERY INC.
 ACREAGE: 9.98

PARCEL # 83-1-0-172-B
 GPN: 7724-31-1353
 ZONING: A2
 ADDRESS: 12285 PATTERSON AVE
 OWNER: ST CATHERINES SCHOOL FOUNDATION
 ACREAGE: 24.77



SILVERCORE
 LAND DEVELOPMENT CONSULTANTS
 7110 FOREST AVENUE - SUITE 204 - ROANOKE, VA 24010 (804) 282-6900

GREEN SIDE UP OFFICE WAREHOUSE
CONCEPTUAL LAYOUT PLAN
 DOVER DISTRICT
 GOOCHLAND COUNTY, VIRGINIA

REV.	DATE	DESCRIPTION

DESIGN BY: Andrew Bowman
 CHECKED BY: Jeff Stoltz
 DRAWING SCALE: 1" = 40'
 DATE: 01/14/2022

SHEET
1
 JOB # 210505

Attachment: RZ-2022-00002 - Conceptual Plan (Exhibit A) (5381 : District 5 - RZ-2022-00002 - Trustees of

Exhibit B



Attachment: RZ-2022-00002 - Front elevation (Exhibit B) (5381 : District 5 - RZ-2022-00002 - Trustees of



Attachment: RZ-2022-00002 - Front elevation (Exhibit B) (5381 : District 5 - RZ-2022-00002 - Trustees of

✓ Vote Record - Resolution 5372						
<input type="checkbox"/> Approved						
<input checked="" type="checkbox"/> Recommended for Approval						
<input type="checkbox"/> Recommended for Denial						
<input type="checkbox"/> Deferred						
<input type="checkbox"/> Denied						
<input type="checkbox"/> Withdrawn						
<input type="checkbox"/> Recommended for Approval as Am						
<input type="checkbox"/> Adopted						
<input type="checkbox"/> Adopted as Amended						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Consensus of the Board						
<input type="checkbox"/> Tabled by Consensus						
<input type="checkbox"/> Approved as Amended						
<input type="checkbox"/> Send to BOS with Report of Tie Vote						
<input type="checkbox"/> Return to PC on Tie Vote						
			Yes/Aye	No/Nay	Abstain	Absent
	John Myers	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Matt Brewer	Voter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Tom Rockecharlie	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Curt Pituck	Secunder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carter Duke	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON MAY 5, 2022, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Resolution recommending approval of RZ-2022-00002 - Application by Trustees of Presbytery of the James, Inc. requesting a rezoning of 5.98 acres from Residential, General (R-3) to Business, General (B-1), with proffered conditions, on Tax Map No. 63-1-0-176-A

WHEREAS, Virginia Code §§ 15.2-2280 and 15.2-2285 enable the Goochland County Board of Supervisors to adopt and amend its zoning ordinance including both a map showing the division of land into districts and text setting forth the regulations applying to each district, and Virginia Code § 15.2-2303 allows the Board of Supervisors to accept reasonable conditions proffered by an applicant in a rezoning; and

WHEREAS, the Goochland County Planning Commission is authorized and required, by Virginia Code § 15.2-2285(A), to consider, hold a public hearing, and make a recommendation to the Board of Supervisors on all land use applications filed with the County; and

WHEREAS, Trustees of Presbytery of the James, Inc. filed an application requesting rezoning of 5.98 acres from Residential, General (R-3) to Business, General (B-1), with proffered conditions, for Tax Map Nos. 63-1-0-176-A, for Tax Map No. 63-1-0-176-A in Election District 5; and

WHEREAS, applicant plans to develop a landscaping business with an office building and outside storage; and

WHEREAS, applicant has proffered 11 conditions governing the use of the property which are found to be reasonable modifications of or additions to the requirements applicable to the property pursuant to the County Zoning Ordinance; and

WHEREAS, this request is not in compliance with the county’s Comprehensive Plan which recommends this area for Single Family Residential, Low Density; and

Attachment: RZ-2022-00002 - PC Resolution (5381 : District 5 - RZ-2022-00002 - Trustees of Presbytery of the James)

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission advertised as required by law and held a public hearing on this application on May 5, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Goochland County Planning Commission hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER RESOLVED, this 5th day of May, 2022, that the Goochland County Planning Commission hereby recommends that the Goochland County Board of Supervisors grant the zoning classification to Business, General (B-1) for 5.98 acres identified as Tax Map No. 63-1-0-176-A in Election District 5, subject to the following proffered conditions:

1. Conceptual Plan. Improvements on the Property shall generally conform to the conceptual plan attached as Exhibit A (the "Conceptual Plan") and the building with office and shop space shall generally conform to the elevations submitted with this application.
2. Entrance Corridor Overlay. The requirements in Article 27 of the Zoning Ordinance applicable to the Patterson Avenue/River Road West Entrance Corridor (the "Overlay") shall be applicable to the entire Property.
3. Materials. The building with office and shop space shall have exposed exterior walls (above finished grade and exclusive of trim) of cementitious siding with the option to use bare or painted brick, stone, and/or split-face block to add architectural detail to the exposed exterior walls. The pole barn shall have exposed exterior walls (above finished grade and exclusive of trim) of wood and/or other materials compatible with the building with the office and shop space. The storage bins installed along the southern property line shall be made from concrete or another masonry material.
4. Prohibited Uses. The following uses shall be prohibited: Retail sales, Retail store, Adult business, Auction house, Auto Repair, Bar/Nightclub, Bed and breakfast, Brewpub, Convenience store, Drive-thru, Dry-cleaner/laundromat, Gun club with indoor shooting range, Financial institution/bank, Funeral home, Gas station, Hotel/motel, Medical clinic, Outdoor theatre, Packing and mailing services, Petroleum Storage as a primary use (permitted as an accessory use), Pharmacy/drugstore, Shopping center, Restaurant, Club/lodge, Golf course/golf driving range/miniature golf course/country club, Theater, College/university, Convention hall, Nursing home/assisted living facility, Park and ride lot, Machinery sales and service, and Utility distribution facility, and Utility generating station/transmission substation/transmission line..
5. Height Limitations. The height of any mulch, sand, topsoil, gravel, or other materials used in the business operating a lawn care or landscaping business ("Landscaping Business") and stored on the Property shall not exceed more than 20' in height.
6. Screening of Outside Storage by Buffer. The buffer required by Section 15-375 of the Zoning Ordinance shall be provided around the perimeter of the Property with a width of 50' as shown on the Conceptual Plan (the "Buffer"). No fences, walls or retaining wall tie backs shall be located within the Buffer. Where land disturbance occurs next to the Buffer, the perimeter line of the Buffer that is closest to the land disturbance shall be staked every 10 feet. The removal of fallen, diseased or dead plant growth and the location of the outfall may

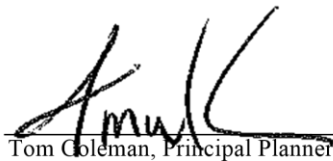
Resolution

Meeting of May 5, 2022

be permitted within the Buffer.

7. Additional Screening of Outside Storage by Fence. Behind the Buffer (the project side of the Buffer), an opaque fence shall be constructed for the entire length of the Buffer (the "Fence"), excluding entrances shown on the Conceptual Plan. This opaque fence may be a board-on-board style or a black picket fence style with a dark color material added on the project side to create opacity for this picket fence design, unless otherwise specifically requested and approved at the time of site plan approval.
8. Signs. If a freestanding sign is constructed on the Property, then the freestanding sign shall be of monolithic ground mounted type. Banners, flags, streamers, balloons, propellers, whirligigs, searchlights, and flashing lights are specifically prohibited.
9. Outside Storage. Outside storage shall be limited to: (a) vehicles, equipment, and trailers used in the Landscaping Business; (b) mulch, sand, topsoil, gravel, and other materials used in the Landscaping Business, and (c) no more than 3 above-ground storage tanks as only an accessory use, which shall be limited to the refueling of vehicles or equipment used in the Landscaping Business, and not personal vehicles, nor retail sale.
10. Transfer or lease. Prior to the transfer or lease of the Property, the property owner(s) shall notify, in writing, (a) Department of Community Development of the planned transfer or lease, and (b) the new owner or lessee of this Property and its conditions, with a copy to the Department of Community Development.
11. Legal Compliance. All county, state, and federal laws, regulations, and ordinances relating to storage of hazardous or harmful materials shall be observed, including, but not limited to, proper handling of gasoline, diesel, and fertilizer.

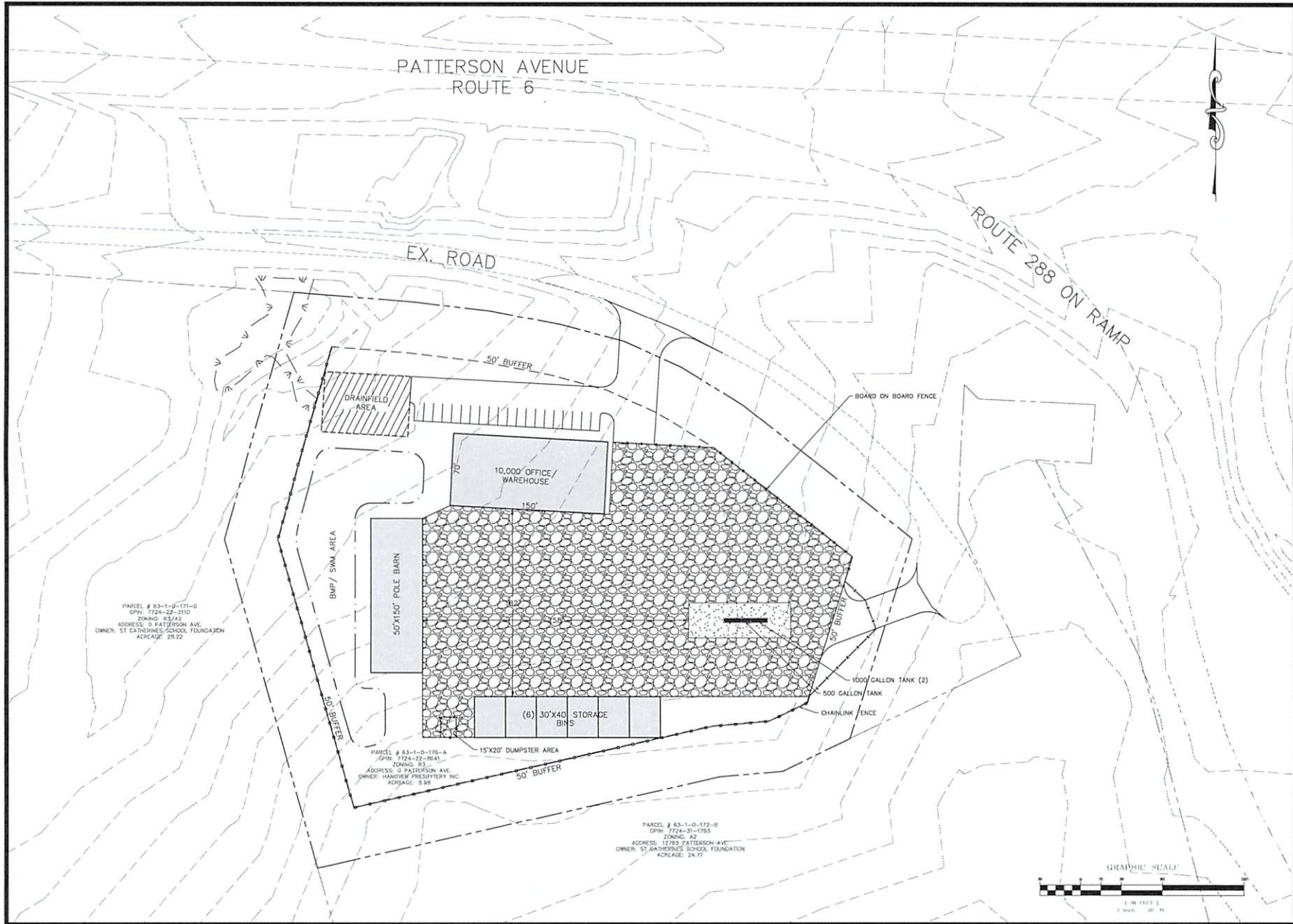
A COPY ATTEST:



Tom Coleman, Principal Planner

5/13/2022

Exhibit A



PARCEL # 83-1-0-171-D
 OPN: 7724-22-3110
 ZONING: R3/A2
 ADDRESS: 0 PATTERSON AVE.
 OWNER: ST CATHERINES SCHOOL FOUNDATION
 ACRES: 28.72

PARCEL # 83-1-0-176-A
 OPN: 7724-22-8641
 ZONING: R3
 ADDRESS: 0 PATTERSON AVE.
 OWNER: HANDBY PRESBYTERY INC.
 ACRES: 9.98

PARCEL # 83-1-0-172-B
 OPN: 7724-31-1593
 ZONING: A2
 ADDRESS: 1228 PATTERSON AVE
 OWNER: ST CATHERINES SCHOOL FOUNDATION
 ACRES: 24.77



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GREEN SIDE UP OFFICE WAREHOUSE
CONCEPTUAL LAYOUT PLAN
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Attachment: RZ-2022-00002 - PC Resolution (5381 : District 5 - RZ-2022-00002 - Trustees of Presbytery of



Attachment: RZ-2022-00002 - PC Resolution (5381 : District 5 - RZ-2022-00002 - Trustees of Presbytery of





GOOCHLAND COUNTY
Department of Community Development
 Staff Report for Board of Supervisors
 Prepared May 12, 2022

RZ-2022-00002 – Trustees of Presbytery of the James, Inc. (Large Tree, LLC)		
Voting District:	2022 District 5; 2011 District 5	
Application Date:	4/6/2022	
Community Meeting Dates:	3/28/22	
Planning Commission Public Hearing:	5/5/2022	Recommend for approval
Board of Supervisors Public Hearing:	6/7/2022	Pending

OVERVIEW:	
Request	Landscaping supply business with office building and outside storage
Location	Southwest quadrant of Route 288 and Route 6
Subdivision	n/a
Tax Map No.	63-1-0-176-A
Acreage	5.98
Current Zoning	Residential, General (R-3)
Proposed Zoning	Business, General (B-1) with proffers
Comprehensive Plan	Single Family Residential, Low Density
TCSO	Yes
Overlay District/Village	Route 6/650 Entrance Corridor Overly District
Staff Contact	Tom Coleman: 804-556-5865: tcoleman@goochlandva.us

APPLICATION SUMMARY

Application by Trustees of Presbytery of the James, Inc. requesting to rezone 5.98 acres from Residential, General (District R-3) to Business, General (District B-1), with proffered conditions, to allow a landscaping supply business (Large Tree, LLC) with an office building and outside storage on Patterson Avenue southwest of the Route 288 and Route 6 interchange on Tax Map No. 63-1-0-176-A. The Comprehensive Plan designates this area as Single Family Residential, Low Density.

Approval of this application would allow Large Tree, LLC to relocate an existing landscaping operation to this location. Improvements would feature a new office and shop building (~10,000 sq. ft.), storage bins for materials and other accessory structures, above ground fuel storage for company vehicles, and stockpiles of landscaping materials.

Large trucks would bring landscaping materials, (mulch, sand, topsoil, gravel, or other materials) to this location. Company operated truck and trailers would load materials for transport to job locations. The operation would not be open to the public.

At the May 5, 2022 public meeting, the Planning Commission recommended approval on 4-0 vote. Mr. Brewer was absent. Three people spoke in opposition to this request.

SUMMARY

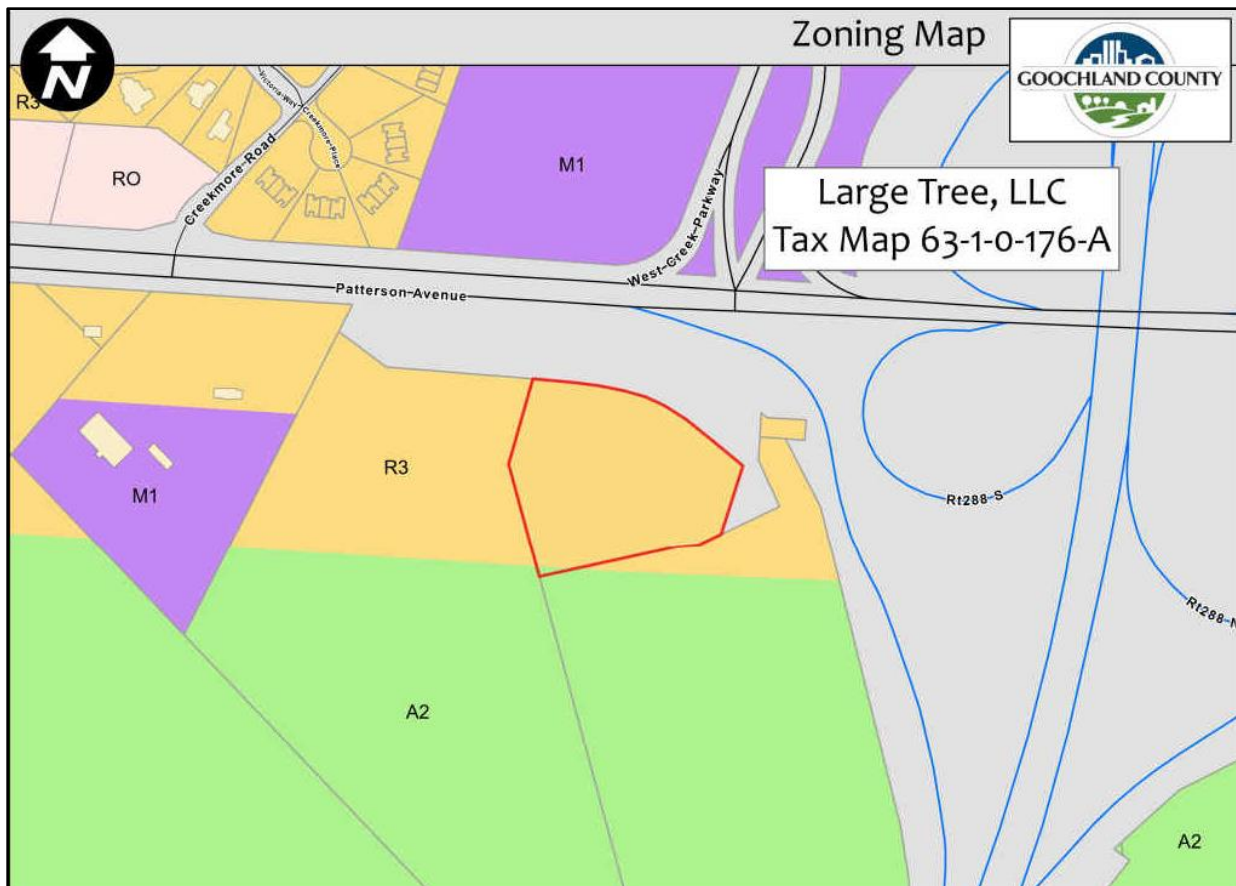
- Proposed use is not consistent with the Comprehensive Plan Single Family Residential, Low Density recommendation.
- Applicant worked with Goochland Economic Development to identify this location and indicated other property could not be found at a price a small business could afford.

Trustees of Presbytery of the James, Inc.
RZ-2022-00002

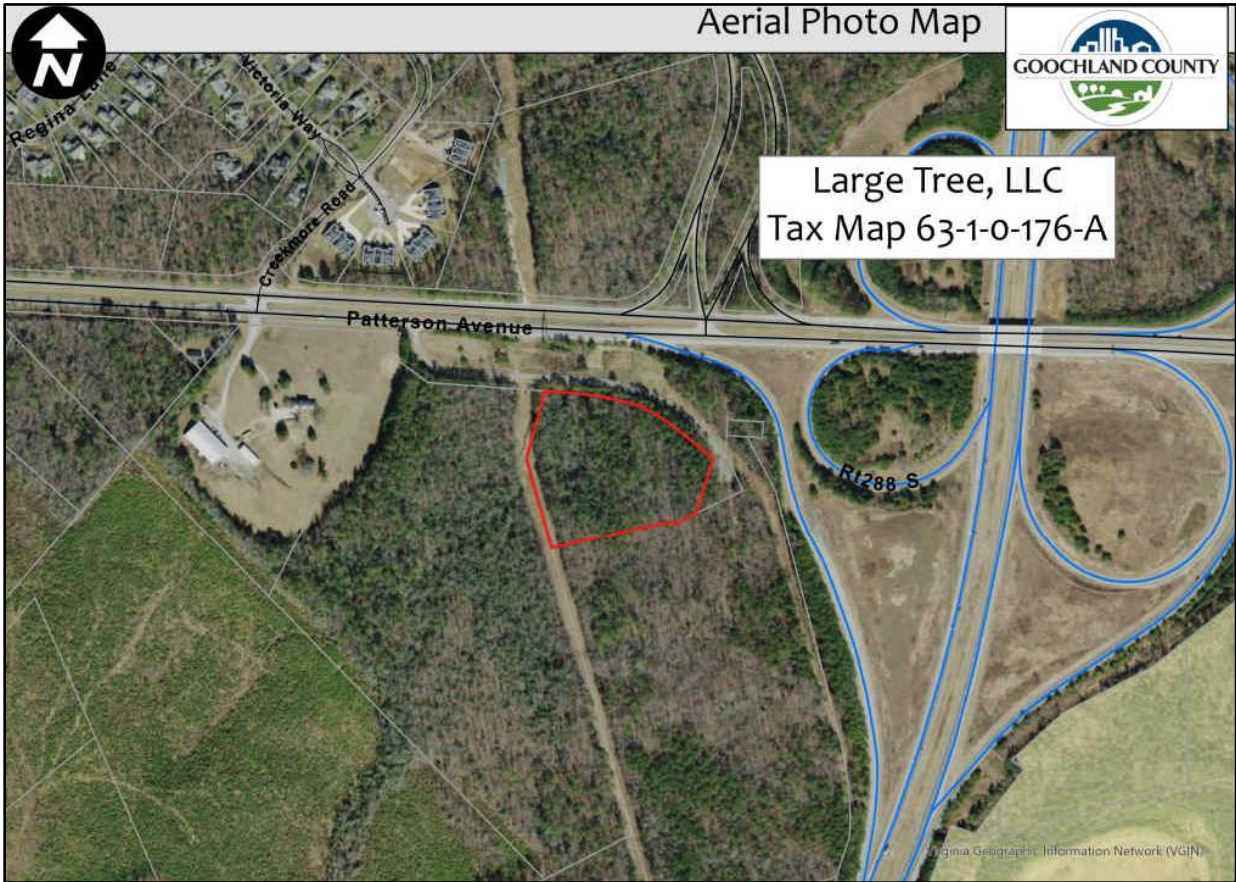
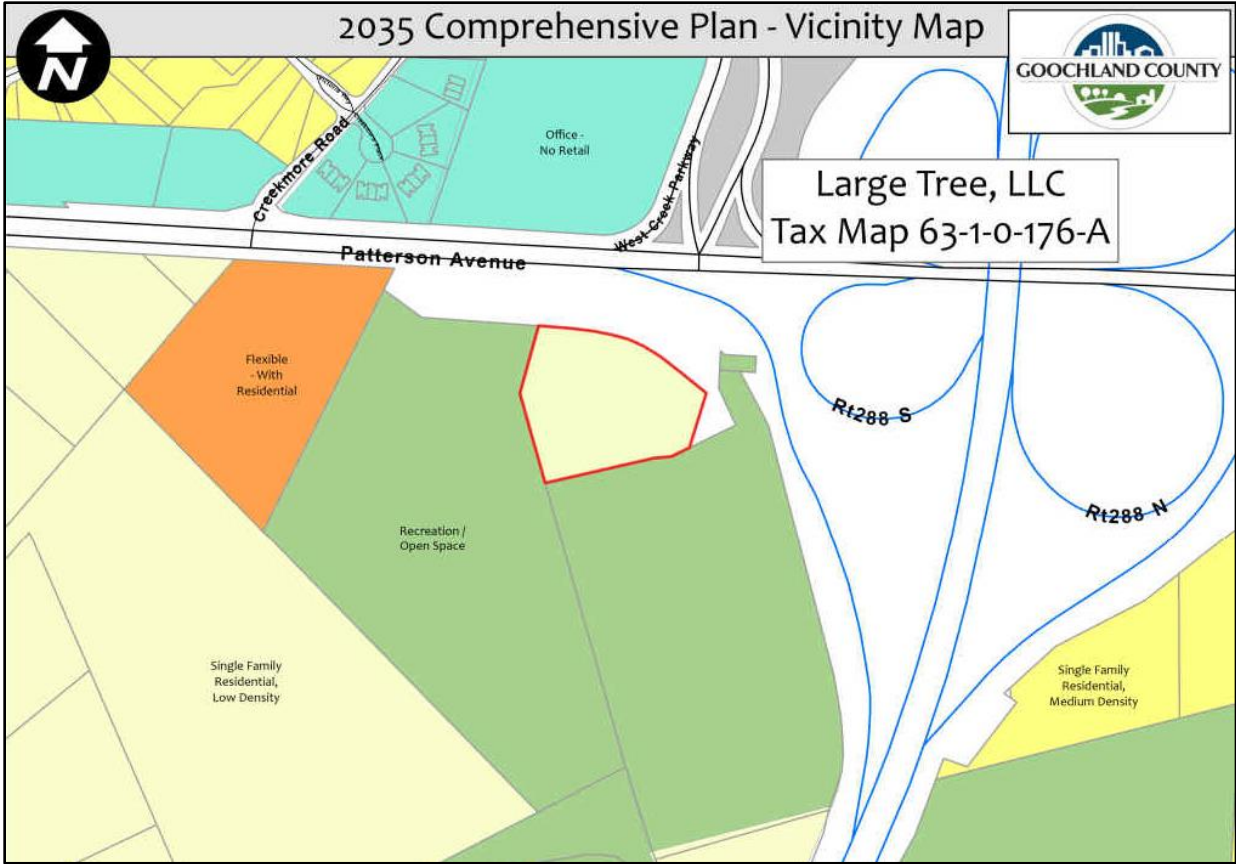
- Neighborhood concerns expressed related to truck traffic and traffic safety.
- Access to the site is from a frontage road which provides access to Patterson Ave.
- Proffers will further regulate development.
- Property is mostly located within the Route 6/650 Entrance Corridor Overlay District, which will further regulate building materials, roofs, fences, signs, and site landscaping.

EXISTING LAND USE/COMPREHENSIVE PLAN	
Zoning	Residential, General (R-3)
Existing Land Use	Undeveloped
Comprehensive Plan	Single Family Residential, Low Density

ADJACENT PROPERTY INFORMATION				
	North	South	East	West
Adjacent Zoning	M-1	A-2, R-3	n/a	R-3
Adjacent Land Use	West Creek / Patterson Ave.	Undeveloped	Route 288	Undeveloped



Attachment: RZ-2022-00002 - Staff Report (5381 : District 5 - RZ-2022-00002 - Trustees of Presbytery of the James)



Attachment: RZ-2022-00002 - Staff Report (5381 : District 5 - RZ-2022-00002 - Trustees of Presbytery of the James)

EXISTING / PROPOSED USES

Existing Uses

The subject property is located southwest of the Rte. 288 and Patterson Ave. (Rte. 6) interchange and is ~200 ft. south of Patterson Ave. and ~230 ft. west of Rte. 288. The property is located along a frontage road (Rte. F1068) which borders the parcel to the north and east, and the frontage road provides access to Patterson Ave.

