

COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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September 19, 2008

Tracey Cosner
4796 Three Chopt Road
Troy, VA 22974

REF: ZMP 08:04

Dear Ms. Cosner:

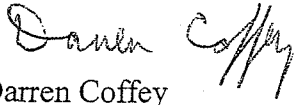
Please accept this letter as notification of the action taken on September 17, 2008 by the Board of Supervisors with regard to the request referenced above. Your request to amend the Fluvanna County Zoning Map with respect to approximately 14.771 acres of Tax Map 4, Section A, Parcels 99, to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited, was **approved** with the following eight (8) proffers:

1. The following uses permitted by-right in the I-1 zoning district have been proffered out:
 - a. Monumental Stone Works;
 - b. Feed Mill;
 