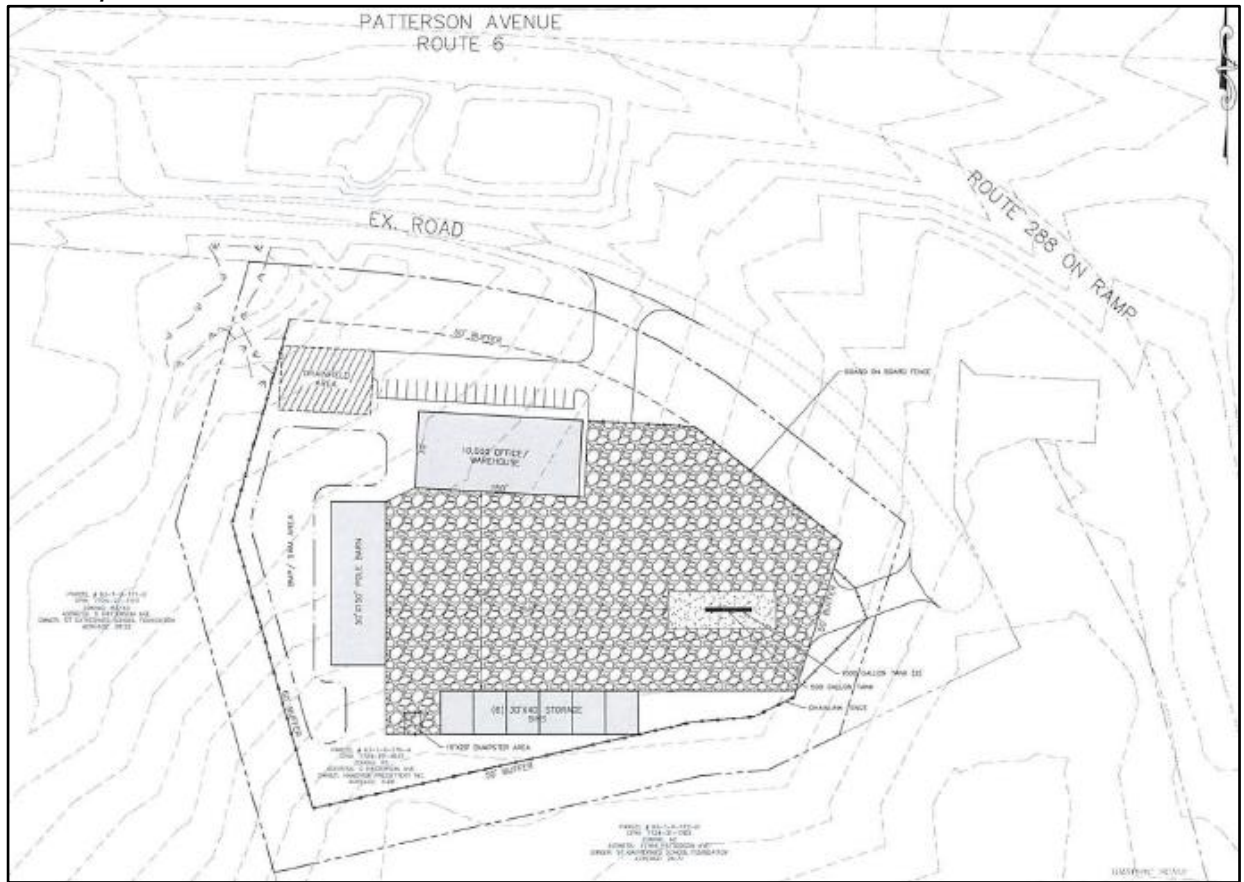
Abutting parcels to the south and west are undeveloped. Further to the west, Nance Corporation has a longstanding operation with industrial zoning. Further to the south are the St. Catherine’s athletic fields which are oriented towards River Road.

Proposed Use

Approval of this application would allow Large Tree, LLC to relocate an existing landscaping supply operation to this location. Improvements would feature a new office and shop building (~10,000 sq. ft.), storage bins for materials, above ground fuel storage for company vehicles, and other accessory structures. The operation would not be open to the public.

The operation would include stockpiles of landscaping materials (mulch, sand, topsoil, gravel, or other materials) up to 20 ft. in height. The applicant indicated larger trucks would deliver materials to this location up to once or twice a week. Company operated pick-up trucks/trailers would load materials daily for transport to job locations.

Conceptual Plan



Attachment: RZ-2022-00002 - Staff Report (5381 : District 5 - RZ-2022-00002 - Trustees of Presbytery of the James)

The proposed use is permitted in the B-1 zoning district with use standards related to screening:

Use

Lumber, building, fencing, and landscaping supply and equipment, in accordance with Sec. 15-283.B

Use Standards (15-283.B)

Building and landscaping supplies and equipment

Outdoor storage of landscaping materials and equipment must be screened from public roads as described in Sec. 15-376. The screening must be either dense evergreen vegetation; an opaque, solid fence; or a wall of treated wood, brick, stone, masonry, or similar solid material and construction.

Additional landscape standards for certain uses (15-376)

The following uses require additional landscaping to screen such uses from public roads and adjacent properties:

...

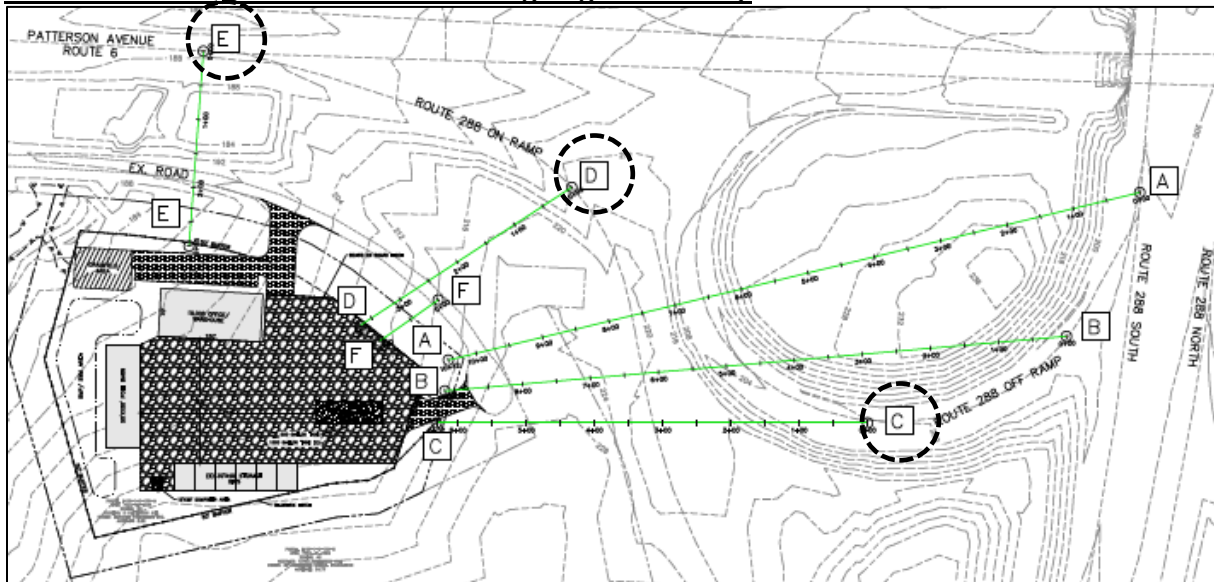
Building and landscaping supplies and equipment with outdoor storage

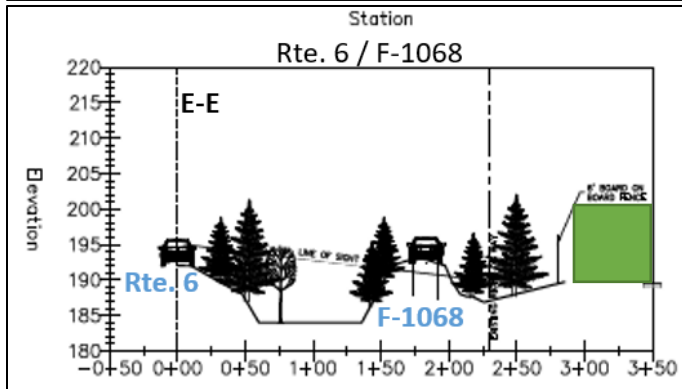
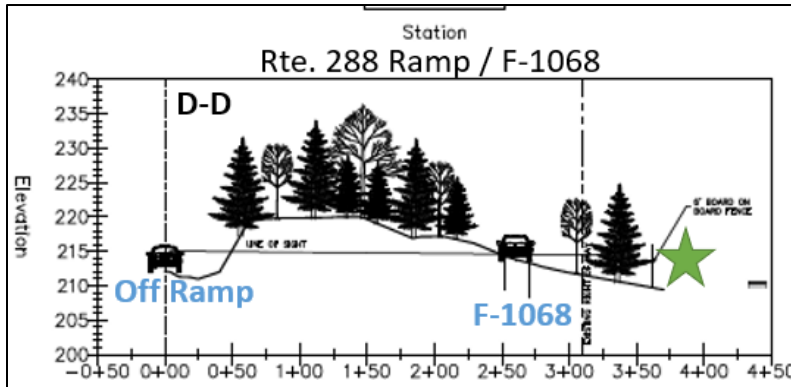
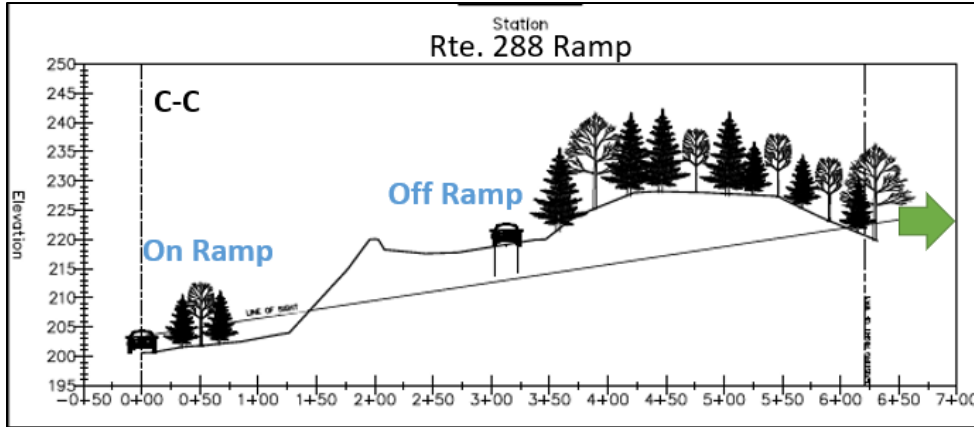
...

View of the above uses must be obscured from all public roads and adjoining properties by dense evergreen vegetation, or by an opaque, solid fence, or wall of treated wood, brick, stone, masonry, or similar solid material and construction. The screening, fencing, or enclosure must meet all applicable zoning ordinance and building code requirements, and be maintained to ensure that permanent screening is provided to hide the items from view.

The applicant provided a series of viewsheds to demonstrate that outside storage will be screened from public roads as required – the frontage road, Patterson Ave., and Rte. 288. The applicant is providing and a 50 ft. wide buffer and a 6 ft. fence to supplement screening. In addition, the office building will somewhat screen stockpiles from Rte. 6. Full screening of the site does appear to depend, at least partly, on trees, topography, etc. which is off-site.

Viewshed – Selected Locations Along Rights-of-Way





Site Traffic

The applicant provided a traffic analysis indicating the site would generate approximately 23 trips per day and about one semi-truck delivery per week. Semi-trucks would bring the mulch, sand, topsoil, gravel, or other materials to this location, and company operated pick-up trucks/trailers would load materials daily for transport to job locations. The application, however, does not limit the number of trucks that could visit the site.

Access to the site is provided from the frontage road, and the frontage road is intended to provide access to the subject parcel. Most truck traffic to the site would arrive from the east, which necessitates U-turn movements at the median break at Creekmore Road. There is a history of citizen concerns, for example during consideration of the office development at Creekmore Rd. and Patterson Ave., about U-turn movements at this median break that nearby citizens believe is unsafe.

The applicant provided an AutoTURN diagram demonstrating the turning maneuver for semi-trucks at the median that demonstrates turning movements cannot be completed within travel lanes.

The applicant proffered that semi-truck deliveries would use east-bound Rte. 6.

AutoTURN Diagram Demonstrating U-turn Maneuver



Elevations



Overlay District

Most of the property is within the Route 6/650 Entrance Corridor Overlay District. Development will be governed by overlay district development standards and will require of Certificate of Approval. This overlay district regulates building materials, roofs, fences, signage, storage areas, mechanical equipment, and landscaping.

Attachment: RZ-2022-00002 - Staff Report (5381 : District 5 - RZ-2022-00002 - Trustees of Presbytery of the James)

Proffers

The applicant has offered a number of proffers:

- Conceptual Plan
- Building elevations and materials
- Retail sales prohibited
- Height limit of mulch, sand, topsoil, gravel, or other materials of 20 ft.
- 50 ft. wide buffer along the entire property line to be natural and undisturbed
 - Outside storage to be screened from view of all public roads and adjacent properties as shown on the Conceptual Plan and pursuant to Proffer 4. Existing vegetation shall be used, but additional plantings may be required to obtain the appropriate screening
- Board-on-board fences to be constructed behind the entire length of the buffer
- Ground-mounted sign
- Limit on outdoor storage to 1) vehicles, equipment, and trailers, 2) landscape materials, and 3) no more than 3 above-ground storage tanks for refueling vehicles or equipment

Staff comments on the proffers are provided in the Planning Analysis and Zoning Proffers sections of this report.

Comprehensive Plan

The proposed zoning district and land use are not consistent with the Single Family Residential, Low Density designation.

COMMUNITY MEETINGS

Large Tree, LLC hosted a community meeting on March 28, 2022, to locate an office and landscaping materials business with outside storage at 12445 Patterson Avenue. In attendance were Supervisors Peterson and Sharpe. No citizens attended. After the applicant's presentation, there was discussion of traffic, especially truck traffic on Patterson Ave. (no. of trips, types of trucks, U-turn movements, and non-covered trucks); business operations, including no retail sales; landscaping material deliveries from Yard Works; height of stockpiles; building elevations; a conceptual site plan; the overlay district; fuel storage tanks; uses prohibited by proffers; fencing; tree buffers; and views from Patterson Ave.

REVIEW BY COUNTY AGENCIES/DEPARTMENTS	
Building	Required to meet all Building Code requirements
Fire/Rescue	Required to meet all Fire Code requirements
Utilities	Public water and sewer infrastructure is in place in roadways and parcels adjacent to the proposed project, so connecting to public water and sewer is a matter of determining where connections will be made.
Schools	No comments
Public Safety	No comments
Environmental	POD, LDP, and Stormwater Permit required.
Economic Development	<ul style="list-style-type: none"> • Large Tree is a residential landscaping company with deep roots in the Richmond market focused on property maintenance, landscaping, and hardscape services. • Economic Development has been working with this client for over 2 years trying to find property within the County, and fully supports this location for their development.

REVIEW BY COUNTY AGENCIES/DEPARTMENTS	
	Development on the property will add to the county tax base on a parcel that is currently vacant. Although this rezoning is inconsistent with the comprehensive plan, Economic Development feels this is a better and higher use than what is designated in the plan.
Historic/Cultural Res.	None identified

REVIEW BY STATE AGENCIES/DEPARTMENTS	
Health	Meet all VDH well/septic requirements
VDOT	The level of traffic is unlikely to prematurely deteriorate the roads.

TRANSPORTATION

The subject property is located along a frontage road (Rte. F-1068) designed as a cul-de-sac road with access to Patterson Ave. (Rte. 6). A frontage road is generally a public road located within the right-of-way of an interstate or limited access highway but not providing access to the main thoroughfare. This frontage road lies within the Rte. 288 right-of-way. Access to the site is provided from the frontage road, and the frontage road is intended to provide access to four parcels, including the subject parcel.

The applicant provided a traffic analysis that indicated the site would generate approximately 23 trips per day and about one semi-truck delivery per week. The applicant indicated most of the traffic would be pickup trucks with trailers.

Most traffic to the site would arrive from the east, which necessitates a U-turn movement at the median break at Creekmore Road. The applicant provided an AutoTURN diagram demonstrating the turning maneuver.

The proposed conceptual plan shows two access entrances along the frontage road. The entrances will need to meet access management requirements and will be reviewed during the plan of development process.

VDoT is not concerned with the proposed volume of traffic.

Traffic Counts

Roadway	From	To	Segment Length (Miles)	*AADT (2020)
Patterson Ave.	Manakin Rd	Route 288	1.84	8,900
Rte. F1068	Patterson Ave.	terminus	0.26	0
Creekmore Road	Patterson Ave.	terminus	0.25	330

(VDoT Jurisdiction Report, Daily Traffic Volume Estimates, Goochland County - 2020)

The Major Thoroughfare Plan identifies this segment of Patterson Ave. as a Principal Arterial roadway with a posted speed limit of 55 mph. The frontage road is undesignated (functional classification) but would be analyzed as a Local Road.

CODE ENFORCEMENT/MAINTENANCE ISSUES

None identified by staff.

FISCAL IMPACT

- Development, as proposed, would expand and diversify the County's tax base.
- Approval of this request would support new business and increase non-residential tax revenue.

CUMULATIVE PLANNING IMPLICATIONS

- Screening. Screening operations from adjacent properties and public roads is a critical consideration for the proposed use.

PLANNING ANALYSIS

Staff notes a number of concerns with this application:

- Comprehensive Plan. The proposed use is not consistent with the residential comprehensive plan designation.
- Outdoor storage. Staff is concerned that outside storage is not an appropriate use at this location of Patterson Ave. and Rte. 288.
- Screen from public roads. Full screening of the site appears to depend somewhat on trees, topography, etc. which are off-site. Generally, staff does not support allowing off-site screening to meet on-site screening/buffer requirements
- Restriction on uses. Strictly limiting the use to a landscape business would narrow the potential variance(s) from the comprehensive plan designation.
- Truck traffic. There is no limit to the number of trucks that could travel to the site.
- Traffic. Most traffic to the site would arrive from the east, which necessitates a U-turn movement at the median break at Creekmore Road. There is office development under construction at the Patterson Ave. and Creekmore Road intersection which will increase traffic counts at this median.

ZONING PROFFERS

The applicant offers the following zoning proffers (*Note: Proffers are blacklined to show changes from the Commission recommendation*):

1. Conceptual Plan. Improvements on the Property shall generally conform to the conceptual plan attached as Exhibit A (the "Conceptual Plan") and the building with office and shop space shall generally conform to the elevations submitted with this application as shown in Exhibit B.

Staff Comment: No comment.

2. Entrance Corridor Overlay. The requirements in Article 27 of the Zoning Ordinance applicable to the Patterson Avenue/River Road West Entrance Corridor (the "Overlay") shall be applicable to the entire Property.

Staff Comment: No comment.

3. Materials. The building with office and shop space shall have exposed exterior walls (above finished grade and exclusive of trim) of cementitious siding with the option to use bare or painted brick, stone, and/or split-face block to add architectural detail to the exposed exterior walls. The pole barn shall have exposed exterior walls (above finished grade and exclusive of trim) of wood and/or other materials compatible with the building with the office and shop space. The storage bins installed along the southern property line shall be made from concrete or another masonry material.

Staff Comment: All structures are regulated by the overlay district.

4. Prohibited Uses. The following uses shall be prohibited: Retail sales, Retail store, Adult business, Auction house, Auto Repair, Bar/Nightclub, Bed and breakfast, Brewpub, Convenience store, Drive-thru, Dry-cleaner/laundromat, Gun club with indoor shooting range, Financial institution/bank, Funeral home, Gas station, Hotel/motel, Medical clinic, Outdoor theatre, Packing and mailing services, Petroleum Storage as a primary

use (permitted as an accessory use), Pharmacy/drugstore, Shopping center, Restaurant, Club/lodge, Golf course/golf driving range/miniature golf course/country club, Theater, College/university, Convention hall, Nursing home/assisted living facility, Park and ride lot, Machinery sales and service, Utility distribution facility, and Utility generating station/transmission substation/transmission line, Animal Boarding (Kennel), and Veterinary Hospital.

Staff Comment: Strictly limiting the use to a landscape business would narrow the potential variance from the comprehensive plan designation.

5. Height Limitations. The height of any mulch, sand, topsoil, gravel, or other materials used in the business operating a lawn care or landscaping business ("Landscaping Business") and stored on the Property shall not exceed more than 20' in height.

Staff Comment: No comment.

6. Screening Of Outside Storage by Buffer. The buffer required by Section 15-375 of the Zoning Ordinance shall be provided around the perimeter of the Property with a width of 50' as shown on the Conceptual Plan (the "Buffer"). No fences, walls or retaining wall tie backs shall be located within the Buffer. Where land disturbance occurs next to the Buffer, the perimeter line of the Buffer that is closest to the land disturbance shall be staked every 10 feet. The removal of fallen, diseased or dead plant growth and the location of the outfall may be permitted within the Buffer.

Staff Comment: This application could be improved by defining how the strict screening requirements for outdoor storage set forth in the code will be accomplished on-site by, for example, providing a commitment to the number, size, and types of plantings and demonstrating their effectiveness

7. Additional Screening of Outside Storage by Fence. Behind the Buffer (the project side of the Buffer), ~~an~~ a six (6) foot high opaque fence shall be constructed for the entire length of the Buffer (the "Fence"), excluding entrances shown on the Conceptual Plan. This opaque fence may be a board-on-board style or a black picket fence style with a dark color material added on the project side to create opacity for this picket fence design, unless otherwise specifically requested and approved at the time of site plan approval.

Staff Comment: No comment.

8. Signs. If a freestanding sign is constructed on the Property, then the freestanding sign shall be of monolithic ground mounted type. Banners, flags, streamers, balloons, propellers, whirligigs, searchlights, and flashing lights are specifically prohibited.

Staff Comment: No comment.

9. Outside Storage. Outside storage shall be limited to: (a) vehicles, equipment, and trailers used in the Landscaping Business; (b) mulch, sand, topsoil, gravel, and other materials used in the Landscaping Business, and (c) no more than 3 above-ground storage tanks ~~as~~, allowed only as only an accessory use, which shall be limited to the refueling of vehicles or equipment used in the Landscaping Business, and not personal vehicles, nor retail sale.

Staff Comment: No comment.

10. Transfer or lease. Prior to the transfer or lease of the Property, the property owner(s) shall notify, in writing, (a) Department of Community Development of the planned transfer or lease, and (b) the new owner or lessee of this Property and its conditions, with a copy to the Department of Community Development.

Staff Comment: No comment.

11. Legal Compliance. All county, state, and federal laws, regulations, and ordinances relating to storage of hazardous or harmful materials shall be observed, including, but not limited to, proper handling of gasoline, diesel, and fertilizer.

Staff Comment: No comment.

12. Deliveries. Semi-truck deliveries of landscape materials will use east bound Patterson Avenue to access the frontage road, Route 1068.

Staff Comment: Staff is concerned about the County's capability to monitor and enforce this provision.

PLANNING COMMISSION RECOMMENDATION / VOTE:

At the May 5, 2022 public meeting, the Planning Commission recommended approval on 4-0 vote. Mr. Brewer was absent. Three people spoke in opposition to this request.

**APPLICATION FOR RECLASSIFICATION OF PROPERTY
UNDER THE ZONING ORDINANCE
COUNTY OF GOOCHLAND, VIRGINIA**

Planning and Zoning Office
P.O. Box 103

Goochland, VA 23063

Phone: (804) 556-5863

Web: www.co.goochland.va.us

FAX: (804) 556-5654

Office Use Only		
Application File Date: <u>April 6, 2022</u>	Fee paid: \$ <u>1800.00</u>	Application No.: <u>RZ- 2022-00002</u>
Planning Commission: Board of Supervisors: _____	Receipt No.: <u>142206</u>	Pre-Application: <u>2022-00001</u>

Name of Applicant(s):

Trustees of Presbytery of the James Inc.,

Address:

3218 Chamberlayne Avenue
Richmond, VA 23227

Phone #: 804-262-2074

Name of Representative:

Jeffrey P. Geiger

Address:

P.O. Box 500
Richmond, VA 23238

Phone #: (804) 771-9557

Property Owner: Same

Disclosure of Real Parties in Interest. Provide completed disclosure form(s)

Large Tree, LLC - Contract Purchaser

Location:

0 Patterson Avenue

Parcel No.(s)

63-1-0-176-A

GPIN # 7724-22-8641

Number of By-Right Cut N/A

Account #: _____

District: 5

Public Road Access: Yes

Deed Book Reference: 117

Plat Book Reference: 98

Property in Land Use: Yes / No

Acres: 5.98

Attach Plat: Survey

Owner/Lessee: Same

Are there any deed restrictions? Yes / No If yes, attach copy of deed restrictions.

Has a soil study been done for this property? Yes / No If yes, please attach copy of soil survey.

Are there any historical sites or structures on the property? Yes / No If yes, provide details.

1. The applicant requests that the property described above, now classified R-3, be reclassified to B-1. Relate here the reasons for requesting the reclassification.

Relocation of business to Goochland for landscape business office, shop space and storage.

2. Describe briefly the proposed use of the property.

Landscape business office and shop space with outside storage screened by 50' buffer and building

3. Describe briefly the improvements proposed. State whether new buildings or structures are to be constructed, existing buildings or structures are to be used or additions made to existing buildings or structures. Give dimensions of the buildings that are to be constructed and the dimensions of any existing buildings on the property. (Conceptual plan required)

New office and shop space building (10,000sf/70' x 150'); pole barn for storage; storage bins for materials.

4. Describe the reason for the requested change.

Relocate business from Hanover to Goochland to be closer to customers.

5. Describe the effects of this reclassification on adjacent property and the surrounding neighborhood.

Property to the north is M-1. Property to the west is M-1. Request changes to the existing zoning to increase the County's commercial tax base. Business type and 50' buffer ensure the property will be compatible with the rural character of Goochland.

Further, B-1 zoning compliments neighboring M-1, R-3 and A-1.

6. Why does the applicant believe that this requested change will be advantageous to the County? (Please substantiate with facts).

Up to six residential home can be constructed by right with no cash proffers. This zoning change eliminates that use and expands the commercial tax base. The use will not be seen behind the building and 50' perimeter buffer. The buffer will be protected by an interior fence.

7. Explain the present unavailability of land in the community or adjacent communities zoned to permit proper location of the proposed use.

The applicant worked with Goochland Economic Development to find an alternate location. One could not be found at a price a small business could afford. These types of sites are scarce and their price inflated due to the current demand.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

- 1. The present zoning classification and use of the subject property. R-3; Forested land
- 2. The planned use designation of the property and adjacent land as contained in the Comprehensive Plan : Low Density Residential (due to existing zoning)
- 3. Proposed open space area or proposed community and public facilities. 50' perimeter buffer
- 4. Planned Used for Development:
 - a) Single-Family Conventional Residential _____
 Number of Lots: _____ Minimum Lot Size _____
 Open Space/Common Area _____ Floodplain on property _____
 - b) Commercial Landscape business with outside storage accessory to landscape business
 Square footage of building(s) 10,000 Parking Required TBD at POD based on office size.
 - c) Industrial _____
 Number of Lots: _____ Minimum Lot Size _____
 Square footage of building(s) _____ Parking Required _____
 - d) Other _____
- 5. Proposed property within an Overlay District. yes Entrance Corridor
- 6. What type of screening/buffering along the Right-of-Way: 50' wide natural buffer
 Submit landscape plan with application: Yes / No
- 7. Utilities: (a) Water: Public Yes Individual Well _____
 (b) Sewer: Public _____ Septic Tank Yes
- 8. Has the property been timbered? Yes/No If yes, what year was it timbered? _____
- 9. Road Ownership and Maintenance: (a) Public yes (b) Private _____
- 10. What public road access and access management category:
 Route 1068 Access Classification: 1 2 3 4 5 6 Non Classified Roadway
- 11. Any community meetings held with adjoining property owners: Yes If so, date of meeting(s) March 28, 2022

Attachment: RZ-2022-00002 - Application (5381 : District 5 - RZ-2022-00002 - Trustees of Presbytery of the James)

**Requirement and Instructions for Filing Application
for Reclassification of Property**

The following shall be filled out completely and submitted by the Applicant:

1. The **Application Form** must be filed out completely with full answers to every statement and question. The Application may be signed by an agent or attorney or by the lessee, owner, or owners before a Notary Public in the space provided on Page 7.
2. Furnish a complete Conceptual Plan for rezoning. This plan shall consist of the following checklist:
 - ◆ Plot plan or survey plat showing the dimensions of the property to be rezoned drawn to an appropriate scale.
 - ◆ NA Location and dimensions of existing structures, right-of-ways, easements boundaries, water courses and lakes.
 - ◆ Location of dimensions of proposed development including structures, types of uses, access drives, setbacks, easements, etc.
 - ◆ Location and dimensions of proposed recreational areas and buffer zones, if required.
 - ◆ NA Location and size of water, sewer and drainage facilities, if required. Soil information for those developments or septic tank drainfields.
 - ◆ NA In the case of residential developments – proposed number of dwelling units and net acres available for building.
 - ◆ In the case of commercial, industrial and institutional developments – proposed off street parking and loading areas, signage, outdoor lighting and buffers and screening.
 - ◆ Topographic maps for commercial and industrial and residential developments on lots less than two acres.
 - ◆ Traffic impact studies may be required based on Access Management Requirements.
3. The **Application Fee** required as per Section 15.2 - 2204 Code of Virginia (1950, as amended) is based on an adopted fee schedule which is attached to this application. This fee must be paid at the time of filing the Application. This fee only partially covers the extra cost to the County of investigating and processing the Application through its various stages. Make checks payable to "**County of Goochland**".

STATE OF VIRGINIA) TO WIT
COUNTY OF GOOCHLAND)

Trustees of Presbytery of

I, Susan S. Smith, Attorney-in-Fact for the James Lee, being duly sworn, depose and say that I am Lessee/Owner of the Property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or I will present written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing the filing this application and that the foregoing statements and answers provided herein are in all respects true and correct to the best of my knowledge and belief.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Goochland County officials and other authorized government agents on official business to enter the property as necessary to process this application. I hereby agree to have a sign placed on my property, notifying the public of my application.

Susan S. Smith / 4.9.22
Signature of Applicant Date

P.O. Box 500
Richmond VA 23218
Mailing Address of Applicant



Subscribed and sworn to before me this 7th day of April, 2022.

My Commission Expires: 5/31/2022 Deborah Crabb
Notary Public

Susan S. Smith Attorney-in-Fact / 4.9.22
Signature of Property Owner Date

Phone No. (804) 771-9526 P.O. Box 500, Richmond VA 23218
Mailing Address of Property Owner

Subscribed and sworn to before me this 7th day of April, 2022.

My Commission Expires: 5/31/2022 Deborah Crabb
Notary Public



Attachment: RZ-2022-00002 - Application (5381 : District 5 - RZ-2022-00002 - Trustees of Presbytery of the James)

STATEMENT OF PROFFER

CASE NO. 2022-00002

_____, owner of Tax Map Parcel(s) _____, hereby voluntarily proffer that, in the event that the subject property is rezoned from _____ to _____, the development and use of the property will be subject to the following conditions:

See attached

These proffers are being submitted prior to the Board of Supervisors public hearing on this request. \

Owner of Record – Signature

Date

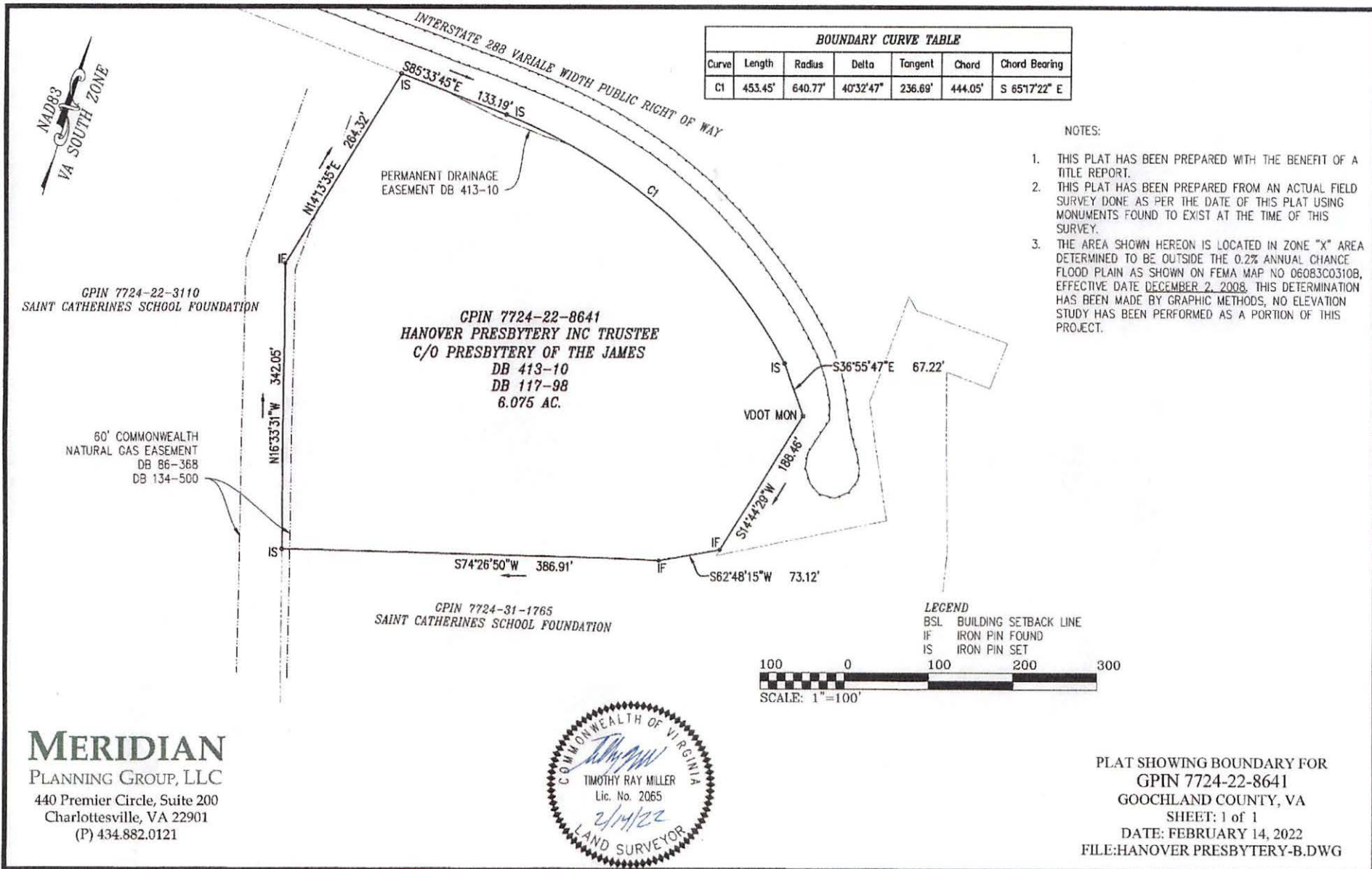
COMMONWEALTH OF VIRGINIA
STATE AT-LEASE, to wit:

I, _____, a Notary Public for the State of Virginia, At – Large, do certify that _____ whose name is signed to the above, bearing date on _____ day of _____ 20 _____, Has acknowledged the same before me in my State aforesaid.

Given under my hand this _____ day of _____, 20 _____.

My Commission Expires: _____

Notary Public (Seal)



Attachment: RZ-2022-00002 - Application (5381 : District 5 - RZ-2022-00002 - Trustees of Presbytery of

STATEMENT OF PROFFER

TRUSTEES OF PRESBYTERY OF THE JAMES, INC., a Virginia corporation, as owner of Tax Map Parcel 63-1-0-176-A; GPIN 7724-22-8641 (the "Property"), hereby voluntarily proffers that, in the event that the subject Property is rezoned from R-3 to B-1, the development and use of the Property will be subject to the following conditions:

1. Conceptual Plan. Improvements on the Property shall generally conform to the conceptual plan attached as Exhibit A (the "Conceptual Plan") and the building with office and shop space shall generally conform to the elevations as shown in Exhibit B.
2. Entrance Corridor Overlay. The requirements in Article 27 of the Zoning Ordinance applicable to the Patterson Avenue/River Road West Entrance Corridor (the "Overlay") shall be applicable to the entire Property.
3. Materials. The building with office and shop space shall have exposed exterior walls (above finished grade and exclusive of trim) of cementitious siding with the option to use bare or painted brick, stone, and/or split-face block to add architectural detail to the exposed exterior walls. The pole barn shall have exposed exterior walls (above finished grade and exclusive of trim) of wood and/or other materials compatible with the building with the office and shop space. The storage bins installed along the southern property line shall be made from concrete or another masonry material.
4. Prohibited Uses. The following uses shall be prohibited: Retail sales, Retail store, Adult business, Auction house, Auto Repair, Bar/Nightclub, Bed and breakfast, Brewpub, Convenience store, Drive-thru, Dry-cleaner/laundromat, Gun club with indoor shooting range, Financial institution/bank, Funeral home, Gas station, Hotel/motel, Medical clinic, Outdoor theatre, Packing and mailing services, Petroleum Storage as a primary use (permitted as an accessory use), Pharmacy/drugstore, Shopping center, Restaurant, Club/lodge, Golf course/golf driving range/miniature golf course/country club, Theater, College/university, Convention hall, Nursing home/assisted living facility, Park and ride lot, Machinery sales and service, Utility distribution facility, Utility generating station/transmission substation/transmission line, Animal Boarding (Kennel), and Veterinary Hospital.
5. Height Limitations. The height of any mulch, sand, topsoil, gravel, or other materials used in the business operating a lawn care or landscaping business ("Landscaping Business") and stored on the Property shall not exceed more than 20' in height.
6. Screening Of Outside Storage by Buffer. The buffer required by Section 15-375 of the Zoning Ordinance shall be provided around the perimeter of the Property with a width of 50' as shown on the Conceptual Plan (the "Buffer"). No fences, walls or retaining wall tie backs shall be located within the Buffer. Where land disturbance occurs next to the

Buffer, the perimeter line of the Buffer that is closest to the land disturbance shall be staked every 10 feet. The removal of fallen, diseased or dead plant growth and the location of the outfall may be permitted within the Buffer.

7. Additional Screening of Outside Storage by Fence. Behind the Buffer (the project side of the Buffer), a six (6) foot high opaque fence shall be constructed for the entire length of the Buffer (the "Fence"), excluding entrances shown on the Conceptual Plan. This opaque fence may be a board-on-board style or a black picket fence style with a dark color material added on the project side to create opacity for this picket fence design, unless otherwise specifically requested and approved at the time of site plan approval.
8. Signs. If a freestanding sign is constructed on the Property, then the freestanding sign shall be of monolithic ground mounted type. Banners, flags, streamers, balloons, propellers, whirligigs, searchlights, and flashing lights are specifically prohibited.
9. Outside Storage. Outside storage shall be limited to: (a) vehicles, equipment, and trailers used in the Landscaping Business; (b) mulch, sand, topsoil, gravel, and other materials used in the Landscaping Business, and (c) no more than 3 above-ground storage tanks, allowed only as an accessory use, which shall be limited to the refueling of vehicles or equipment used in the Landscaping Business, and not personal vehicles, nor retail sale.
10. Transfer or lease. Prior to the transfer or lease of the Property, the property owner(s) shall notify, in writing, (a) Department of Community Development of the planned transfer or lease, and (b) the new owner or lessee of this Property and its conditions, with a copy to the Department of Community Development.
11. Legal Compliance. All county, state, and federal laws, regulations, and ordinances relating to storage of hazardous or harmful materials shall be observed, including, but not limited to, proper handling of gasoline, diesel, and fertilizer.
12. Deliveries. Semi-truck deliveries of landscape materials will use east bound Patterson Avenue to access the frontage road, Route 1068.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK-

SEE FOLLOWING PAGE FOR SIGNATURE]



Jeffrey P. Geiger, Attorney-in-Fact for Trustees of Presbytery of the James, Inc.

Date: May 27, 2022

COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

I, Susan S. Smith, a Notary Public for the State of Virginia, At-Large, do certify that Jeffrey P. Geiger, Attorney-in-Fact for the above party, whose name is signed to the above, on behalf of the said party, bearing date on the 27th day of May, 2022, has acknowledged the same before me in my State aforesaid.

Given under my hand this 27th day of May, 2022.



Notary Public

My commission expires: 9-30-2022
Notary registration number: 143796



14303490.9 046769.00001

Attachment: RZ-2022-00002 - Proffers (5381 : District 5 - RZ-2022-00002 - Trustees of Presbytery of the James)



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

**SCHEDULED
ORDINANCE**

Meeting: 06/07/22 02:00 PM
Department: Planning & Zoning
Category: BOS Rezoning Ordinance
Prepared By: Jamie Sherry
Department Head: MinuteTraq Admin

(ID # 5390)

**DISTRICT 4 - RZ-2006-00003A APPLICATION BY EXTRA ATTIC
POUNCEY TRACT, LLC REQUESTING PROFFER AMENDMENTS TO
REZONING CASE RZ-2006-00003 TO AMEND THE CONCEPTUAL
PLAN ON 5.82 ACRES BORDERING VILLAGE TRAIL, POUNCEY
TRACT ROAD, AND PARK VILLAGE BOULEVARD, ON TAX MAP NO.
48-1-0-56-C. THE PROPERTY IS ZONED BUSINESS, GENERAL (B-1).
THE COMPREHENSIVE PLAN DESIGNATES THIS AREA AS
COMMERCIAL.**

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	X
Strat Goal 3	Excellence in Financial Management	
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

The Board is requested to hold a public hearing and consider zoning proffer amendment application RZ-2006-00003A by Extra Attic Pouncey Tract, LLC.

Summary of Information

- In October of 2006, the subject property was rezoned to B-1 (Business, General) with proffers for the purpose of establishing a neighborhood commercial/retail center. The proffered conceptual plan shows a grocery store as the main anchor of the retail center with several outbuildings.
- The subject property was rezoned in 2006 with the intention to provide services to Parkside Village subdivision, which was rezoned at the same time.
- The applicant is requesting a proffer amendment to replace the 2006 conceptual plan with a conceptual plan depicting the primary user as a self-storage, mini-warehouse facility with an office building and a building for commercial.
- There is a companion case associated with this application. The office and retail uses are permitted by right in the Business, General (B-1) zoning district. However, the self-storage, mini-warehouse facility requires a conditional use permit per County Zoning Ordinance Section 15-242.
- Extra Attic Pouncey Tract, LLC operates several self-storage, mini-warehouse facilities in the Richmond region.
- Two community meetings were held:
 - December 2021 - 37 citizens attending. Concerns included height and operation of the of the self-storage building, phasing of the development, number of entrances to the site, traffic and permitted uses.

- February 2022 -35 citizens. Concerns included stormwater runoff and cost of maintenance of the existing stormwater pond, permitted uses, no access to Pouncey Tract Road, maintenance of the berm and the need for sidewalks.
- At their May 5, 2022 meeting, the Planning Commission recommended approval of this application, with a 4-0 vote. Mr. Brewer was absent. Two citizens spoke and expressed appreciation for the applicant's consideration of their concerns and the subsequent changes that were made to the application. These two speakers also noted two additional items of concern – they requested “drive-thru restaurant” be eliminated as a permitted use for the third proposed building on site, the other two proposed buildings already have users established. They also requested “No Thru Trucks” signs be posted on both Village Trail and Park Village Boulevard.
- In response to the community opposition since the Planning Commission Meeting, the applicant has proffered to prohibit Drive-thru restaurants.

Draft Motions

- **Approve:** I move that the Board approve proffer amendment RZ-2006-00003A on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard, as presented.
- **Approve as amended:** I move that the Board approve proffer amendment RZ-2006-00003A on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard, with the following amendments:
_____.
- **Defer:** I move that the Board defer consideration of proffer amendment RZ-2006-00003A on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard to _____ (date) _____.
- **Deny:** Based on the information in the staff report and from the public hearing, I move that the Board deny proffer amendment RZ-2006-00003A on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard on the grounds that:
 - it is not in keeping with public necessity, convenience, general welfare, and good zoning practice;
 - and _____.

ATTACHMENTS:

- RZ-2006-00003A - Exhibit A (PDF)
- RZ-2006-00003A - Exhibit B (PDF)
- RZ-2006-00003A - PC Resolution (PDF)
- RZ-2006-00003A - PROFFERS (DOCX)
- RZ-2006-00003A - Staff Report (DOCX)
- RZ-2006-00003A - Application (PDF)

✓ Vote Record - Ordinance 5390							
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Meeting Cancelled <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Referred <input type="checkbox"/> Public Hearing Held <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent	
	Susan Lascolette			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JUNE 7, 2022, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Ordinance granting RZ-2006-00003A requesting a proffer amendment to rezoning case RZ-2006-00003 to amend the conceptual plan, on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard, on Tax Map No. 48-1-0-56-C.

WHEREAS, Virginia Code §§ 15.2-2280 and 15.2-2285 enable the Goochland County Board of Supervisors to adopt and amend its zoning ordinance including both a map showing the division of land into districts and text setting forth the regulations applying to each district, and Virginia Code § 15.2-2303 allows the Board of Supervisors to accept reasonable conditions proffered by an applicant; and

WHEREAS, Extra Attic Pouncey Tract, LLC filed an application to amend the proffered conditions on 5.82 acres for Tax Map Nos. 48-1-0-56-C bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard in Election District 4; and

WHEREAS, on October 3, 2006, this property was rezoned through Case No. RZ-2006-00003 to Business, General (B-1) subject to 10 proffered conditions; and

WHEREAS, applicant now seeks to amend the existing proffered conditions to change the conceptual plan; and

WHEREAS, the proffers offered in this case specifically supersede the proffered conditions from Case No. RZ-2006-00003; and

WHEREAS, the proffered conditions stated below are all of the proffered conditions that apply to the property; and

WHEREAS, a portion of the property is subject to the conditions stated in Conditional Use Permit CU-2022-00002, which was filed concurrently with this application; and

WHEREAS, the county’s Comprehensive Plan recommends this area for Commercial;

Ordinance
and

Meeting of June 7, 2022

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission advertised as required by law and held a public hearing on this application on May 5, 2022 and voted 4-0 to recommend approval of this request; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Board of Supervisors advertised as required by law and held a public hearing on this application on June 7, 2022.

NOW, THEREFORE, BE IT ORDAINED, that the Goochland County Board of Supervisors hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER ORDAINED, this 7th day of June, 2022, the Goochland County Board of Supervisors hereby grants the requested proffer condition amendments for 5.82 acres identified as Tax Map No. 48-1-0-56-C bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard in Election District 4, subject to the following proffered conditions submitted by the applicant, which are all of the proffers that apply to the Property:

1. **Conceptual Plan.** The Property under consideration in this case (the “Property”) shall be developed in general conformance with the exhibit titled “Pouncey Tract Mini Storage” by Youngblood, Tyler & Associates dated April 15, 2022, attached hereto as Exhibit A. The exact locations, footprints, configurations, size, and details of the buildings, drives, roads, and other improvements shown on the Conceptual Plan are illustrative and may be subject to change as required for final engineering design, compliance with governmental regulations, or as otherwise approved at the time of plan of development review.
2. **Elevations.** The Mini Warehouse constructed on the Property shall be similar in architectural treatment with the elevations attached hereto entitled “Extra Attic Pouncey Tract Mini Warehouse Elevations” attached hereto as Exhibit B. The exterior finish of the mini warehouse building shall be constructed of EIFS (exterior insulated finishing system).
3. **Buffer Requirements.**
 - a. **Park Village Boulevard.** A natural and landscaped buffer a minimum of thirty-five (35) feet in width shall be provided along the boundary of the Property adjoining Park Village Boulevard. The developer shall reserve the right to clear and grade the existing buffer to install the entrance road, sidewalks, and to connect to existing utilities along Park Village Boulevard such as public water, public sewer, and storm sewer. Utility and entrance road crossings shall be perpendicular to the greatest extent possible. In addition to the requirements of Section 15-375 of the zoning ordinance, in areas within the buffer where no vegetation currently exists or areas of the buffer disturbed during construction, the buffer shall be planted with, or supplemented on the basis of, two (2) large deciduous trees, two (2) small evergreen trees, and five (5) shrubs for every one

hundred (100) linear feet or portion thereof. In addition, the existing berm shall remain or be replaced with a berm a minimum of three (3) feet in height.

b. Village Trail. A natural and landscaped buffer a minimum of fifteen (15) feet in width shall be provided along the boundary of the Property adjoining Village Trail. The developer shall reserve the right to clear and grade the existing buffer to make the required site improvements. Utility and entrance road crossings shall be generally perpendicular to the buffer. The buffer should include a berm a minimum of three (3) feet in height and be planted to the requirements of Section 15-373C of the zoning ordinance. In addition, a berm a minimum of three (3) feet in height planted as indicated above, shall be installed in the general location as shown on the Conceptual plan in the northwest corner of the Property.

c. Additional Buffer requirements. At the time of planting, large deciduous trees must have a minimum caliper of two (2) inches, small deciduous and evergreen trees shall measure not less than six (6) feet in height, and shrubs shall measure between eighteen (18) and twenty-four (24) inches in height. No retaining walls or retaining wall tie backs shall be located within these buffers.

4. Entrances. Two entrances shall be provided to the site. One entrance on Park Village Boulevard across from Benhall Circle and one entrance on Village Trail across from 7-Eleven.

5. Protective Covenants. A document setting forth covenants shall be recorded in the Clerk's Office of the Circuit Court of Goochland County, setting forth controls on the development and the maintenance of property and establishing an owner's association ("Association"). The covenants shall describe standards of uniform maintenance of common areas, open space, and landscaping. The Association shall establish uniform rules relating to the standards for approval by the Association of any improvements within the property, including but not limited to, construction of buildings, other structures, and signage.

6. Hours of Construction. During the construction of the development on the property, the hours of exterior construction shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours to complete such work as concrete pours or utility connections. Exceptions shall require the approval of the Director of Community Development. Construction signs shall be posted stating the hours of construction.

7. Exterior Building Materials. Exposed exterior wall siding (above finished grade) of all buildings on the Property shall consist of brick, brick veneer, stone, cultured stone, cultured stone veneer, cementitious siding (e.g., Hardiplank or equivalent), other masonry or cementitious material, engineered siding (e.g., LP Smartside or equivalent), exterior insulated finishing system (EIFS), shake siding, PVC in gables or painted aluminum rake trim, or a combination of the foregoing. This shall not prevent the use of vinyl for windows, trim, molding, or other architectural features.

- 8. Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetland areas, and utility lines required to be above ground by the utility company.
- 9. Construction Traffic.** Earthmoving equipment and construction vehicles related to clearing, grading, utility installation, and parking lot construction on the Property shall access the Property from Village Trail and shall not access the Property from Park Village Boulevard.
- 10. Prohibited Uses.** The following types of businesses will be prohibited on the site.
- a. Adult Business
 - b. Bar; Nightclub
 - c. Gun club
 - d. Petroleum Storage
 - e. Telecommunication Tower
 - f. Animal Boarding/Kennel
 - g. Auction House
 - h. Auto Repair
 - i. Auto Sales / Rental
 - j. Farm Equipment Sales / Services
 - k. Funeral Home
 - l. Hotel / Motel
 - m. Recreation Vehicle / Motor Home / Travel Trailer & Camper Sales
 - n. Brewpub
 - o. Brewery / Distillery
 - p. Club / Lodge
 - q. Theater - Indoor / Outdoor
 - r. Convention Hall / Conference Center
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 - t. Nursing Home
 - u. Machinery Sales / Service
 - v. Bed and Breakfast
 - w. Golf Course
 - x. Wholesale Warehouse
 - y. Plumbing and Electrical Supply
 - z. Drive-thru Restaurant
- 11. Sidewalk.** The existing sidewalks along Village Trail and Park Village Boulevard will be extended to the site entrances as shown on the Conceptual Plan.

A COPY ATTEST:

County Administrator or Designee
Gochland County Board of Supervisors

EXTRA ATTIC POUNCEY TRACT MINI WAREHOUSE ELEVATIONS
APRIL 15, 2022
EXHIBIT B

Exhibit B
1 of 2



SIDE ELEVATION



POUNCEY TRACT RD ELEVATION

ELEVATIONS

CONCEPT DESIGN

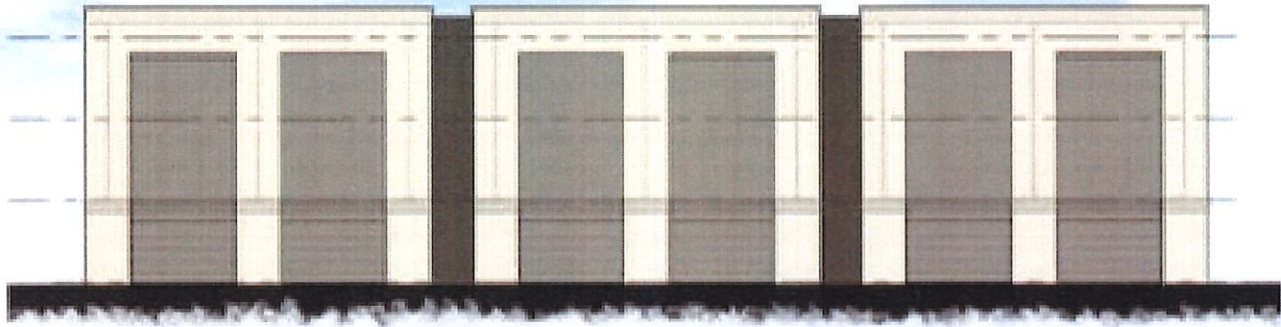
SELF STORAGE

ALLEN ALLEN, VIRGINIA



EXTRA ATTIC PONCEY TRACT MINI WAREHOUSE ELEVATIONS
APRIL 15, 2022
EXHIBIT B

Exhibit B
2 of 2



PARK VILLAGE BLVD ELEVATION



PARKING LOT ELEVATION

ELEVATIONS

SELF STORAGE

CONCEPT DESIGN

GLEN ALLEN, VIRGINIA



WHEREAS, the proffered conditions stated below are all of the proffered conditions that apply to the property; and

WHEREAS, a portion of the property is subject to the conditions stated in Conditional Use Permit CU-2022-00002, which was filed concurrently with this application; and

WHEREAS, the county’s Comprehensive Plan recommends this area for Commercial; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission advertised as required by law and held a public hearing on this application on May 5, 2022.

NOW, THEREFORE, BE IT RESOLVED, the Goochland County Planning Commission hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER RESOLVED, this 5th day of May, 2022, the Goochland County Planning Commission hereby recommends that the Goochland County Board of Supervisors grant the requested proffer condition amendments for 5.82 acres identified as Tax Map No. 48-1-0-56-C bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard in Election District 4, subject to the following proffered conditions submitted by the applicant, which are all of the proffers that apply to the Property:

1. **Conceptual Plan.** The Property under consideration in this case (the “Property”) shall be developed in general conformance with the exhibit titled “Pouncey Tract Mini Storage” by Youngblood, Tyler & Associates dated April 15, 2022, attached hereto as Exhibit A. The exact locations, footprints, configurations, size, and details of the buildings, drives, roads, and other improvements shown on the Conceptual Plan are illustrative and may be subject to change as required for final engineering design, compliance with governmental regulations, or as otherwise approved at the time of plan of development review.
2. **Elevations.** The Mini Warehouse constructed on the Property shall be similar in architectural treatment with the elevations attached hereto entitled “Extra Attic Pouncey Tract Mini Warehouse Elevations” attached hereto as Exhibit B. The exterior finish of the mini warehouse building shall be constructed of EIFS (exterior insulated finishing system).

3. Buffer Requirements.

- a. Park Village Boulevard. A natural and landscaped buffer a minimum of thirty-five (35) feet in width shall be provided along the boundary of the Property adjoining Park Village Boulevard. The developer shall reserve the right to clear and grade the existing buffer to install the entrance road, sidewalks, and to

Attachment: RZ-2006-00003A - PC Resolution (5390 : District 4 - RZ-2006-00003A Extra Attic Pouncey Tract, LLC)

connect to existing utilities along Park Village Boulevard such as public water, public sewer, and storm sewer. Utility and entrance road crossings shall be perpendicular to the greatest extent possible. In addition to the requirements of Section 15-375 of the zoning ordinance, in areas within the buffer where no vegetation currently exists or areas of the buffer disturbed during construction, the buffer shall be planted with, or supplemented on the basis of, two (2) large deciduous trees, two (2) small evergreen trees, and five (5) shrubs for every one hundred (100) linear feet or portion thereof. In addition, the existing berm shall remain or be replaced with a berm a minimum of three (3) feet in height.

- b. Village Trail. A natural and landscaped buffer a minimum of fifteen (15) feet in width shall be provided along the boundary of the Property adjoining Village Trail. The developer shall reserve the right to clear and grade the existing buffer to make the required site improvements. Utility and entrance road crossings shall be generally perpendicular to the buffer. The buffer should include a berm a minimum of three (3) feet in height and be planted to the requirements of Section 15-373C of the zoning ordinance. In addition, a berm a minimum of three (3) feet in height planted as indicated above, shall be installed in the general location as shown on the Conceptual plan in the northwest corner of the Property.
 - c. Additional Buffer requirements. At the time of planting, large deciduous trees must have a minimum caliper of two (2) inches, small deciduous and evergreen trees shall measure not less than six (6) feet in height, and shrubs shall measure between eighteen (18) and twenty-four (24) inches in height. No retaining walls or retaining wall tie backs shall be located within these buffers.
4. **Entrances.** Two entrances shall be provided to the site. One entrance on Park Village Boulevard across from Benhall Circle and one entrance on Village Trail across from 7-Eleven.
 5. **Protective Covenants.** A document setting forth covenants shall be recorded in the Clerk's Office of the Circuit Court of Goochland County, setting forth controls on the development and the maintenance of property and establishing an owner's association ("Association"). The covenants shall describe standards of uniform maintenance of common areas, open space, and landscaping. The Association shall establish uniform rules relating to the standards for approval by the Association of any improvements within the property, including but not limited to, construction of buildings, other structures, and signage.
 6. **Hours of Construction.** During the construction of the development on the property, the hours of exterior construction shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours to complete such work as concrete pours or utility connections. Exceptions shall require the approval of the Director of Community Development. Construction signs shall be posted stating the hours of construction.
 7. **Exterior Building Materials.** Exposed exterior wall siding (above finished grade) of

all buildings on the Property shall consist of brick, brick veneer, stone, cultured stone, cultured stone veneer, cementitious siding (e.g., Hardiplank or equivalent), other masonry or cementitious material, engineered siding (e.g., LP Smartside or equivalent), exterior insulated finishing system (EIFS), shake siding, PVC in gables or painted aluminum rake trim, or a combination of the foregoing. This shall not prevent the use of vinyl for windows, trim, molding, or other architectural features.

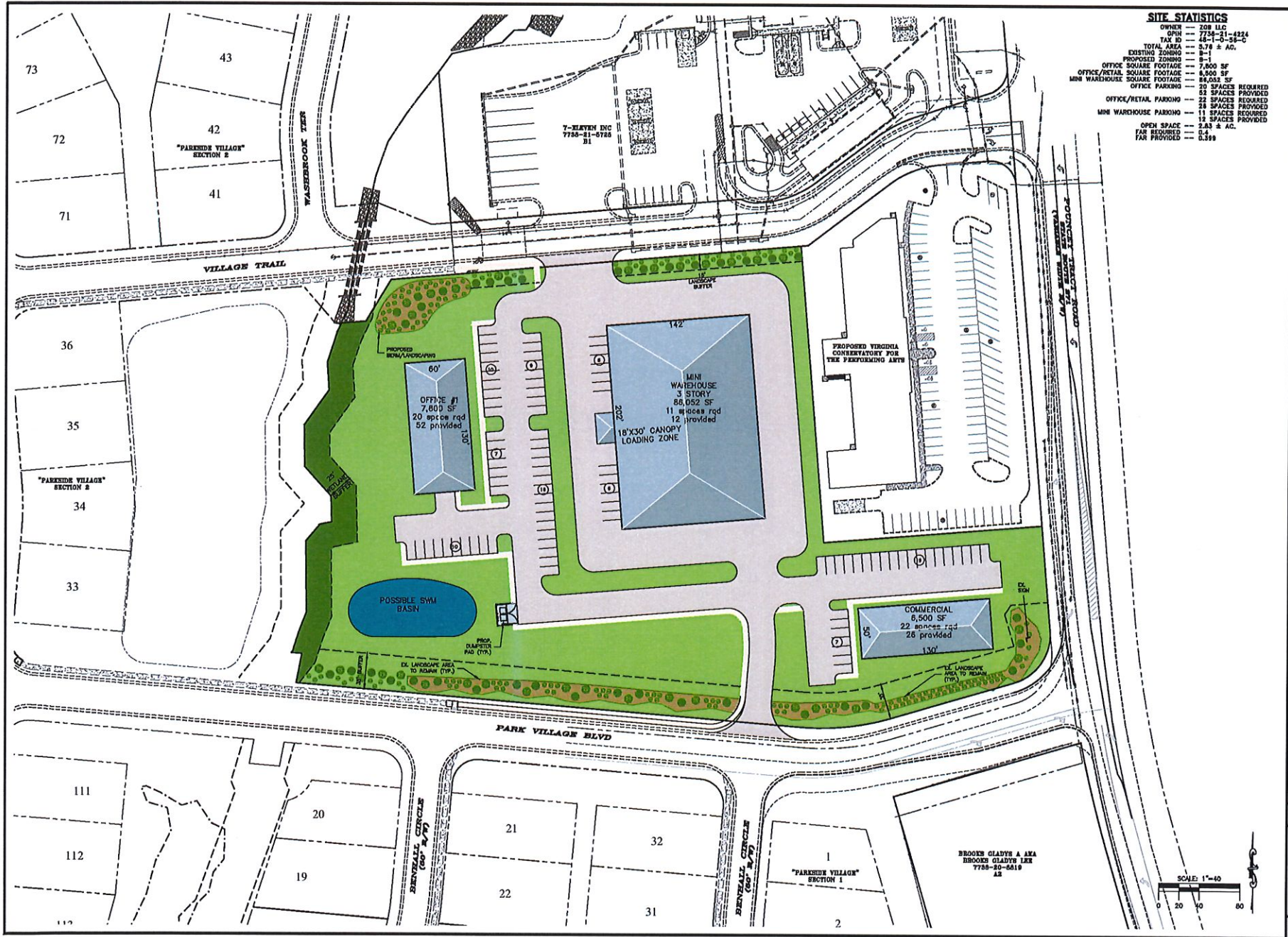
8. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetland areas, and utility lines required to be above ground by the utility company.
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 - v. Bed and Breakfast
 - w. Golf Course
 - x. Wholesale Warehouse
 - y. Plumbing and Electrical Supply
11. **Sidewalk.** The existing sidewalks along Village Trail and Park Village Boulevard will be extended to the site entrances as shown on the Conceptual Plan.

A COPY TESTE:

Jamie Sherry

Jamie Sherry, Director of Community Development 5/16/2022

Attachment: RZ-2006-00003A - PC Resolution (5390 : District 4 - RZ-2006-00003A Extra Attic Pouncey Tract, LLC)



SITE STATISTICS

OWNER	---	ZOB LLC
SPIN	---	7758-21-1224
TAX ID	---	44-1-0-55-C
TOTAL AREA	---	3.74 ± AC.
EXISTING ZONING	---	B-1
PROPOSED ZONING	---	B-1
OFFICE SQUARE FOOTAGE	---	7,800 SF
OFFICE/RETAIL SQUARE FOOTAGE	---	8,500 SF
MINI WAREHOUSE SQUARE FOOTAGE	---	86,052 SF
OFFICE PARKING	---	20 SPACES REQUIRED
OFFICE/RETAIL PARKING	---	22 SPACES PROVIDED
MINI WAREHOUSE PARKING	---	11 SPACES REQUIRED
	---	26 SPACES PROVIDED
OPEN SPACE	---	1.23 ± AC.
FAR REQUIRED	---	0.4
FAR PROVIDED	---	0.399

YOUNGBLOOD, TYLER & ASSOCIATES P.C.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 700 WILSON ROAD, SUITE 101, THE COTTAGE, ANDOVER, MASSACHUSETTS 01917

POUNCEY TRACT MINI STORAGE
 DOVER DISTRICT, CONCORD AND COUNTY, VIRGINIA

EXHIBIT A

DATE: 04/18/2022

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: WAB
 DRAWN BY: GKA
 CHECKED BY: WAB

D. W. S.
 CAD FILE: POUNCEY.DWG

SHEET 1 OF 1

Attachment: RZ-2006-00003A - PC Resolution (5390 : District 4 - RZ-2006-00003A Extra Attic Pouncey

Extra Attic Pouncey Tract Mini Warehouse Elevations
April 15, 2022
EXHIBIT B



SIDE ELEVATION



POUNCY TRACT RD ELEVATION

ELEVATIONS

CONCEPT DESIGN

SELF STORAGE

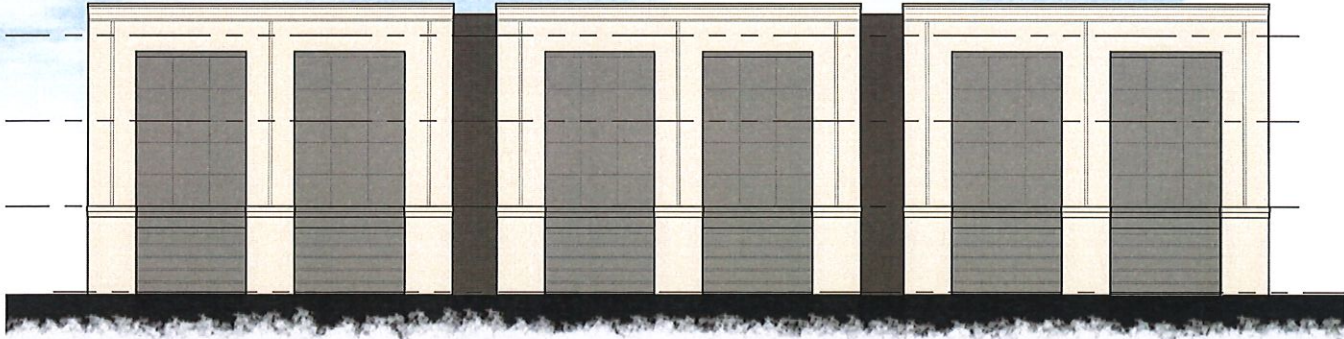
GLEN ALLEN, VIRGINIA

03/08/2022



Attachment: RZ-2006-00003A - PC Resolution - District 4 - RZ-2006-00003A Extra Attic Pouncey

Extra Attic Pouncey Tract Mini Warehouse Elevations
April 15, 2022
EXHIBIT B



PARK VILLAGE BLVD ELEVATION



PARKING LOT ELEVATION

ELEVATIONS

CONCEPT DESIGN

SELF STORAGE

GLEN ALLEN, VIRGINIA

03/08/2022



Attachment: RZ-2006-00003A - PC Resolution (5390 : District 4 - RZ-2006-00003A Extra Attic Pouncey

POUNCEY TRACT MINI STORAGE REVISED PROFFERS

May 18, 2022

1. **Conceptual Plan.** The Property under consideration in this case (the “Property”) shall be developed in general conformance with the exhibit titled “Pouncey Tract Mini Storage” by Youngblood, Tyler & Associates dated April 15, 2022, attached hereto as Exhibit A. The exact locations, footprints, configurations, size, and details of the buildings, drives, roads, and other improvements shown on the Conceptual Plan are illustrative and may be subject to change as required for final engineering design, compliance with governmental regulations, or as otherwise approved at the time of plan of development review.
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 - b. **Village Trail.** A natural and landscaped buffer a minimum of fifteen (15) feet in width shall be provided along the boundary of the Property adjoining Village Trail. The developer shall reserve the right to clear and grade the existing buffer to make the required site improvements. Utility and entrance road crossings shall be generally perpendicular to the buffer. The buffer should include a berm a minimum of three (3) feet in height and be planted to the requirements of Section 15-373C of the zoning ordinance.
In

addition, a berm a minimum of three (3) feet in height planted as indicated above, shall be installed in the general location as shown on the Conceptual plan in the northwest corner of the Property.

- c. **Additional Buffer requirements.** At the time of planting, large deciduous trees must have a minimum caliper of two (2) inches, small deciduous and evergreen trees shall measure not less than six (6) feet in height, and shrubs shall measure between eighteen (18) and twenty-four (24) inches in height. No retaining walls or retaining wall tie backs shall be located within these buffers.
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 - x. Wholesale Warehouse
 - y. Plumbing and Electrical Supply
 - z. Drive-thru Restaurant
11. **Sidewalk.** The existing sidewalks along Village Trail and Park Village Boulevard will be extended to the site entrances as shown on the Conceptual Plan.



GOOCHLAND COUNTY
Department of Community Development
 Staff Report for Board of Supervisors
 Prepared May 18, 2022

RZ-2006-00003A – Extra Attic Pouncey Tract, LLC

Voting District:	2011 District 4; 2022 District 4
Application Date:	3/2/2022
Community Meeting Dates:	12/29/2021 and 2/22/2022
Planning Commission Public Hearing:	4/7/2022 Deferred by Applicant 5/5/2022 Recommend Approval
Board of Supervisors Public Hearing:	6/7/2022 <i>Tentative</i>

OVERVIEW:

Request	Amend the conceptual plan proffered with case RZ-2006-00003, to allow a for a self-storage, mini-warehouse facility, offices and commercial uses
Location	The northwest corner of the intersection of Park Village Boulevard (Rte. 1251) and Pouncey Tract Road (Rte. 1254)
Subdivision	N/A
Assessors Tax Map No. (GPIN)	48-1-0-56-C (GPIN 7738-21-4224)
Acreage	5.82
Current Zoning	Business, General (B-1) with proffers
Proposed Zoning	Business, General (B-1) with proffers
Comprehensive Plan	Commercial
TCSD	Yes
Overlay District/Village	N/A
Staff Contact	Jamie Sherry: 804-556-5861 jsherry@goochlandva.us

APPLICATION SUMMARY

RZ-2006-00003A Application by Extra Attic Pouncey Tract, LLC requesting a proffer amendment to rezoning case RZ-2006-00003 to amend the conceptual plan on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard, on Tax Map No. 48-1-0-56-C. The property is zoned Business, General (B-1). The Comprehensive Plan designates this area as Commercial.

SUMMARY

- In October of 2006, the subject property was rezoned to B-1 (Business, General) with proffers for the purpose of establishing a neighborhood commercial/retail center. The proffered conceptual plan shows a grocery store as the main anchor of the retail center with several outbuildings.

Extra Attic Pouncey Tract LLC
RZ-2006-00003A

- The subject property was rezoned in 2006 with the intent to provide services to Parkside Village subdivision, which was rezoned at the same time.
- The applicant is requesting a proffer amendment to replace the 2006 conceptual plan with a conceptual plan depicting the primary user as a self-storage, mini-warehouse facility with an office building and a building for commercial.
- There is a companion case associated with this application. The office and retail uses are permitted by right in the Business, General (B-1) zoning district. However, the self-storage, mini-warehouse facility requires a conditional use permit per County Zoning Ordinance Section 15-242.
- Extra Attic Pouncey Tract, LLC operates several self-storage, mini-warehouse facilities in the Richmond region.
- Two community meetings were held:
 - December 2021 - 37 citizens attending. Concerns included height and operation of the of the self-storage building, phasing of the development, number of entrances to the site, traffic and permitted uses.
 - February 2022 -35 citizens. Concerns included stormwater runoff and cost of maintenance of the existing stormwater pond, permitted uses, no access to Pouncey Tract Road, maintenance of the berm and the need for sidewalks.
- At their May 5, 2022 meeting, the Planning Commission recommended approval of this application, with a 4-0 vote. Mr. Brewer was absent. Two citizens spoke and expressed appreciation for the applicant's consideration of their concerns and the subsequent changes that were made to the application. These two speakers also noted two additional items of concern – they requested “drive-thru restaurant” be eliminated as a permitted use for the third proposed building on site, the other two proposed buildings already have users established. They also requested “No Thru Trucks” signs be posted on both Village Trail and Park Village Boulevard.
- In response to the community opposition since the Planning Commission Meeting, the applicant has proffered to prohibit Drive-thru restaurants.

EXISTING LAND USE

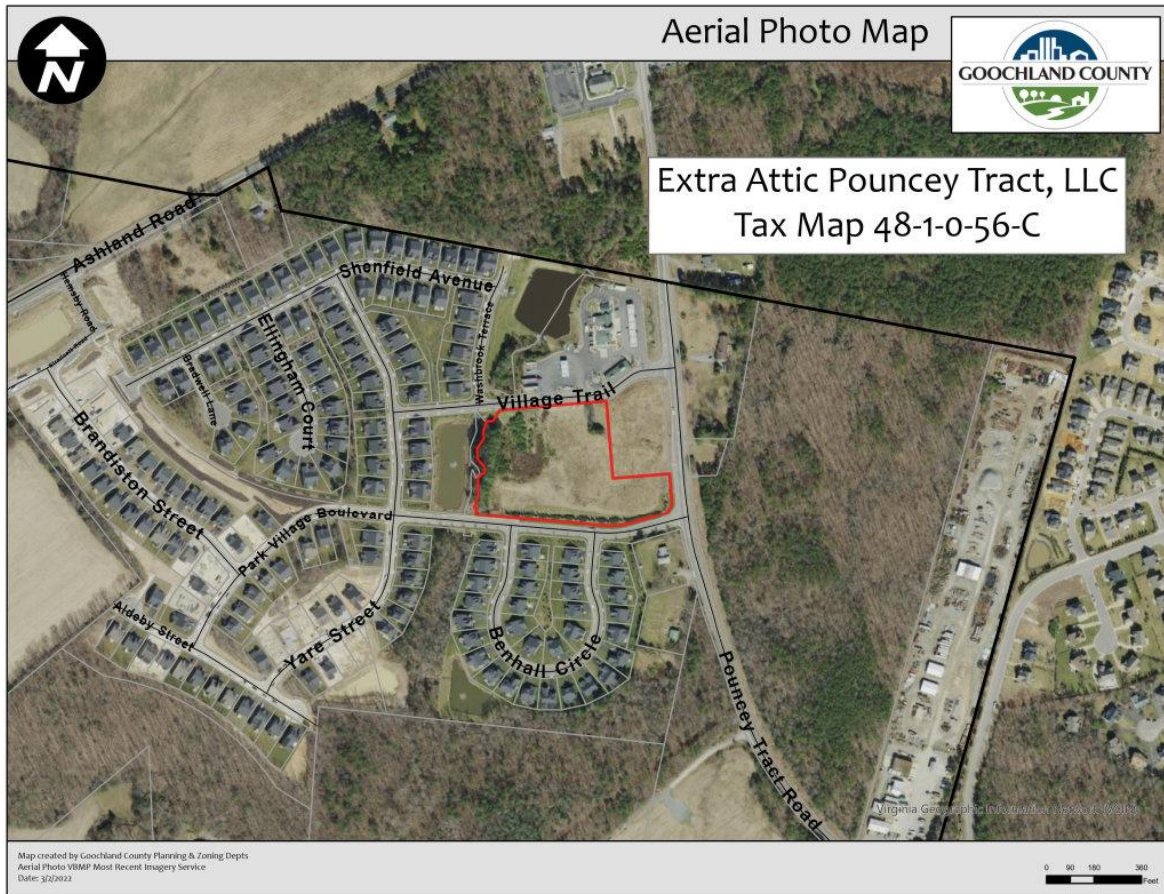
The subject property is located on the west side of Pouncey Tract Road, between Park Village Boulevard (Rte. 1251) and Village Trail (Rte. 1254) with approximately 150 feet of the property fronting onto Pouncey Tract Road. To the south, west and northwest of the property is Parkside Village, a single-family residential neighborhood. To the north of the property is a carwash and a convenience store (previously Aw Shucks Country Store). There is an adjacent parcel at the corner of Village Trail and Pouncey Tract Road which is planned for a future dance studio.

The property is vacant, except for the Parkside Village entrance sign. The sign is located on the northwest corner of Pouncey Tract Road and Park Village Boulevard. There is also a landscape berm located along Park Village Boulevard.

Extra Attic Pouncey Tract LLC
RZ-2006-00003A

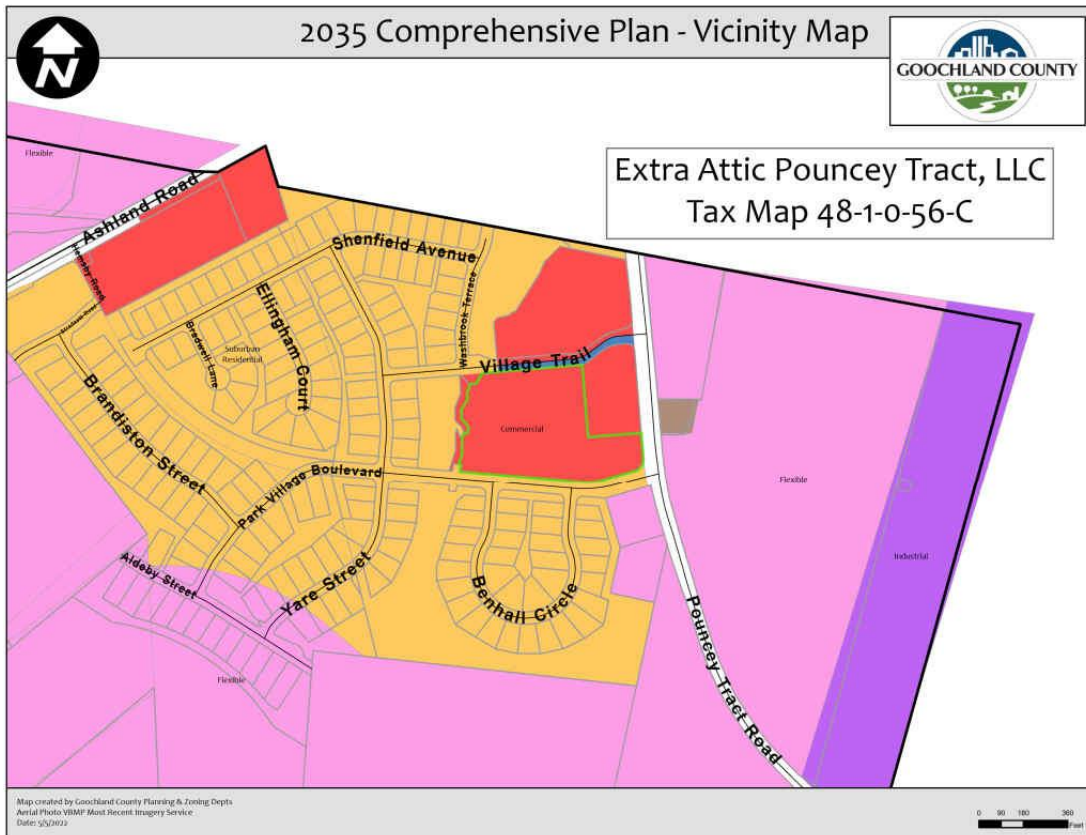
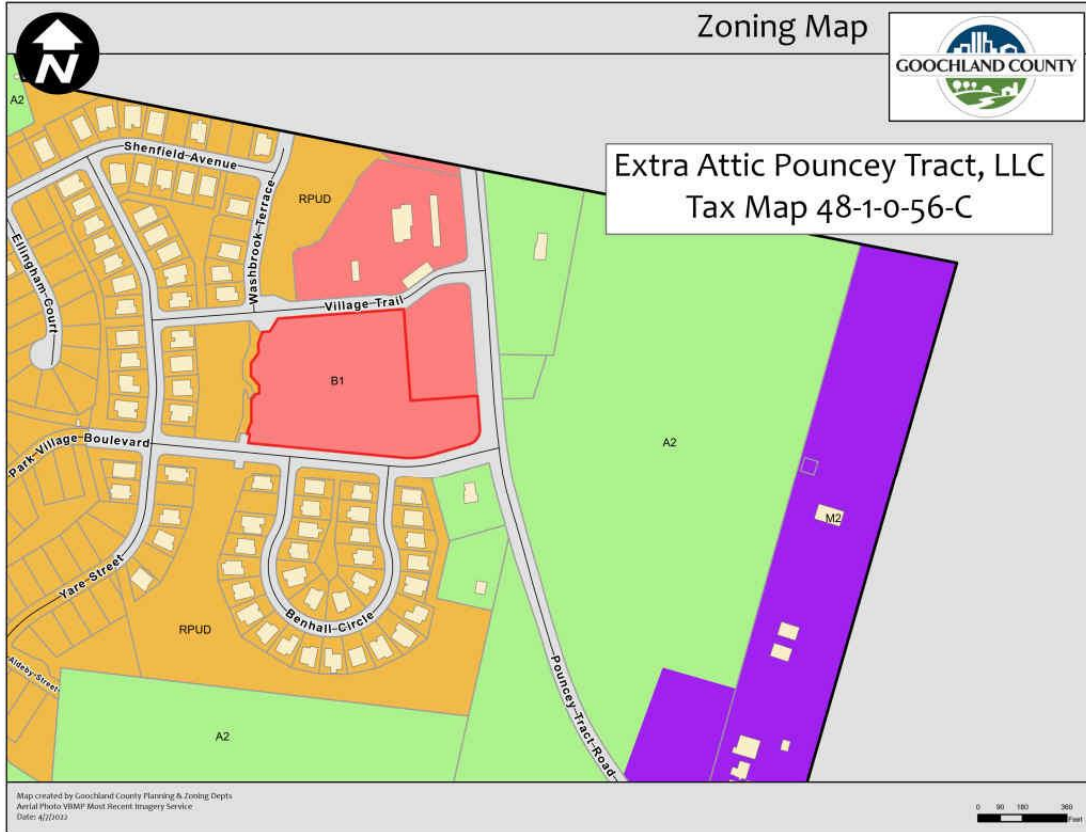
EXISTING LAND USE/COMPREHENSIVE PLAN	
Zoning	Business, General (B-1) with proffers
Existing Land Use	Vacant
Comprehensive Plan	Commercial

ADJACENT PROPERTY INFORMATION				
	North	South	East	West
Adjacent Zoning	RPUD and B-1	RPUD and A-2	B-1 and A-2	RPUD
Adjacent Land Use	Residential and Commercial	Residential	Vacant	Residential



Attachment: RZ-2006-00003A - Staff Report (5390 : District 4 - RZ-2006-00003A Extra Attic Pouncey Tract, LLC)

Extra Attic Pouncey Tract LLC
RZ-2006-00003A



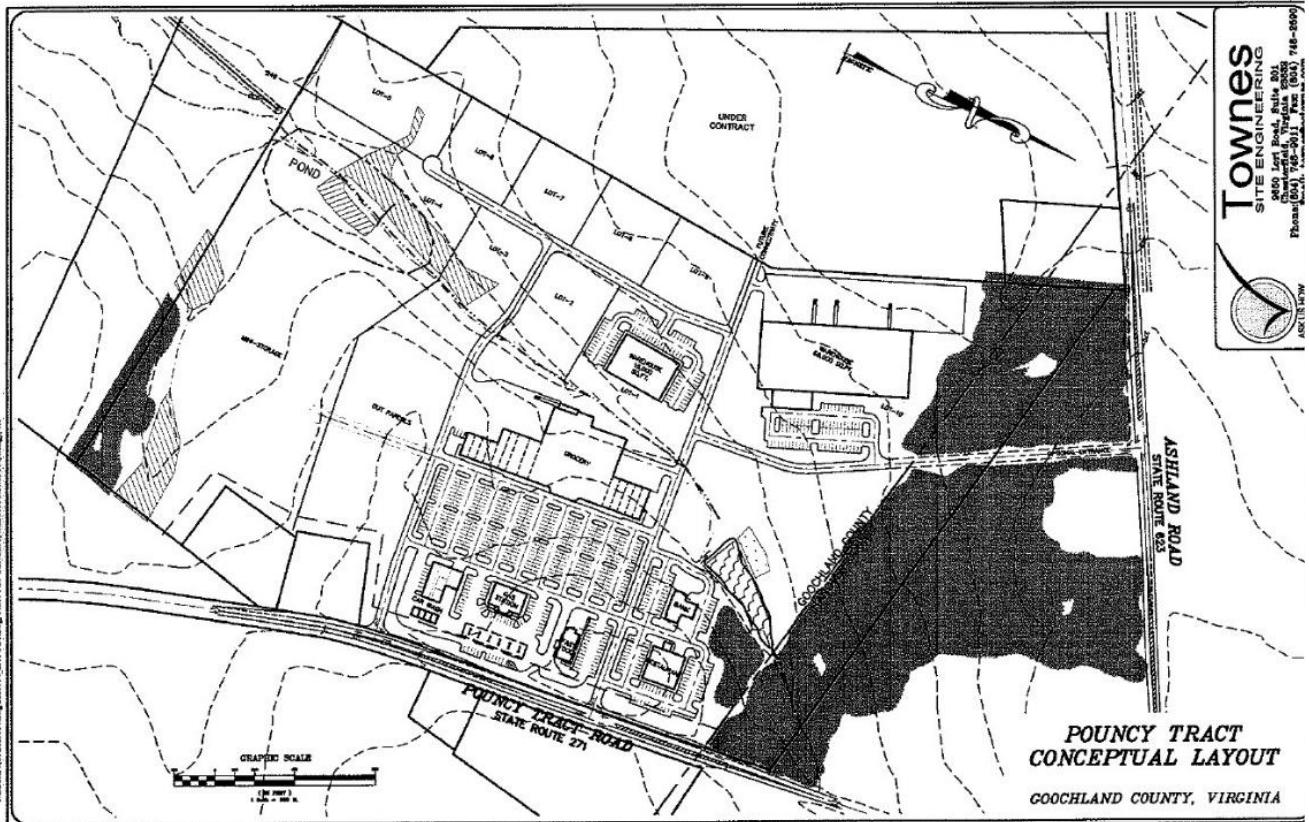
Attachment: RZ-2006-00003A - Staff Report (5390 : District 4 - RZ-2006-00003A Extra Attic Pouncey Tract, LLC)

APPLICATION REQUEST

In October of 2006, the subject property was part of a 21.06 acre parcel rezoned from A-2 (Agricultural, Limited) to B-1 (Business, General) with proffers for the purpose of establishing a neighborhood commercial/retail center fronting on Pouncey Tract Road. The proffered conceptual plan shows a grocery store as the main anchor of the retail center, along with several outbuildings with retail uses. Portions of the conceptual plan have already been developed. This includes the 7 Eleven Convenience Store (previously Aw Shucks County Store) and a carwash, both on the northside of Village Trail. Just south of Village Trail and along Pouncey Tract Road, there are approved plans for a dance studio.

The applicant is requesting a proffer amendment to replace the 2006 conceptual plan with a new plan depicting the primary user as a three-story self-storage, mini-warehouse facility with one office building and a building for commercial. The office and retail uses are a permitted by right in the Business, General (B-1) zoning district, the self-storage, mini-warehouse facility requires a conditional use permit in this district.

2006 Conceptual Plan

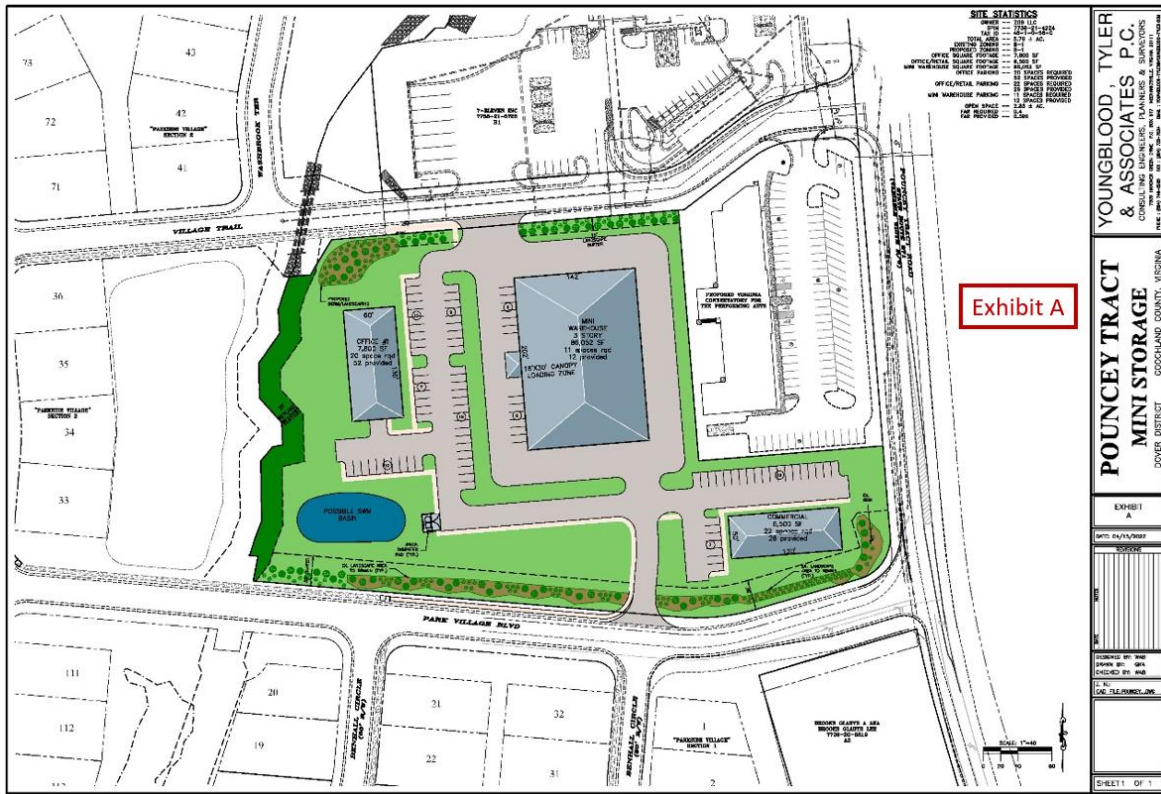


Attachment: RZ-2006-00003A - Staff Report (5390 : District 4 - RZ-2006-00003A Extra Attic Pouncey Tract, LLC)

Proffer Amendment

The proposed conceptual plan with this zoning case (Exhibit A) identifies a three story 86,052 square foot building that will be used as a self-storage, mini-warehouse facility, a 7,800 square foot office building and a 6,500 square foot retail/office building. There are two proposed entrances. To the south, there is an entrance on Park Village Boulevard (Rte. 1251), which lines up with Benhall Circle (Rte. 1252) and one to the north, there is an entrance on Village Trail (Rte. 1254), which lines up with the commercial entrance closest to the tractor trailer parking spaces located behind the 7-Eleven (previously Aw Shucks Country Store).

Proposed Conceptual Plan (Exhibit A)



The subject property has approximately 150 feet of road frontage on Pouncey Tract Road. The Parkside Village entrance sign is located on this property. The zoning ordinance only allows for a single freestanding sign on each property. Therefore, the applicant will not be able to have a freestanding sign for the new development without relocating or reconfiguring the Parkside Village sign.

The approved 2006 conceptual plan shows a shopping center with a grocery store as the main anchor. A self-storage warehouse and office buildings with limited retail is a departure in the types of neighborhood services approved when the property was rezoned. This property was rezoned in 2006 with the intent to provide services to Parkside Village subdivision, which was rezoned at the same time. Additionally, this type of development would provide little to no sales tax, resulting in a reduction in the tax base from that which was approved in 2006.

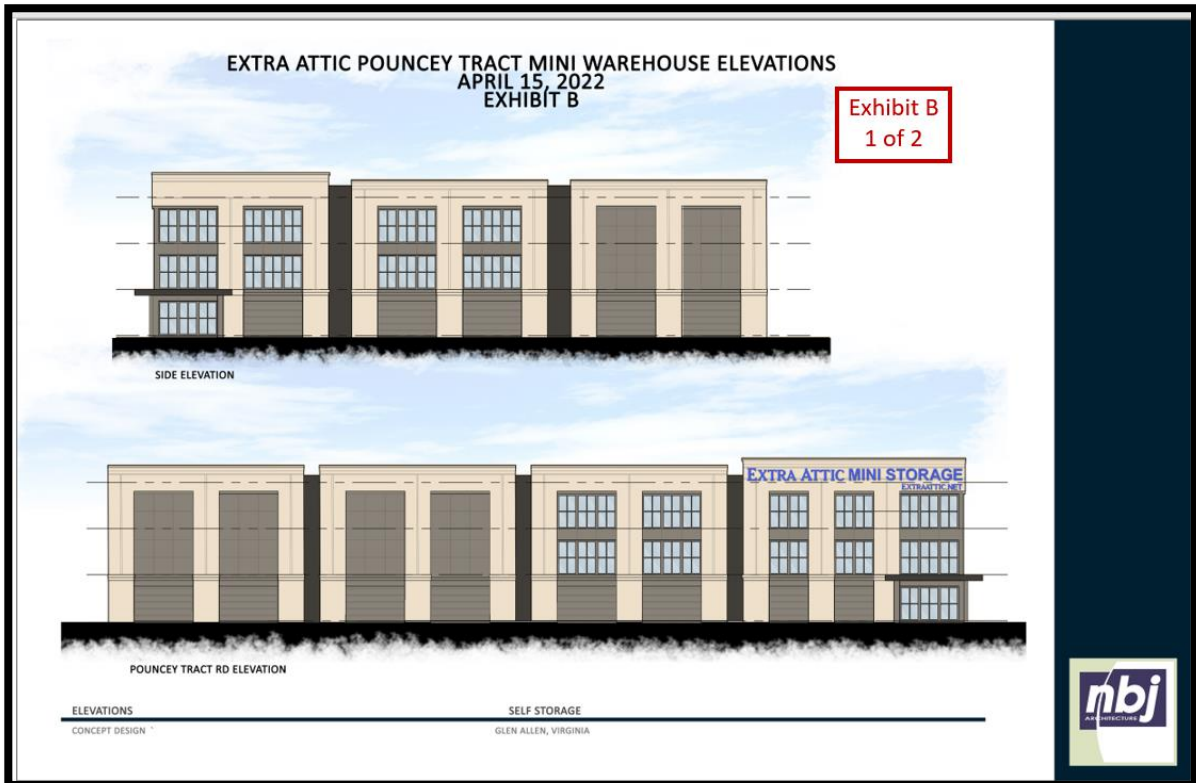
Attachment: RZ-2006-00003A - Staff Report (5390 : District 4 - RZ-2006-00003A Extra Attic Pouncey Tract, LLC)

The self-storage building is proposed to be 38 feet 2 inches tall, which exceeds the maximum height of 35 feet for structures. There is allowance in code Sec. 15-243 for a building in the B-1 zoning district to be up to 60 feet tall if there are two side yards for each permitted use, and each side yard is 10 feet or more, plus one foot of side yard for each additional foot of building height over 35 feet. The applicant has indicated the conceptual plan reflects the side yards. This will be verified during the plan of development review and will not be allowed to exceed 35 feet if the side yards do not meet the code requirements.

The current proposal is a departure from the original zoning case that was approved to provide neighborhood services to this area of the county. The commercial retail center was approved by the Board of Supervisors at the same time as the Parkside Village residential subdivision. This approval was not only to provided services to the new residents, but the retail designation was intended off-set the revenue lost by approving the residential development in an area designated for commercial and industrial uses.

This type of commercial development generates fewer taxes than the commercial center approved in 2006. Additionally, the County has made a significant investment to bring public utilities to this part of the county, the proposed use would not provide as much return on this investment as a retail center, simply by the primary user not utilizing its capacity.

Proffered Elevations (Exhibit B)



Attachment: RZ-2006-00003A - Staff Report (5390 : District 4 - RZ-2006-00003A Extra Attic Pouncey Tract, LLC)

Extra Attic Pouncey Tract LLC
RZ-2006-00003A



Elevations have been provided along with a proffer stating the self-storage will appear similar in architectural treatment with the elevations. Building materials have been proffered for the other buildings on the property.

In addition to proffering a new conceptual plan (Exhibit A) to amend Proffer 1 of the 2006 rezoning of the subject property and elevations, for the self-storage facility (Exhibit B), and building materials for the other buildings in the development, the applicant deleted proffers from the original case that no longer pertain and offered several proffers in response to community concerns.

The applicant has proffered:

- To prohibit certain uses permitted in the B-1 district,
 - Adult Businesses
 - Bar; Nightclubs
 - Gun clubs
 - Petroleum Storage and
 - Telecommunication Towers
 - Animal Boarding/Kennel
 - Auction House
 - Auto Repair
 - Auto Sales / Rental
 - Farm Equipment Sales / Services
 - Funeral Home
 - Hotel / Motel
 - Recreation Vehicle / Motor Home / Travel Trailer & Camper Sales
 - Brewpub

- Brewery / Distillery
 - Club / Lodge
 - Theater – Indoor / Outdoor
 - Convention Hall / Conference Center
 - Hospital
 - Nursing Home
 - Machinery Sales / Service
 - Bed and Breakfast
 - Golf Course
 - Wholesale Warehouse
 - Plumbing and Electrical Supply
 - Drive -thru Restaurants
- Retention of the existing berm along Park Village Boulevard,
 - Buffers along Village Trail,
 - Only 2 vehicle accesses to the site (from the north and south),
 - Limited hours of construction and site construction traffic,
 - Protective covenants, and
 - Underground utilities
 - Extend sidewalks to entrances of the of the site on Village Trail and Park Village Boulevard.

COMMUNITY MEETINGS

On December 29, 2021, the applicant held a community meeting for the proffer amendment application and the conditional use permit application, Board of Supervisor member Mr. Sharpe and Planning Commission member Mr. Pituck were in attendance along with 37 citizens. There were questions and concerns with the height and operation of the of the self-storage building. There were additional concerns with phasing of the development, number of entrances to the site, traffic and any commercial uses that would create traffic.

On February 22, 2022, a second community meeting was held by the applicant for the two zoning applications. Thirty-five citizens attended. Concerns with stormwater runoff and cost of maintenance of the existing stormwater pond, permitted uses, access to the site not being on Pouncey Tract Road were expressed. There was discussion of maintenance of the berm and the need for sidewalks.

OTHER COMMUNITY INPUT

Prior to the Planning Commission meeting staff received nine emails regarding this and the companion application.

- Three were in support of the proposed use over a retail shopping center, as is currently allowed.
- One email had concerns with the height of the facility in comparison to the residential dwellings in Parkside Village and the possible impact with associated lighting on the adjacent residential community. This email also mentioned concerns with the number of proposed dumpsters and trash

pickup, the need for sidewalks to extend to Benhall Circle and limiting vehicle access to Parkview Boulevard.

Since the May 5th Planning Commission Meeting, staff received five additional emails from Parkside Village residents. Each of the emails were in opposition of allowing a drive thru restaurant on the subject property.

- In response to the community opposition since the Planning Commission Meeting, the applicant has proffered to prohibit Drive-thru restaurants.

CUMULATIVE PLANNING FISCAL IMPLICATIONS

- The current proposal is a departure from the original zoning case that was approved to provide neighborhood services to this area of the county. The commercial retail center was approved by the Board of Supervisors at the same time as the Parkside Village residential subdivision. This approval was not only to provided services to the new residents, but the retail designation was intended to off-set the revenue lost by approving the residential development in an area designated for commercial and industrial uses.
- This type of commercial development generates fewer taxes than the commercial center approved in 2006. Additionally, the County has made a significant investment to bring public utilities to this part of the county, the proposed use would not provide as much return on this investment as a retail center, simply by the primary user not utilizing its capacity.
- The property is mainly vacant, except for the Parkside Village entrance sign. The sign is located on the northeast corner of Pouncey Tract Road and Park Village Boulevard. The zoning ordinance only allows for one freestanding sign on a property zoned B-1. If the applicant wants to have signage for the new uses, the Parkside Village sign will have to be reconfigured or removed.
- A three-story building is disproportional to residential dwellings in the adjacent neighborhood.

REVIEW BY COUNTY AGENCIES/DEPARTMENTS	
Building	Development will be required to meet all Building Code Requirements during POD review
Fire/Rescue	Development will be required to meet all Fire Code Requirements during POD review
Utilities	Public water and sewer infrastructure is in place in roadways and parcels adjacent to the proposed project, so connecting to public water and sewer is a matter of determining where connections will be made.
Schools	No Comment
Public Safety	No Comment
Environmental	A POD, LDP and Stormwater Permit will be required.
Historic and Cultural Resources	No Comment

REVIEW BY STATE AGENCIES/DEPARTMENTS

Health	No Comment
VDOT	No Comment received

TRANSPORTATION

The proposed conceptual plan shows two access entrances to the subject property. One from Village Trail and one from Park Village Boulevard. All entrances will need to meet access management requirements and will be reviewed during the plan of development process.

Traffic Counts

Roadway	From	To	Segment Length (Miles)	*AADT (2020)
Pouncey Tract Road	Henrico Co. line	Hanover County Line	.53	5700

(VDoT Jurisdiction Report, Daily Traffic Volume Estimates, Goochland County - 2020)

The Major Thoroughfare Plan identifies Pouncey Tract Road as a major collector road. The speed limit is 45 miles per hour on this portion of the road.

Previous development, including Parkside Village and the 7-Eleven, implemented transportation improvements required with the 2006 rezoning, to include:

- Constructing a primary entrance to Pouncey Tract Road and installing left and right hand turn lanes
- Providing a secondary access to Pouncey Tract Road by installing left and right hand turn lanes
- Dedicating 50' feet from the centerline of Pouncey Tract Road for any future widening or road improvements (to include landowner's improvements)

CODE ENFORCEMENT/MAINTENANCE ISSUES

None identified by staff.

ZONING PROFFERS

The applicant offers the following zoning proffers:

1. **Conceptual Plan.** The Property under consideration in this case (the “Property”) shall be developed in general conformance with the exhibit titled “Pouncey Tract Mini Storage” by Youngblood, Tyler & Associates dated April 15, 2022, attached hereto as Exhibit A. The exact locations, footprints, configurations, size, and details of the buildings, drives, roads, and other improvements shown on the Conceptual Plan are illustrative and may be subject to change as required for final engineering design, compliance with governmental regulations, or as otherwise approved at the time of plan of development review.
2. **Elevations.** The Mini Warehouse constructed on the Property shall be similar in architectural treatment with the elevations attached hereto entitled “Extra Attic Pouncey Tract Mini Warehouse Elevations” attached hereto as Exhibit B. The exterior finish of the mini warehouse building shall be constructed of EIFS (exterior insulated finishing system).
3. **Buffer Requirements.**
 - a. **Park Village Boulevard.** A natural and landscaped buffer a minimum of thirty-five (35) feet in width shall be provided along the boundary of the Property adjoining Park Village Boulevard. The developer shall reserve the right to clear and grade the existing buffer to install the entrance road, sidewalks, and to connect to existing utilities along Park Village Boulevard such as public water, public sewer, and storm sewer. Utility and entrance road crossings shall be perpendicular to the greatest extent possible. In addition to the requirements of Section 15-375 of the zoning ordinance, in areas within the buffer where no vegetation currently exists or areas of the buffer disturbed during construction, the buffer shall be planted with, or supplemented on the basis of, two (2) large deciduous trees, two (2) small evergreen trees, and five (5) shrubs for every one hundred (100) linear feet or portion thereof. In addition, the existing berm shall remain or be replaced with a berm a minimum of three (3) feet in height.
 - b. **Village Trail.** A natural and landscaped buffer a minimum of fifteen (15) feet in width shall be provided along the boundary of the Property adjoining Village Trail. The developer shall reserve the right to clear and grade the existing buffer to make the required site improvements. Utility and entrance road crossings shall be generally perpendicular to the buffer. The buffer should include a berm a minimum of three (3) feet in height and be planted to the requirements of Section 15-373C of the zoning ordinance. In

Extra Attic Pouncey Tract LLC
RZ-2006-00003A

addition, a berm a minimum of three (3) feet in height planted as indicated above, shall be installed in the general location as shown on the Conceptual plan in the northwest corner of the Property.

- c. **Additional Buffer requirements.** At the time of planting, large deciduous trees must have a minimum caliper of two (2) inches, small deciduous and evergreen trees shall measure not less than six (6) feet in height, and shrubs shall measure between eighteen (18) and twenty-four (24) inches in height. No retaining walls or retaining wall tie backs shall be located within these buffers.
4. **Entrances.** Two entrances shall be provided to the site. One entrance on Park Village Boulevard across from Benhall Circle and one entrance on Village Trail across from 7-Eleven.
5. **Protective Covenants.** A document setting forth covenants shall be recorded in the Clerk's Office of the Circuit Court of Goochland County, setting forth controls on the development and the maintenance of property and establishing an owner's association ("Association"). The covenants shall describe standards of uniform maintenance of common areas, open space, and landscaping. The Association shall establish uniform rules relating to the standards for approval by the Association of any improvements within the property, including but not limited to, construction of buildings, other structures, and signage.
6. **Hours of Construction.** During the construction of the development on the property, the hours of exterior construction shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours to complete such work as concrete pours or utility connections. Exceptions shall require the approval of the Director of Community Development. Construction signs shall be posted stating the hours of construction.
7. **Exterior Building Materials.** Exposed exterior wall siding (above finished grade) of all buildings on the Property shall consist of brick, brick veneer, stone, cultured stone, cultured stone veneer, cementitious siding (e.g., Hardiplank or equivalent), other masonry or cementitious material, engineered siding (e.g., LP Smartside or equivalent), exterior insulated finishing system (EIFS), shake siding, PVC in gables or painted aluminum rake trim, or a combination of the foregoing. This shall not prevent the use of vinyl for windows, trim, molding, or other architectural features.
8. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetland areas, and utility lines required to be above ground by the utility company.



GOOCHLAND COUNTY
Department of Community Development
 Staff Report for Planning Commission
 Prepared May 18, 2022

9. **Construction Traffic.** Earthmoving equipment and construction vehicles related to clearing, grading, utility installation, and parking lot construction on the Property shall access the Property from Village Trail and shall not access the Property from Park Village Boulevard.
10. **Prohibited Uses.** The following types of businesses will be prohibited on the site.
- a. Adult Business
 - b. Bar; Nightclub
 - c. Gun club
 - d. Petroleum Storage
 - e. Telecommunication Tower
 - f. Animal Boarding/Kennel
 - g. Auction House
 - h. Auto Repair
 - i. Auto Sales / Rental
 - j. Farm Equipment Sales / Services
 - k. Funeral Home
 - l. Hotel / Motel
 - m. Recreation Vehicle / Motor Home / Travel Trailer & Camper Sales
 - n. Brewpub
 - o. Brewery / Distillery
 - p. Club / Lodge
 - q. Theater – Indoor / Outdoor
 - r. Convention Hall / Conference Center
 - s. Hospital
 - t. Nursing Home
 - u. Machinery Sales / Service
 - v. Bed and Breakfast
 - w. Golf Course
 - x. Wholesale Warehouse
 - y. Plumbing and Electrical Supply
 - z. Drive-thru Restaurant

Staff Comment: The applicant added Drive-thru Restaurant to the list of prohibited uses in response to community opposition.

11. **Sidewalk.** The existing sidewalks along Village Trail and Park Village Boulevard will be extended to the site entrances as shown on the Conceptual Plan.

PLANNING COMMISSION RECOMMENDATION / VOTE:

At their May 5, 2022 meeting, the Planning Commission recommended approval of this application, with a 4-0 vote. Mr. Brewer was absent. Two citizens spoke and expressed appreciation for the applicant's consideration of their concerns and the subsequent changes that were made to the application. These two speakers also noted two additional items of concern – they requested “drive-thru restaurant” be eliminated as a permitted use for the third proposed building on site, the other two proposed buildings already have users established. They also requested “No Thru Trucks” signs be posted on both Village Trail and Park Village Boulevard.

RECEIVED 15.4.f
MAR 02 2022
AB



**GOOCHLAND COUNTY
APPLICATION FOR REVISING PROFFER(S)**

**COUNTY OF GOOCHLAND
P. O. Box 103
Goochland, VA 23063**

Name of Applicant(s)
Extra Attic Pouncey Tract, LLC

Address
7113 Three Chopt Road
Suite 209 Richmond, VA 23226

Phone Number
804-314-6256

Location of Property Pouncey Tract Road

Attach Plat

Owner/Lessee
ZGB, LLC

P.O. Box 192 Manakin Sabot, VA 23103

Application No. R06-03 A

Date of Application Filed
2-4-2022

Date and Time of Hearing

Name of Representative
Youngblood, Tyler & Associates, P.C.

Address
7309 Hanover Green Drive
Mechanicsville, VA 23111

Phone Number
804-746-5285

District Dover

Subdivision

Date Property Rezoned:
October 3, 2006

Parcel No(s). 48-1-56-C

Acreage: 5.76

Attachment: RZ-2006-00003A - Application (5390 : District 4 - RZ-2006-00003A Extra Attic Pouncey Tract, LLC)

January 1, 2010

1. The applicant requests that the present proffer or proffers be amended. State present proffer(s) or attach a copy of existing proffers.

See attached proffers.

2. State the revised proffer(s).

See attached proffers.

3. Describe briefly the reason for the requested amended proffer(s).

To update the proffers to include the current conceptual plan and eliminate proffers that don't pertain to the site.

STATE OF VIRGINIA) to wit
COUNTY OF GOOCHLAND)

I, Neil P. Farmer (print), being duly sworn, depose and say that I am Lessee/Owner of the property involved in the application. If I am not the Lessee, Owner, I will produce a copy of a contract to purchase the property or I will present written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing the filing this application and that the foregoing statements and answers provided herein are in all respects true and correct to the best of my knowledge and belief.



Signature of Applicant(s) / Date Feb 24 2022

[Signature]

Mailing Address

7 Shadow Lane

Richmond, VA 23229

Subscribed and sworn to before me this 24 day of February, 2022.

My Commission Expires:

06/30/2023

Dawn R. Johnson
Notary Public



POUNCEY TRACT MINI STORAGE REVISED PROFFERS

April 15, 2022

1. **Conceptual Plan.** The Property under consideration in this case (the “Property”) shall be developed in general conformance with the exhibit titled “Pouncey Tract Mini Storage” by Youngblood, Tyler & Associates dated April 15, 2022, attached hereto as Exhibit A. The exact locations, footprints, configurations, size, and details of the buildings, drives, roads, and other improvements shown on the Conceptual Plan are illustrative and may be subject to change as required for final engineering design, compliance with governmental regulations, or as otherwise approved at the time of plan of development review.

2. **Elevations.** The Mini Warehouse constructed on the Property shall be similar in architectural treatment with the elevations attached hereto entitled “Extra Attic Pouncey Tract Mini Warehouse Elevations” attached hereto as Exhibit B. The exterior finish of the mini warehouse building shall be constructed of EIFS (exterior insulated finishing system).

3. **Buffer Requirements.**
 - a. **Park Village Boulevard.** A natural and landscaped buffer a minimum of thirty-five (35) feet in width shall be provided along the boundary of the Property adjoining Park Village Boulevard. The developer shall reserve the right to clear and grade the existing buffer to install the entrance road, sidewalks, and to connect to existing utilities along Park Village Boulevard such as public water, public sewer, and storm sewer. Utility and entrance road crossings shall be perpendicular to the greatest extent possible. In addition to the requirements of Section 15-375 of the zoning ordinance, in areas within the buffer where no vegetation currently exists or areas of the buffer disturbed during construction, the buffer shall be planted with, or supplemented on the basis of, two (2) large deciduous trees, two (2) small evergreen trees, and five (5) shrubs for every one hundred (100) linear feet or portion thereof. In addition, the existing berm shall remain or be replaced with a berm a minimum of three (3) feet in height.

 - b. **Village Trail.** A natural and landscaped buffer a minimum of fifteen (15) feet in width shall be provided along the boundary of the Property adjoining Village Trail. The developer shall reserve the right to clear and grade the existing buffer to make the required site improvements. Utility and entrance road crossings shall be generally perpendicular to the buffer. The buffer should include a berm a minimum of three (3) feet in height and be planted to the requirements of Section 15-373C of the zoning ordinance. In

addition, a berm a minimum of three (3) feet in height planted as indicated above, shall be installed in the general location as shown on the Conceptual plan in the northwest corner of the Property.

- c. **Additional Buffer requirements.** At the time of planting, large deciduous trees must have a minimum caliper of two (2) inches, small deciduous and evergreen trees shall measure not less than six (6) feet in height, and shrubs shall measure between eighteen (18) and twenty-four (24) inches in height. No retaining walls or retaining wall tie backs shall be located within these buffers.
4. **Entrances.** Two entrances shall be provided to the site. One entrance on Park Village Boulevard across from Benhall Circle and one entrance on Village Trail across from 7-Eleven.
5. **Protective Covenants.** A document setting forth covenants shall be recorded in the Clerk's Office of the Circuit Court of Goochland County, setting forth controls on the development and the maintenance of property and establishing an owner's association ("Association"). The covenants shall describe standards of uniform maintenance of common areas, open space, and landscaping. The Association shall establish uniform rules relating to the standards for approval by the Association of any improvements within the property, including but not limited to, construction of buildings, other structures, and signage.
6. **Hours of Construction.** During the construction of the development on the property, the hours of exterior construction shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours to complete such work as concrete pours or utility connections. Exceptions shall require the approval of the Director of Community Development. Construction signs shall be posted stating the hours of construction.
7. **Exterior Building Materials.** Exposed exterior wall siding (above finished grade) of all buildings on the Property shall consist of brick, brick veneer, stone, cultured stone, cultured stone veneer, cementitious siding (e.g., Hardiplank or equivalent), other masonry or cementitious material, engineered siding (e.g., LP Smartside or equivalent), exterior insulated finishing system (EIFS), shake siding, PVC in gables or painted aluminum rake trim, or a combination of the foregoing. This shall not prevent the use of vinyl for windows, trim, molding, or other architectural features.
8. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetland areas, and utility lines required to be above ground by the utility company.

9. **Construction Traffic.** Earthmoving equipment and construction vehicles related to clearing, grading, utility installation, and parking lot construction on the Property shall access the Property from Village Trail and shall not access the Property from Park Village Boulevard.

10. **Prohibited Uses.** The following types of businesses will be prohibited on the site.

- a. Adult Business
- b. Bar; Nightclub
- c. Gun club
- d. Petroleum Storage
- e. Telecommunication Tower
- f. Animal Boarding/Kennel
- g. Auction House
- h. Auto Repair
- i. Auto Sales / Rental
- j. Farm Equipment Sales / Services
- k. Funeral Home
- l. Hotel / Motel
- m. Recreation Vehicle / Motor Home / Travel Trailer & Camper Sales
- n. Brewpub
- o. Brewery / Distillery
- p. Club / Lodge
- q. Theater – Indoor / Outdoor
- r. Convention Hall / Conference Center
- s. Hospital
- t. Nursing Home
- u. Machinery Sales / Service
- v. Bed and Breakfast
- w. Golf Course
- x. Wholesale Warehouse
- y. Plumbing and Electrical Supply

11. **Sidewalk.** The existing sidewalks along Village Trail and Park Village Boulevard will be extended to the site entrances as shown on the Conceptual Plan.

YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 7008 HAMPSHIRE DRIVE, P.O. BOX 517, MECHANICSVILLE, VIRGINIA 21108
 PHONE: (804) 748-3388 FAX: (804) 726-7824 EMAIL: YOUNGBLOOD@YOUNGBLOOD-AND-TYLER.COM

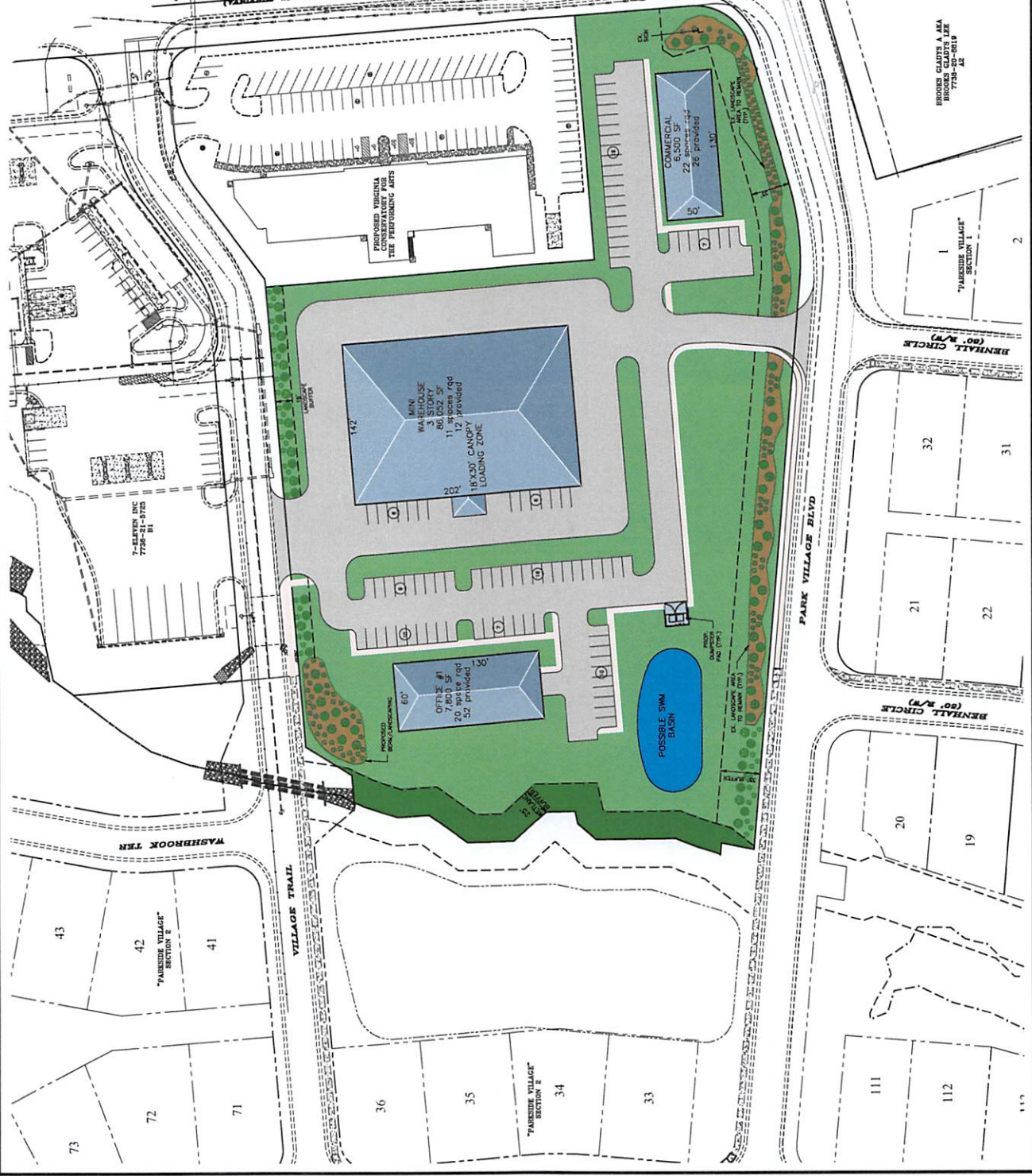
POUNCEY TRACT MINI STORAGE
 GOCHLAND COUNTY, VIRGINIA

EXHIBIT A
DATE: 04/13/2022
DESIGNED BY: WAS
DRAWN BY: GHA
CHECKED BY: WAS
J. N. COLFEE-ROBERTS, INC.

SHEET 1 OF 1

SITE STATISTICS

OWNER	ZSR LLC
PROJECT NO.	22-01-0001
TAX ID	42-1-0-2474
TOTAL AREA	5.78 ± AC.
EXISTING ZONING	R-1
OFFICE/RETAIL PARKING	32 SPACES PROVIDED
MIN WAREHOUSE OFFICE PARKING	26 SPACES PROVIDED
OFFICE/RETAIL PARKING	26 SPACES PROVIDED
MIN WAREHOUSE OFFICE PARKING	12 SPACES PROVIDED
MIN WAREHOUSE PARKING	2.83 ± AC.
OPEN SPACE	2.83 ± AC.
FAN PROVIDED	C.539



Attachment: RZ-2006-00003A - Application (5390 : District 4 - RZ-2006-00003A Extra Attic Pouncey Tract, LLC)



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM

Department: Planning & Zoning

Category: BOS CUP Ordinance

Prepared By: Jamie Sherry

Department Head: MinuteTraq Admin

**SCHEDULED
ORDINANCE**

(ID # 5391)

**DISTRICT 4 - CU-2022-00002 APPLICATION BY EXTRA ATTIC
POUNCEY TRACT, LLC REQUESTING A CONDITIONAL USE
PERMIT FOR SELF-STORAGE, MINI-WAREHOUSE FACILITY ON
5.82 ACRES BORDERING VILLAGE TRAIL, POUNCEY TRACT ROAD,
AND PARK VILLAGE BOULEVARD, ON TAX MAP NO. 48-1-0-56-C.
THE PROPERTY IS ZONED BUSINESS, GENERAL (B-1). THE
CONDITIONAL USE PERMIT IS REQUIRED BY COUNTY ZONING
ORDINANCE SECTION 15-242. THE COMPREHENSIVE PLAN
DESIGNATES THIS AREA AS COMMERCIAL.**

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	X
Strat Goal 3	Excellence in Financial Management	
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

The Board is requested to hold a public hearing and consider the following conditional use permit application by Extra Attic Pouncey Tract, LLC.

Summary of Information

- The applicant is requesting a conditional use permit for self-storage, mini-warehouse facility on the western side of Pouncey Tract Road, between Park Village Boulevard (Rte. 1251) and Village Trail (Rte. 1254).
- There is a companion case associated with this application. RZ-2006-00003A is a request for a proffer amendment to revise the conceptual plan. In 2006, the subject property was rezoned to B-1 (Business, General) with proffers for the purpose of establishing a neighborhood commercial/retail center. The proffered conceptual plan shows a grocery store as the main anchor of the retail center with several outbuildings. The new proposed conceptual plan related to RZ-2006-00003A proffer amendment depicts the primary user as a self-storage, mini-warehouse facility with an office building and a building for retail and/or office.
- The subject property was rezoned in 2006 with the intention to provide services to Parkside Village subdivision, which was rezoned at the same time.
- Extra Attic Pouncey Tract, LLC operates several self-storage, mini-warehouse facilities in the Richmond region.
- At their May 5, 2022 meeting, the Planning Commission recommended approval of this application, with a 4-0 vote. Mr. Brewer was absent. Two citizens spoke and expressed appreciation for the applicant’s consideration of their concerns and the subsequent changes that were made to the application. These two speakers also noted two additional items of concern – they requested “drive-thru

Ordinance

Meeting of June 7, 2022

restaurant” be eliminated as a permitted use for the third proposed building on site, the other two proposed buildings already have users established. They also requested “No Thru Trucks” signs be posted on both Village Trail and Park Village Boulevard.

Community Meeting

Two community meetings were held:

- December 2021 - 37 citizens attending. Concerns included height and operation of the of the self-storage building, phasing of the development, number of entrances to the site, traffic and permitted uses.
- February 2022 -35 citizens. Concerns included stormwater runoff and cost of maintenance of the existing stormwater pond, permitted uses, no access to Pouncey Tract Road, maintenance of the berm and the need for sidewalks.

Draft Motions

Approve: I move that the Board grant conditional use permit CU-2022-00002 for a self-storage, mini-warehouse facility on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard subject to the imposed conditions as presented.

Approve as amended: I move that the Board grant conditional use permit CU-2022-00002 for a self-storage, mini-warehouse facility on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard subject to the imposed conditions, with the following amendments:

Defer: I move that the Board defer consideration of conditional use permit CU-2022-00002 for a self-storage, mini-warehouse facility on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard to _____.

Deny: Based on the information in the staff report and from the public hearing, I move that the Board deny conditional use permit CU-2022-00002 for a self-storage, mini-warehouse facility on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard, on the grounds that

- it is not in keeping with public necessity, convenience, general welfare, and good zoning;
- and _____.

ATTACHMENTS:

- CU-2022-00002 - Exhibit A (PDF)
- CU-2022-00002 - Exhibit B (PDF)
- CU-2022-00002 - PC Resolution (PDF)
- CU-2022-00002 - Staff Report (DOCX)
- CU-2022-00002 - Application (PDF)

✓ Vote Record - Ordinance 5391							
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Meeting Cancelled <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Referred <input type="checkbox"/> Public Hearing Held <input type="checkbox"/> Return to PC on Tie Vote			Yes/Aye	No/Nay	Abstain	Absent	
	Susan Lascolette			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JUNE 7, 2022, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Ordinance granting Conditional Use Permit CU-2022-00002 for self-storage, mini-warehouse facility on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard, on Tax Map No. 48-1-0-56-C

WHEREAS, Virginia Code §15.2-2286(A)(3) enables the Goochland County Board of Supervisors to grant conditional use permits under suitable regulations and safeguards; and

WHEREAS, Extra Attic Pouncey Tract, LLC filed an application requesting a conditional use permit (CUP) for self-storage, mini-warehouse facility on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard, on Tax Map No. 48-1-0-56-C in Election District 4; and

WHEREAS, the subject property was rezoned Business, General (B-1) with proffers through Case No. RZ 2006-00003 and the Board of Supervisors is considering a proffer condition amendment in Case No. RZ 2006-00003A, being heard concurrently herewith; and

WHEREAS, the proposed activity is permitted in the Business, General (B-1) district with a CUP under Zoning Ordinance § 15-242; and

WHEREAS, the conditions imposed below represent suitable regulations and safeguards to protect the neighboring properties from the impact of the CUP; and

WHEREAS, the Comprehensive Plan designates this area as Commercial; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission advertised as required by law and held a public hearing on this application on May 5, 2022 and voted 4-0, Planning Commissioner Brewer being absent, to recommend approval of this request; and

Ordinance

Meeting of June 7, 2022

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Board of Supervisors advertised as required by law and held a public hearing on this application on June 7, 2022

NOW, THEREFORE, BE IT ORDAINED, the Goochland County Board of Supervisors is empowered to grant this application pursuant to Zoning Ordinance § 15-60, has considered each of the applicable standards in Zoning Ordinance § 15-60.B, and hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER ORDAINED, this 7th day of June, 2022, the Goochland County Board of Supervisors hereby grants conditional use permit CU-2022-00002 for self-storage, mini-warehouse facility on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard, on Tax Map No. 48-1-0-56-C in Election District 4, subject to the following imposed conditions:

1. Use. A self-storage facility may be operated on the Property subject to these conditions.
2. Conceptual plan. Improvements for the use shall generally conform to the conceptual plan “Pouncey Tract Mini Storage” by Youngblood, Tyler & Associates dated February 28, 2022, attached as Exhibit A.
3. Plan of development (POD). The CUP activity shall not begin until a POD is approved, all improvements have been installed and approved by the County, and a change of use, and any other required approvals, have been obtained.
4. Hazardous materials. Storing or permitting the storage of hazardous materials, flammable materials, or perishable goods is prohibited.
5. Outside storage. No outside storage is permitted, including, but not limited to, recreational vehicles, boats or other watercraft, trailers, vehicles, shipping containers, or any other storage containers, including portable self-storage containers.
6. Hours of Operation: Hours of operation shall be from 7:00 a.m. until 9:00 p.m.
7. Building Access. A key or a PIN shall be required for customers to enter to the building.
8. No business activity.
 - a. No business activity other than the rental of storage units and related supplies is permitted.
 - b. No truck, trailer or vehicle rental is permitted.
 - c. The only activity permitted in individual storage units is storage or removal of property; no residential, retail, or office activity is permitted.
 - d. The servicing, repair, or fabrication of automobiles, boats, lawnmowers, appliances, or other items is not permitted.
9. Elevations. The self-storage facility appearance shall generally conform to the elevations attached as Exhibit B.
10. Lighting. Maximum pole lighting shall be 15 feet measured from the ground to the bottom of the outdoor lighting fixture.

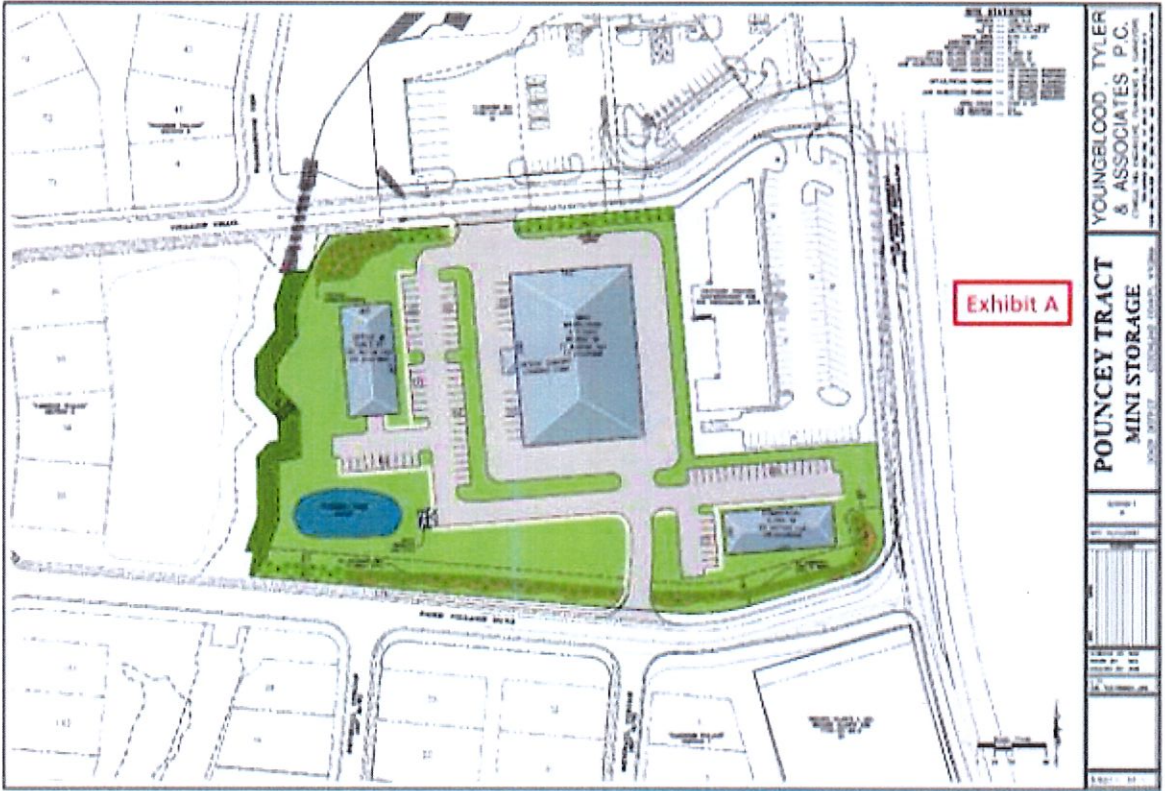
Ordinance

Meeting of June 7, 2022

11. Building Height. The building height shall not exceed 39 feet and must meet the side yard requirements of Zoning Ordinance Sec. 15-243.
12. Outdoor speakers. No noise from any outdoor speakers shall be audible beyond any exterior boundary of the Property.
13. Transfer or lease. Prior to the transfer or long-term lease of the Property, the property owner(s) shall notify, in writing, (a) the Department of Community Development of the planned transfer or lease, and (b) the new owner or lessee of this CUP and its conditions, with a copy to the Department of Community Development.

A COPY ATTEST:

County Administrator or Designee
Goochland County Board of Supervisors



EXTRA ATTIC POUNCEY TRACT MINI WAREHOUSE ELEVATIONS
APRIL 15, 2022
EXHIBIT B

Exhibit B
1 of 2



SIDE ELEVATION



POUNCEY TRACT RD ELEVATION

ELEVATIONS

SELF STORAGE

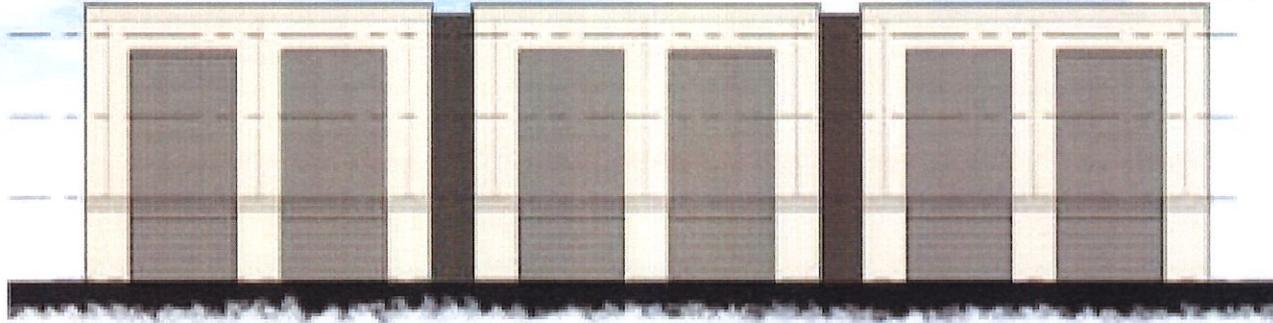
CONCEPT DESIGN

GLENN ALLEN, VIRGINIA



EXTRA ATTIC PONCEY TRACT MINI WAREHOUSE ELEVATIONS
APRIL 15, 2022
EXHIBIT B

Exhibit B
2 of 2



PARK VILLAGE BLVD ELEVATION



PARKING LOT ELEVATION

ELEVATIONS

SELF STORAGE

CONCEPT DESIGN

GLEN LENO, VIRGINIA



WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission advertised as required by law and held a public hearing on this application on May 5, 2022.

NOW, THEREFORE, BE IT RESOLVED, the Goochland County Planning Commission is empowered to make recommendations to the Board of Supervisors regarding this application pursuant to Zoning Ordinance § 15-60, has considered each of the applicable standards in Zoning Ordinance § 15-60.B, and hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER RESOLVED, this 5th day of May, 2022, the Goochland County Planning Commission hereby recommends that the Goochland County Board of Supervisors grant conditional use permit CU-2022-00002 for a self-storage, mini-warehouse facility on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard, on Tax Map No. 48-1-0-56-C in Election District 4, subject to the following imposed conditions:

1. Use. A self-storage facility may be operated on the Property subject to these conditions.
2. Conceptual plan. Improvements for the use shall generally conform to the conceptual plan “Pouncey Tract Mini Storage” by Youngblood, Tyler & Associates dated April 15, 2022, attached as Exhibit A.
3. Plan of development (POD). The CUP activity shall not begin until a POD is approved, all improvements have been installed and approved by the County, and a change of use, or any other required approvals, have been obtained.
4. Hazardous materials. Storing or permitting the storage of hazardous materials, flammable materials, or perishable goods is prohibited.
5. Outside storage. No outside storage is permitted, including, but not limited to, recreational vehicles, boats or other watercraft, trailers, vehicles, shipping containers, or any other storage containers, including portable self-storage containers.
6. Hours of Operation: Hours of operation shall be from 7:00 a.m. until 9:00 p.m.
7. Building Access. A key or a pin shall be required for customers to enter to the building.
8. No business activity.
 - a. No business activity other than the rental of storage units and related supplies is permitted.
 - b. No truck, trailer or vehicle rental is permitted.
 - c. The only activity permitted in individual storage units is storage or removal of property; no residential, retail, or office activity is permitted.
 - d. The servicing, repair, or fabrication of automobiles, boats, lawnmowers, appliances, or other items is not permitted.
9. Elevations. The self-storage facility appearance shall generally conform to the elevations entitled “Extra Attic Pouncey Tract Mini Warehouse Elevations” attached as Exhibit B.

- 10. Lighting. Maximum pole lighting shall be 15 feet measured from the ground to the bottom of the outdoor lighting fixture.
- 11. Building Height. The building height shall not exceed 39 feet and must meet the side yard requirements of Zoning Ordinance Sec. 15-243.
- 12. Outdoor speakers. No noise from any outdoor speakers shall be audible beyond any exterior boundary of the Property.
- 13. Transfer or lease. Prior to the transfer or long-term lease of the Property, the property owner(s) shall notify, in writing, (a) the Department of Community Development of the planned transfer or lease, and (b) the new owner or lessee of this CUP and its conditions, with a copy to the Department of Community Development.

A COPY TESTE:

Jamie Sherry

 Jamie Sherry, Director of Community Development

5/16/2022

Attachment: CU-2022-00002 - PC Resolution (5391 : District 4 -CU-2022-00002 -Extra Attic Pouncey Tract, LLC)

Extra Attic Pouncey Tract Mini Warehouse Elevations
April 15, 2022
EXHIBIT B



SIDE ELEVATION



POUNCEY TRACT RD ELEVATION

ELEVATIONS

CONCEPT DESIGN

SELF STORAGE

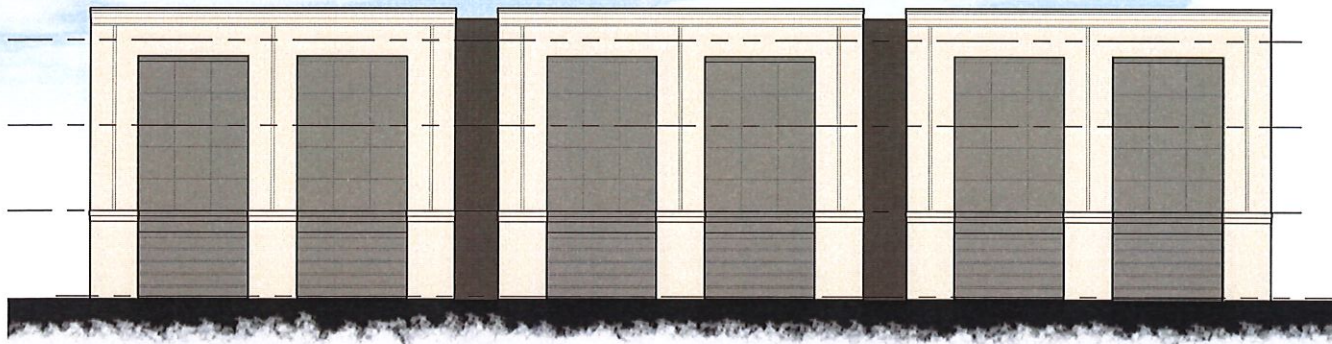
GLEN ALLEN, VIRGINIA

03/08/2022



Attachment: CU-2022-00002 - PC Resolution (5391 : District 4 - CU-2022-00002 -Extra Attic Pouncey Tract,

Extra Attic Pouncey Tract Mini Warehouse Elevations
April 15, 2022
EXHIBIT B



PARK VILLAGE BLVD ELEVATION



PARKING LOT ELEVATION

ELEVATIONS

SELF STORAGE

03/08/2022

CONCEPT DESIGN

GLEN ALLEN, VIRGINIA





GOOCHLAND COUNTY
Department of Community Development
 Staff Report for Board of Supervisors
 Prepared May 18, 2022

CU-2022-00002 - Extra Attic Pouncey Tract, LLC	
Voting District:	2011 District 4; 2022 District 4
Application Date:	3/2/2022
Community Meeting Dates:	12/29/2021 and 2/22/2022
Planning Commission Public Hearing:	4/7/2022 Deferred by Applicant 5/5/2022 Recommend Approval
Board of Supervisors Public Hearing:	6/7/2022 <i>Pending</i>

OVERVIEW:	
Request	Conditional Use Permit for self-storage, mini-warehouse facility
Location	The northwest corner of the intersection of Park Village Boulevard (Rte. 1251) and Pouncey Tract Road (Rte. 1254)
Subdivision	N/A
Assessors Tax Map No. (GPIN)	48-1-0-56-C (GPIN 7738-21-4224)
Acreage	5.82
Current Zoning	Business, General (B-1) with proffers
Proposed Zoning	Business, General (B-1) with proffers
Comprehensive Plan	Commercial
TCSD	Yes
Overlay District/Village	N/A
Staff Contact	Jamie Sherry: 804-556-5861 jsherry@goochlandva.us

APPLICATION SUMMARY

CU-2022-00002 Application by Extra Attic Pouncey Tract, LLC requesting a Conditional Use Permit for self-storage, mini-warehouse facility on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard, on Tax Map No. 48-1-0-56-C. The property is zoned Business, General (B-1). The Conditional Use Permit is required by County Zoning Ordinance Section 15-242. The Comprehensive Plan designates this area as Commercial.

- The applicant is requesting a conditional use permit for self-storage, mini-warehouse facility on the western side of Pouncey Tract Road, between Park Village Boulevard (Rte. 1251) and Village Trail (Rte. 1254).
- There is a companion case associated with this application. RZ-2006-00003A is a request for a proffer amendment to revise the conceptual plan. In 2006, the subject property was rezoned to B-1 (Business, General) with proffers for the purpose of establishing a neighborhood commercial/retail center. The proffered conceptual plan shows a grocery store as the main anchor of the retail center with several

Extra Attic Pouncey Tract LLC
CU-2022-00002

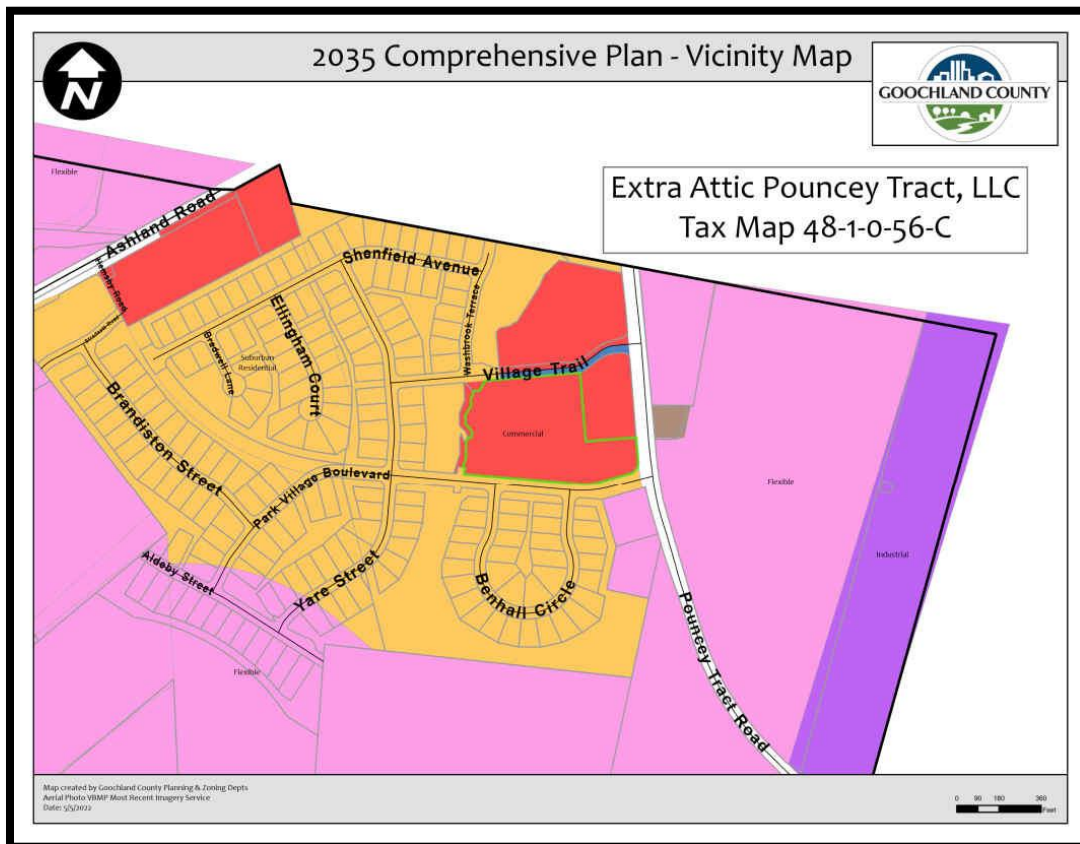
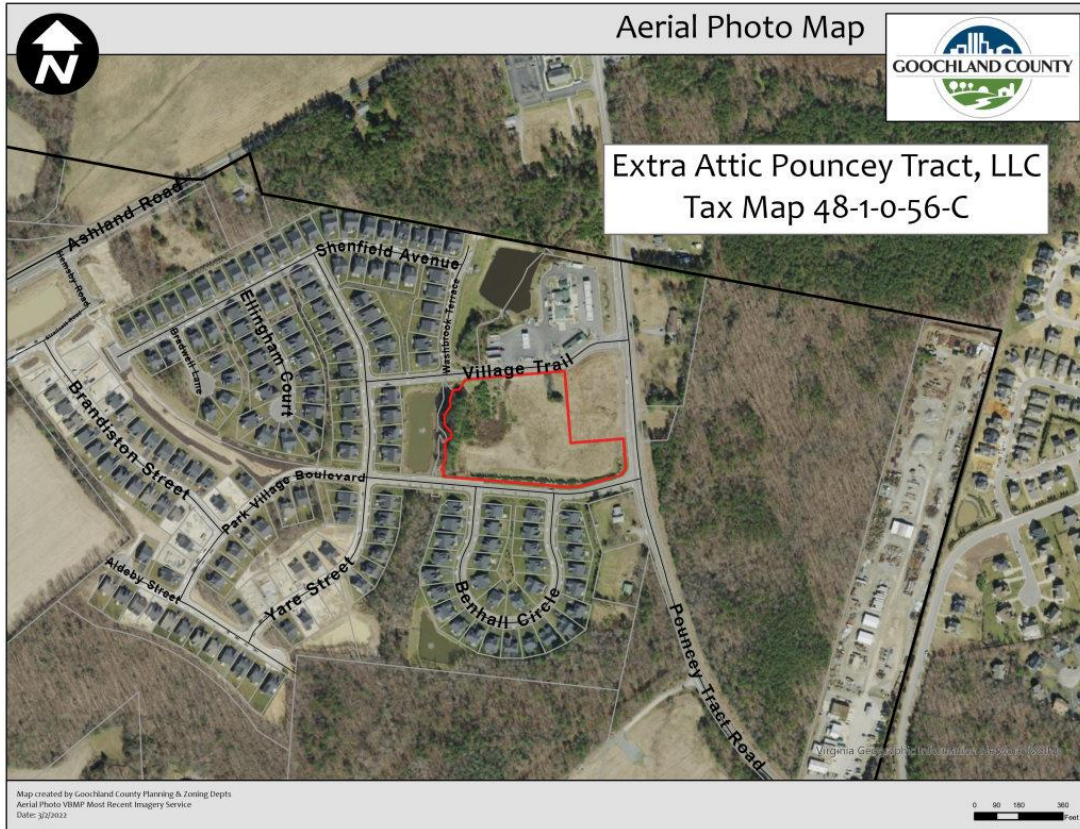
outbuildings. The new proposed conceptual plan related to RZ-2006-00003A proffer amendment depicts the primary user as a self-storage, mini-warehouse facility with an office building and a building for retail and/or office.

- The subject property was rezoned in 2006 with the intention to provide services to Parkside Village subdivision, which was rezoned at the same time.
- Extra Attic Pouncey Tract, LLC operates several self-storage, mini-warehouse facilities in the Richmond region.
- Two community meetings were held:
 - December 2021 - 37 citizens attending. Concerns included height and operation of the of the self-storage building, phasing of the development, number of entrances to the site, traffic and permitted uses.
 - February 2022 -35 citizens. Concerns included stormwater runoff and cost of maintenance of the existing stormwater pond, permitted uses, no access to Pouncey Tract Road, maintenance of the berm and the need for sidewalks.
- At their May 5, 2022 meeting, the Planning Commission recommended approval of this application, with a 4-0 vote. Mr. Brewer was absent. Two citizens spoke and expressed appreciation for the applicant's consideration of their concerns and the subsequent changes that were made to the application. These two speakers also noted two additional items of concern – they requested “drive-thru restaurant” be eliminated as a permitted use for the third proposed building on site, the other two proposed buildings already have users established. They also requested “No Thru Trucks” signs be posted on both Village Trail and Park Village Boulevard.

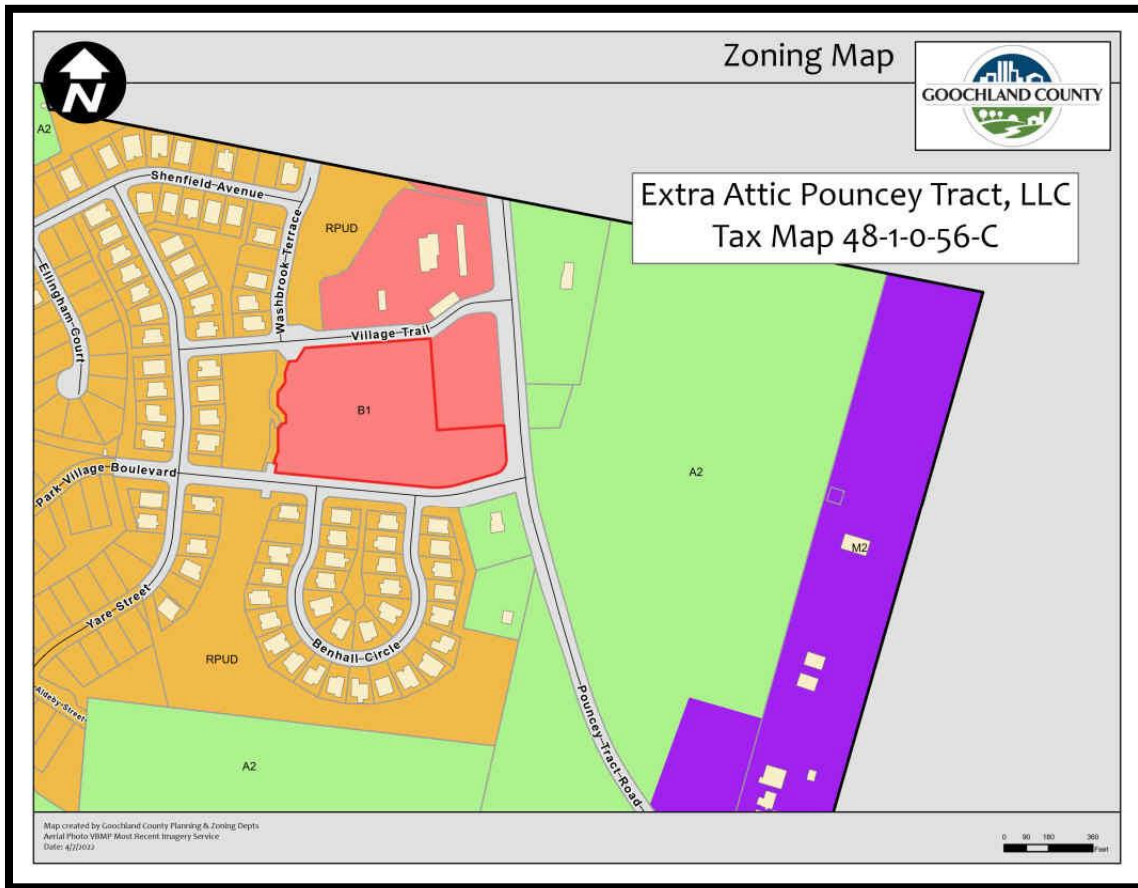
EXISTING LAND USE/COMPREHENSIVE PLAN	
Zoning	Business, General (B-1) with proffers
Existing Land Use	Vacant
Comprehensive Plan	Commercial

ADJACENT PROPERTY INFORMATION				
	North	South	East	West
Adjacent Zoning	RPUD and B-1	RPUD and A-2	B-1 and A-2	RPUD
Adjacent Land Use	Residential and Commercial	Residential	Vacant	Residential

Extra Attic Pouncey Tract LLC
CU-2022-00002



Attachment: CU-2022-00002 - Staff Report (5391 : District 4 - CU-2022-00002 - Extra Attic Pouncey Tract, LLC)



APPLICATION REQUEST

The applicant Extra Attic Pouncey Tract, LLC is requesting a Conditional Use Permit for self-storage, mini-warehouse facility on 5.82 acres bordering Village Trail, Pouncey Tract Road, and Park Village Boulevard. The property is zoned Business, General (B-1). The Conditional Use Permit is required by County Zoning Ordinance Section 15-242. The Comprehensive Plan designates this area as Commercial.

The applicant operates several self-storage, mini-warehouse facilities in the Richmond area. Proposed is a three-story building with individual storage units that are accessed from within the building. Customers will enter the building through a security system that will require a key or distinct code. The office is open to the public from 9:00 a.m. to 5:00 p.m., with the building being open for customers from 7:00 a.m. until 9:00 p.m.

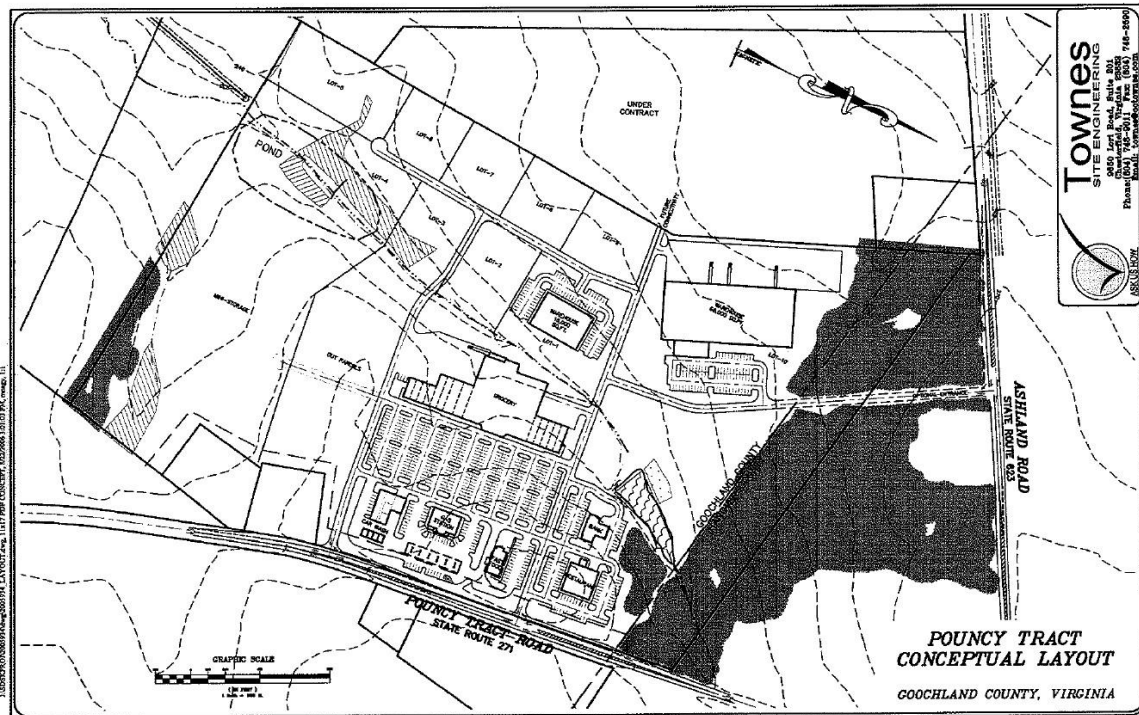
In October of 2006, the subject property was part of a 21.06-acre parcel rezoned from A-2 (Agricultural, Limited) to B-1 (Business, General) with proffers for the purpose of establishing a neighborhood commercial/retail center fronting on Pouncey Tract Road. The proffered conceptual plan shows a grocery store as the main anchor of the retail center, along with several outbuildings with retail uses.

The subject property is located on the west side of Pouncey Tract Road, between Park Village Boulevard (Rte. 1251) and Village Trail (Rte. 1254) with approximately 150 feet of the property fronting onto Pouncey Tract Road. To the south, west and northwest of the property is Parkside Village, a single-family residential neighborhood. To the north of the property is a carwash and a convenience store (previously Aw Shucks Country Store). There is an adjacent parcel at the corner of Village Trail and Pouncey Tract Road, that is planned for a future dance studio.

There are two proposed entrances. To the south, there is an entrance on Park Village Boulevard (Rte. 1251), which lines up with Benhall Circle (Rte. 1252). To the north, there is an entrance on Village Trail (Rte. 1254), which lines up with the commercial entrance closest to the tractor trailer parking spaces located behind the 7-eleven (previously Aw Shucks Country Store).

The applicant's companion case RZ-2006-00003A is a request to amend the proffer for the conceptual plan. The approved conceptual plan for the subject property shows a grocery store with several out parcels along Pouncey Tract Road. The proposed conceptual plan depicts the primary user as a three-story 86,052 sq. ft. self-storage, mini-warehouse facility with one 7,800 sq. ft. office building and a 6,500 sq. ft. building for retail and/or office. For the self-storage, mini-warehouse facility to be permitted on the subject property, a conditional use permit must be approved, as well as the proffer amendment for companion case RZ-2006-00003A to allow for the proposed conceptual plan.

2006 Conceptual Plan



Attachment: CU-2022-00002 - Staff Report (5391 : District 4 -CU-2022-00002 -Extra Attic Pouncey Tract, LLC)

Proposed Conceptual Plan (Exhibit A) RZ-2006-00003A

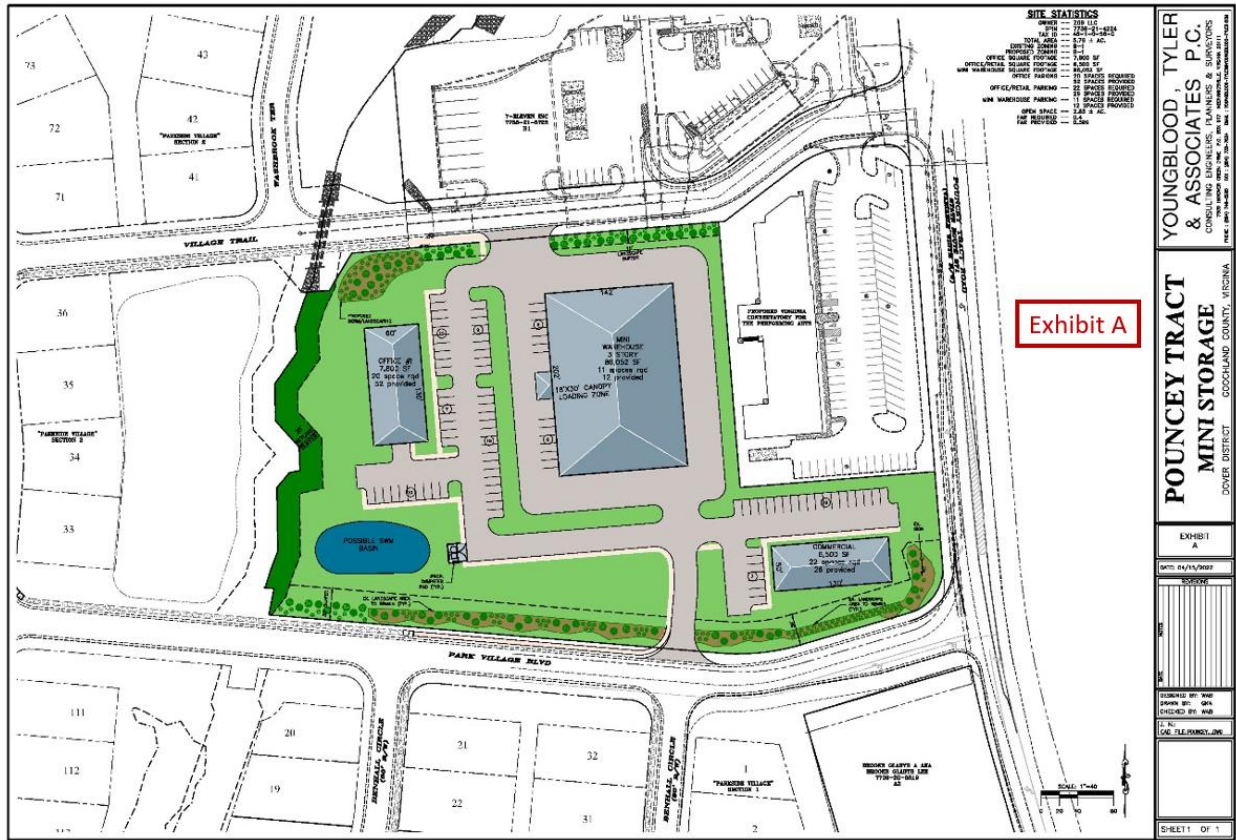


Exhibit A

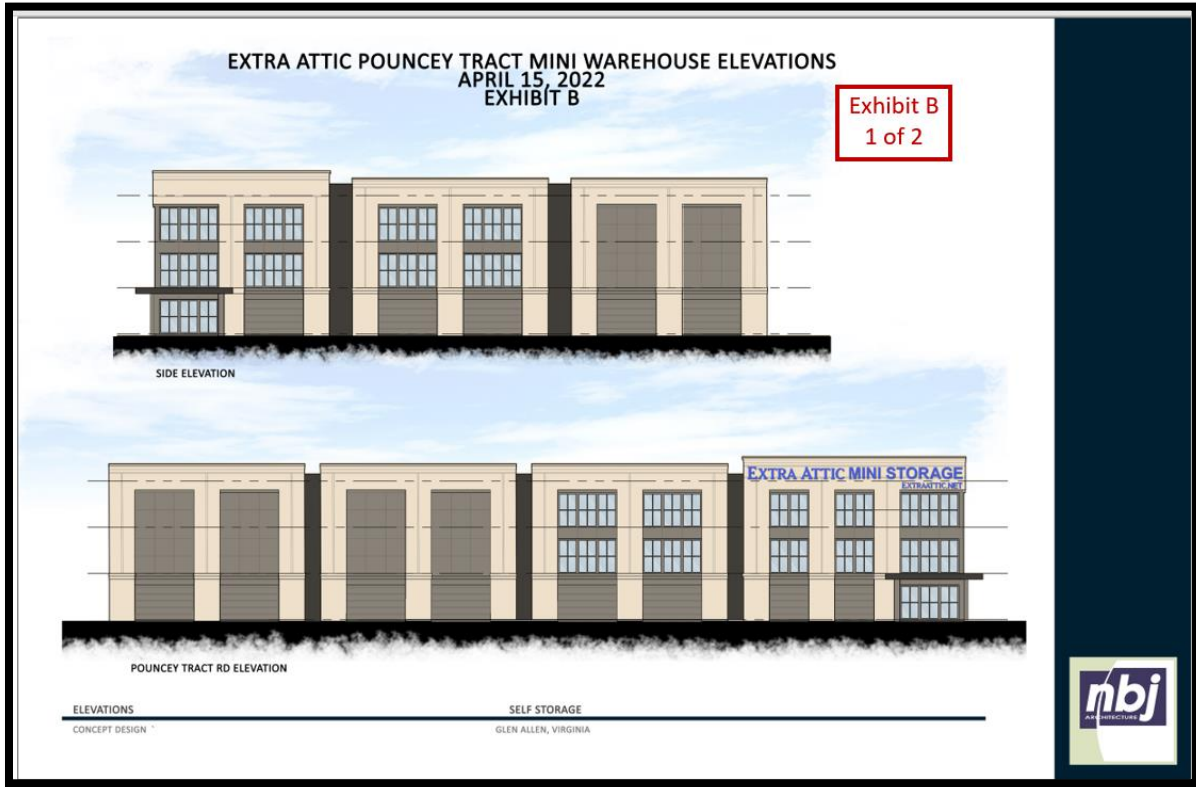
The proposed self-storage building will be 38 feet 2 inches tall, which exceeds the maximum height of 35 feet for structures. There is allowance in Zoning Ordinance Sec. 15-243 which permits a building in the B-1 zoning district to be up to 60 feet tall if there are two side yards for each permitted use, and each side yard is 10 feet or more, plus one foot of side yard for each additional foot of building height over 35 feet. The applicant has indicated the conceptual plan reflects the side yards. This will need to be verified during the plan of development review for the structure to exceed 35 feet in height.

The current proposal is a departure from the original zoning case that was approved to provide neighborhood services to this area of the county. The commercial retail center was approved by the Board of Supervisors at the same time as the Parkside Village residential subdivision. This approval was not only to provide services to the new residents, but the retail designation was intended to off-set the revenue lost by approving the residential development in an area designated for commercial and industrial uses.

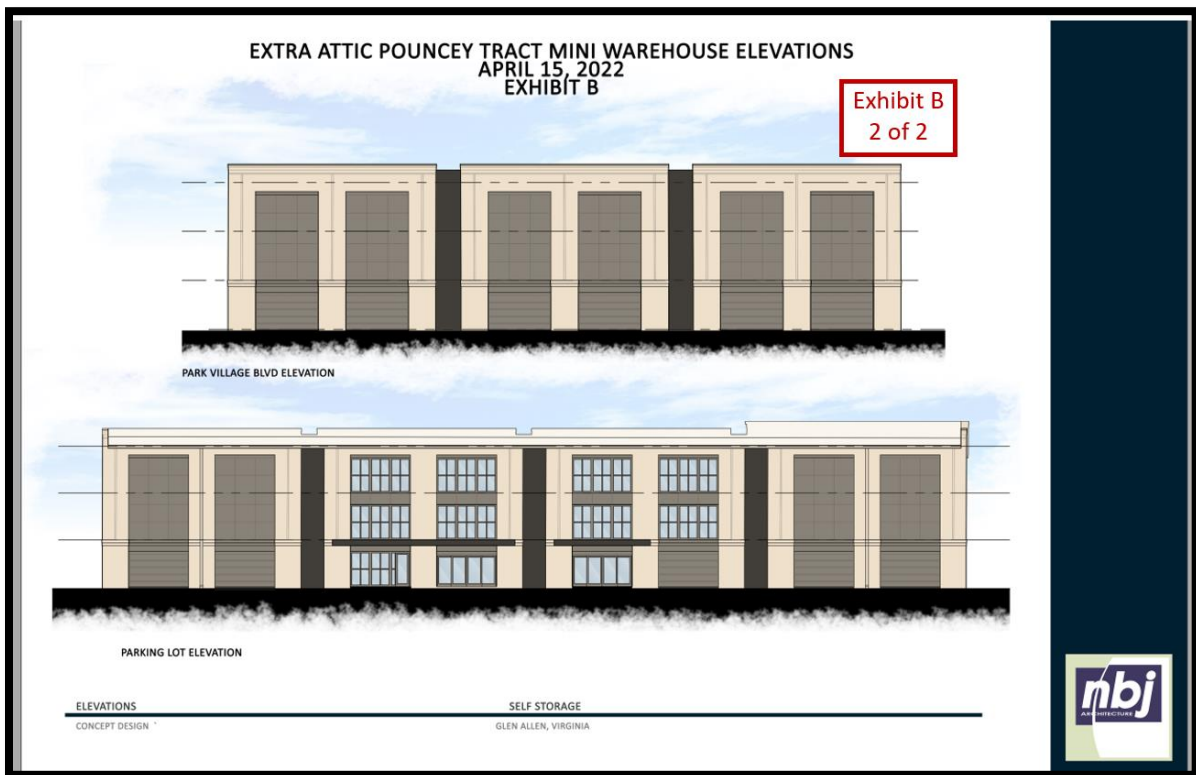
This type of commercial development generates fewer taxes than the commercial center approved in 2006. Additionally, the County has made a significant investment to bring public utilities to this part of the county, the proposed use would not provide as much return on this investment as a retail center would, simply by not utilizing its capacity.

Attachment: CU-2022-00002 - Staff Report (5391 : District 4 - CU-2022-00002 -Extra Attic Pouncey Tract, LLC)

Proffered Elevations (Exhibit B) with case RZ-2006-00003A



Proffered Elevations (Exhibit B) with case RZ-2006-00003A



Attachment: CU-2022-00002 - Staff Report (5391 : District 4 -CU-2022-00002 -Extra Attic Pouncey Tract, LLC)

COMMUNITY MEETINGS

On December 29, 2021, the applicant held a community meeting for the proffer amendment application and the conditional use permit application, Board of Supervisor member Mr. Sharpe and Planning Commission member Mr. Pituck were in attendance along with 37 citizens. There were questions and concerns with the height and operation of the of the self-storage building. There were additional concerns with phasing of the development, number of entrances to the site, traffic and any commercial uses that would create traffic.

On February 22, 2022, a second community meeting was held by the applicant for the two zoning applications. Thirty-five citizens attended. Concerns with stormwater runoff and cost of maintenance of the existing stormwater pond, permitted uses, access to the site not being on Pouncey Tract Road were expressed. There was discussion of maintenance of the berm and the need for sidewalks.

OTHER COMMUNITY INPUT

Prior to the Planning Commission meeting staff received nine emails regarding this and the companion application.

- Three were in support of the proposed use over a retail shopping center, as is currently allowed.
- One email had concerns with the height of the facility in comparison to the residential dwellings in Parkside Village and the possible impact with associated lighting on the adjacent residential community. This email also mentioned concerns with the number of proposed dumpsters and trash pickup, the need for sidewalks to extend to Benhall Circle and limiting vehicle access to Parkview Boulevard.

Since the May 5th Planning Commission Meeting, staff received five additional emails from Parkside Village residents. Each of the emails were in opposition of allowing a drive thru restaurant on the subject property.

- In response to the community opposition since the Planning Commission Meeting, the applicant has proffered to prohibit Drive-thru restaurants.

CUMULATIVE PLANNING IMPLICATIONS

- The current proposal is a departure from the original zoning case that was approved to provide neighborhood services to this area of the county. The commercial retail center was approved by the Board of Supervisors at the same time as the Parkside Village residential subdivision. This approval was not only to provide services to the new residents, but the retail designation was intended to off-set the revenue lost by approving the residential development in an area designated for commercial and industrial uses.
- This type of commercial development generates fewer taxes than the commercial center approved in 2006. Additionally, the County has made a significant investment to bring public utilities to this part of the county, the proposed use would

not provide as much return on this investment as a retail center would, simply by not utilizing its capacity.

- A three-story building is disproportional to residential dwellings in the adjacent neighborhood.

REVIEW BY COUNTY AGENCIES/DEPARTMENTS	
Building	Development will be required to meet all Building Code Requirements during POD review
Fire/Rescue	Development will be required to meet all Fire Code Requirements during POD review
Utilities	Public water and sewer infrastructure is in place in roadways and parcels adjacent to the proposed project, so connecting to public water and sewer is a matter of determining where connections will be made.
Schools	No Comment
Public Safety	No Comment
Environmental	A POD, LDP and Stormwater Permit will be required.
Historic and Cultural Resources	No Comment

REVIEW BY STATE AGENCIES/DEPARTMENTS	
Health	No Comment
VDOT	No Comment received

TRANSPORTATION

The proposed conceptual plan shows two access entrances to the subject property. One from Village Trail and one from Park Village Boulevard. All entrances will need to meet access management requirements and will be reviewed during the plan of development process.

Traffic Counts

Roadway	From	To	Segment Length (Miles)	*AADT (2020)
Pouncey Tract Road	Henrico Co. line	Hanover County Line	.53	5700

(VDoT Jurisdiction Report, Daily Traffic Volume Estimates, Goochland County - 2020)

The Major Thoroughfare Plan identifies Pouncey Tract Road as a major collector road. The speed limit is 45 miles per hour on this portion of the road.

Previous development, including Parkside Village and the 7-eleven, implemented transportation improvements required with the 2006 rezoning, including:

- Constructing a primary entrance to Pouncey Tract Road and installing left and right hand turn lanes
- Providing a secondary access on Pouncey Tract Road by installing left and right hand turn lanes

- Dedicating 50' feet from the centerline of Pouncey Tract Road for any future widening or road improvements (to include landowner's improvements)

CODE ENFORCEMENT/MAINTENANCE ISSUES

None identified by staff.

FISCAL IMPACT

Approval of this request would support new business and increase in tax revenue.

CONDITIONS

Should the Board of Supervisors approval of this application, the following conditions are for consideration:

1. Use. A self-storage facility may be operated on the Property subject to these conditions.
2. Conceptual plan. Improvements for the use shall generally conform to the conceptual plan "Pouncey Tract Mini Storage" by Youngblood, Tyler & Associates dated February 28, 2022, attached as Exhibit A.
3. Plan of development (POD). The CUP activity shall not begin until a POD is approved, all improvements have been installed and approved by the County, and a change of use, or any other required approvals, have been obtained.
4. Hazardous materials. Storing or permitting the storage of hazardous materials, flammable materials, or perishable goods is prohibited.
5. Outside storage. No outside storage is permitted, including, but not limited to, recreational vehicles, boats or other watercraft, trailers, vehicles, shipping containers, or any other storage containers, including portable self-storage containers.
6. Hours of Operation: Hour of operation shall be from 7:00 a.m. until 9:00 p.m.
7. Building Access. A key or a pin shall be required for customers to enter to the building.
8. No business activity.
 - a. No business activity other than the rental of storage units and related supplies is permitted.
 - b. No truck, trailer or vehicle rental is permitted.
 - c. The only activity permitted in individual storage units is storage or removal of property; no residential, retail, or office activity is permitted.
 - d. The servicing, repair, or fabrication of automobiles, boats, lawnmowers, appliances, or other items is not permitted.
9. Elevations. The self-storage facility appearance shall generally conform to the elevations attached as Exhibit B.
10. Lighting. Maximum pole lighting shall be 15 feet from measured from the ground to the bottom of the outdoor lighting fixture.

11. Building Height. The building height shall not exceed 39 feet and must meet the side yard requirements of Zoning Ordinance Sec. 15-243.
12. Outdoor speakers. No noise from any outdoor speakers shall be audible beyond any exterior boundary of the Property.
13. Transfer or lease. Prior to the transfer or long-term lease of the Property, the property owner(s) shall notify, in writing, (a) the Department of Community Development of the planned transfer or lease, and (b) the new owner or lessee of this CUP and its conditions, with a copy to the Department of Community Development.

PLANNING COMMISSION RECOMMENDATION / VOTE:

At their May 5, 2022 meeting, the Planning Commission recommended approval of this application, with a 4-0 vote. Mr. Brewer was absent. Two citizens spoke and expressed appreciation for the applicant's consideration of their concerns and the subsequent changes that were made to the application. These two speakers also noted two additional items of concern – they requested “drive-thru restaurant” be eliminated as a permitted use for the third proposed building on site, the other two proposed buildings already have users established. They also requested “No Thru Trucks” signs be posted on both Village Trail and Park Village Boulevard.

**CONDITIONAL USE PERMIT APPLICATION
COUNTY OF GOOCHLAND, VIRGINIA**

Planning and Zoning Office
P.O. Box 103

Goochland, VA 23063

Phone: (804) 556-5863

Web: www.goochlandva.us FAX: (804) 556-5654



Office Use Only		
Application File Date: <i>MARCH 2, 2022</i>	Fee paid: \$ <i>750.00</i>	Application No.: <i>CU- 2022-00002</i>
Planning Commission Public Hearing: _____ Board of Supervisors Public Hearing: _____	Receipt No.:	Pre-Application: <i>2021-00038</i>

Name of Applicant: Extra Attic Pouncey Tract, LLC		Name of Representative: Youngblood, Tyler & Associates, P.C.	
Address 7113 Three Chopt Road, Suite 209, Richmond, VA 23226		Address 7309 Hanover Green Drive Mechanicsville, VA 23111	
Phone No. <u>804-314-6256</u>	Phone No. <u>804-746-5285</u>		
Location: <u>Intersection of Park Village Boulevard and Pouncey Tract Road</u>	District: <u>Dover</u>		
Disclosure of Real Parties in Interest. Provide completed disclosure form(s).		Subdivision: _____	
Attached		Are there any deed restrictions? Yes _____ No <input checked="" type="checkbox"/>	
Property Owner		If yes attached a copy of deed.	
Tax Map # 48-1-0-56-C	GPIN # 7738-21-4224	Account # _____	
Deed Book	Plat Book PC F 9	Zone B-1	Acreage 5.76

Property in Land Use: Yes / **No** - If your property is in the County's land use taxation program, please be advised that any proposed change in the use of the land could make the property ineligible for further participation in the land use taxation program.

Attachment: CU-2022-00002 - Application (5391 : District 4 - CU-2022-00002 -Extra Attic Pouncey Tract, LLC)

REQUEST

Applicant request a conditional use permit to locate the following USE on the above described property: Mini Warehouse Facility Section . (Describe here what is intended to be done on or with the property. If a building is involved, a sketch or plan with photographic or other suitable description should accompany this application.)

IMPROVEMENTS PROPOSED:

Describe briefly the improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used or additions made to existing building(s).

86,052 SF Three story Mini Warehouse Facility and associated parking

NECESSITY OF USE:

Describe the reason for the requested change.

The existing B-1 zoning requires a CUP for a Mini Warehouse Facility.

PROTECTION TO ABUTTING PROPERTY:

Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

Mini Warehouse Facility will result less traffic leaving the site than what is currently allowed/approved with existing zoning. The mini warehouse facility will be situated in the northeast quadrant of the site adjacent to other B-1 zoned properties. The applicant will provide landscape buffers along Village Trail and Park Village Boulevard to screen the use from the residential neighborhoods.

ENHANCEMENT OF COUNTY:

Why does the applicant believe that this requested change will be advantageous to the County?

(Please substantiate with facts.)

THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN. COMMERCIAL DEVELOPMENT HAS BEEN ZONED FOR THIS SITE SINCE 2006 AND IS NEEDED WITHIN THIS AREA OF THE COUNTY. A MINI WAREHOUSE WILL PROVIDE HOMEOWNERS WITH A STORAGE OPTION THAT IS IN CLOSE PROXIMITY TO THE NUMEROUS RESIDENTIAL NEIGHBORHOODS NEARBY. A MINI WAREHOUSE FACILITY WILL PROVIDE A COMMERCIAL TAX BASE WITH LIMITED BURDEN ON COUNTY SERVICES. THE PROJECT WILL ALSO CONNECT TO PUBLIC WATER AND SEWER.

Attachment: CU-2022-00002 - Application (5391 : District 4 - CU-2022-00002 -Extra Attic Pouncey Tract, LLC)

DESCRIBE THE PROPOSED USE, AND OTHER PERTINENT DATA:

- 1. **Type of operation(s):** Mini Warehouse Facility
- 2. **Hours of operation:** Access Hours: 7:00 am - 9:00 pm. Office Hours: 9:00 am - 5:00 pm
- 3. **Proposed Name of development or business:** Extra Attic
- 4. **Estimated number of patrons/clients/patients/pupils/etc.:** _____
- 5. **Proposed number of employees/attendants/teachers/etc.** 2
- 6. **Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.**
The proposed use will produce less trips than the uses currently allowed / approved with the existing zoning.
- 7. **Description of building façade and architecture of proposed new building or additions.**
Three story. Exterior Insulation Finish System (EIFS).
- 8. **The square footage of the building:** 86,052 SF **Parking:** 12 spaces
- 9. **Total disturbed area:** Approximately 4 acres
- 10. **A listing, if known, of all hazardous or toxic substances, to be generated, utilized, stored, treated, and/or disposed of onsite and size and contents of any existing or proposed storage tanks or containers:** NONE
- 11. **Building Design: Provide 1 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.**

Attachment: CU-2022-00002 - Application (5391 : District 4 -CU-2022-00002 -Extra Attic Pouncey Tract, LLC)

STATE OF VIRGINIA
COUNTY OF GOOCHLAND) To wit

I Neil P. Farmer, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or I will present written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and that the foregoing statements and answers provided herein are in all respects true and correct to the best of my knowledge and belief.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Goochland County officials and other authorized government agents on official business to enter the property as necessary to process this application. I hereby agree to have a sign placed on my property, notifying the public of my application.

[Signature] Feb 24 2022
Signature of Applicant Date

Phone No. (804) 314 6256

7 SHADOW Lane 23226
Mailing Address of Applicant

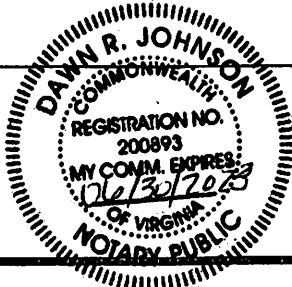
Subscribed and sworn to before me this 24 day of February, 2022.

04/30/2023
My Commission Expires

[Signature]
Notary Public

.....

<p>Signature of Property Owner _____ Date _____</p> <p>Phone No. _____</p> <p>Mailing Address of Property Owner _____</p> <p>Subscribed and sworn to before me this _____ day of _____, 20 ____.</p> <p>My Commission Expires _____</p> <p>Notary Public _____</p>
--



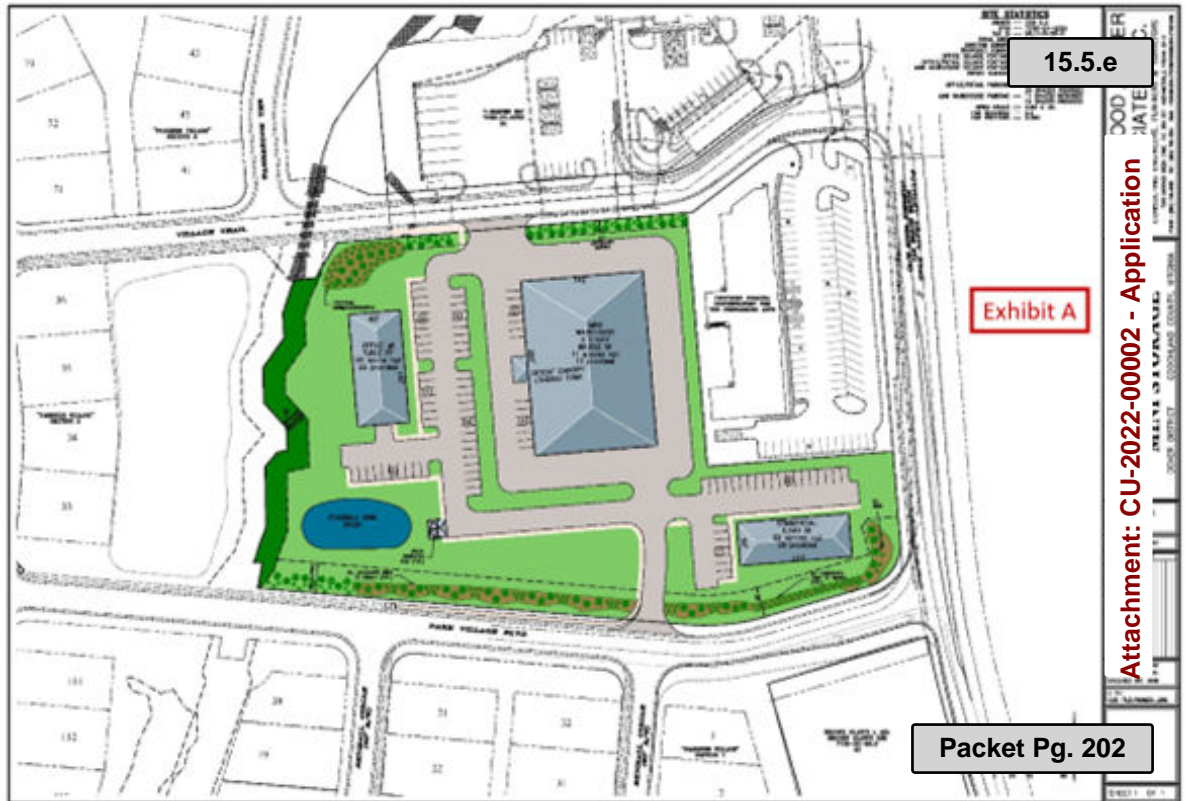
Attachment: CU-2022-00002 - Application (5391 : District 4 - CU-2022-00002 -Extra Attic Pouncey Tract, LLC)

15.5.e

Exhibit A

Attachment: CU-2022-00002 - Application

Packet Pg. 202



EXTRA ATTIC POUNCEY TRACT MINI WAREHOUSE ELEVATIONS
APRIL 15, 2022
EXHIBIT B

15.5.e

Exhibit B
1 of 2



SIDE ELEVATION



POUNCEY TRACT RD ELEVATION

ELEVATIONS

CONCEPT DESIGN

SELF STORAGE

GLEN ALLEN, VIRGINIA

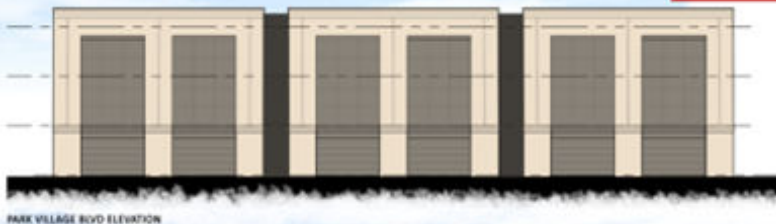
Attachment: CU-2022-00002 - Application



EXTRA ATTIC POUNCEY TRACT MINI WAREHOUSE ELEVATIONS
APRIL 15, 2022
EXHIBIT B

15.5.e

Exhibit B
2 of 2



PARK VILLAGE BLVD ELEVATION



PARKING LOT ELEVATION

ELEVATIONS

SELF STORAGE

CONCEPT DESIGN

GLEN ALLEN, VIRGINIA

Attachment: CU-2022-00002 -



Packet Pg. 204

STATE OF VIRGINIA
COUNTY OF GOOCHLAND) To wit

I _____, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or I will present written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and that the foregoing statements and answers provided herein are in all respects true and correct to the best of my knowledge and belief.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Goochland County officials and other authorized government agents on official business to enter the property as necessary to process this application. I hereby agree to have a sign placed on my property, notifying the public of my application.

Signature of Applicant Date

Phone No. _____

Mailing Address of Applicant

Subscribed and sworn to before me this _____ day of _____, 20____.

My Commission Expires

Notary Public



[Signature] 2-25-22
Signature of Property Owner Date

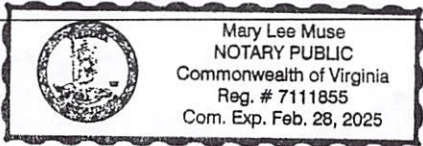
Phone No. _____

Mailing Address of Property Owner

Subscribed and sworn to before me this 25th day of February, 2022.

2/28/25
My Commission Expires

[Signature]
Notary Public



Attachment: CU-2022-00002 - Application (5391 : District 4 -CU-2022-00002 -Extra Attic Pouncey Tract, LLC)



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 06/07/22 02:00 PM
Department: Community Development
Category: Reports
Prepared By: Ashley Parker
Department Head: Jo Ann Hunter

**SCHEDULED
INFORMATION ITEM**

(ID # 5392)

PLANNING COMMISSION JUNE ACTIVITY REPORT

Strat Goal 1	Efficient, effective, and transparent government; emphasis on customer service excellence	X
Strat Goal 2	Balanced development that contributes to the welfare of the community and preserves its rural character	X
Strat Goal 3	Excellence in Financial Management	
Strat Goal 4	High Quality Core Services including Education, Public Safety, and Community Health	
Strat Goal 5	Positive Work Environment with a Highly Qualified, Diverse Workforce	

Board Action Requested

None - Information Only

Summary of Information

The Planning Commission heard the following items at its meeting on June 2, 2022. These items could be scheduled for public hearing by the Board on Wednesday, July 6, 2022.

2022 District 4; 2011 District 4

RZ-2021-00012 Application by Markel - Eagle Advisors, LLC requesting a rezoning of 85.634 acres from Agricultural, Limited (A-2) to Residential Planned United Development (RPUD), with proffered conditions, on Pouncey Tract Road on Tax Map Nos. 48-1-0-62-0, 48-1-0-60-0, and a portion of 48-1-0-67-0. The Comprehensive Plan designates this area as Flexible. **(Applicant has requested deferral to the August 4, 2022 Planning Commission meeting)**

2022 District 3; 2011 District 3

RZ-2022-00003 Application by Truett Real Estate Investments, LLC requesting a rezoning of 49.372 acres from Agricultural, Limited (A-2) to Residential, Limited (R-1), with proffered conditions, on Fairground Road approximately ¼ mile west of Maidens Road on Tax Map No. 43-1-0-4-0. The Comprehensive Plan designates this area as Single Family Residential, Low Density. **(Applicant has requested deferral to the July 7, 2022 Planning Commission meeting)**

2022 District 5; 2011 District 5

CU-2022-00004 Application by Marion & Jonathan Kastenbaum requesting a Conditional Use Permit for a detached accessory family housing unit on 4.527 acres at 650 Meadow Ridge Lane on Tax Map No. 62-31-B-7-0. The property is zoned Residential, Rural (R-R). The Conditional Use Permit is required by the County Zoning Ordinance Section 15-132 in accordance with Section 15-285.A. The Comprehensive

Plan designates this area as Rural Enhancement.

2022 District 3; 2011 District 4

CU-2022-00005 Application by Alsop Properties, LLC requesting a Conditional Use Permit for a school on 1.543 acres at 1037 Broad Street Road on Tax Map No. 45-1-0-67-0. The property is zoned Business, General (B-1) and Agricultural, Limited (A-2). The Conditional Use Permit is required by County Zoning Ordinance Section 15-242 and Section 15-112. The Comprehensive Plan designates this area as Single Family Residential, Low Density.

2022 District 5; 2011 District 5

RZ-2022-00005 Application by Spruce Homes, LLC requesting a rezoning of 15 acres from Agricultural, Limited (A-2) to Residential, Limited (R-1), with proffered conditions, and turn lane waivers pursuant to County Zoning Ordinance Section 15-360, on Hermitage Road approximately ¼ mile north of the intersection of Hermitage Road and Manakin Road on Tax Map No. 58-56-0-3-0. The Comprehensive Plan designates this area as Rural Enhancement.
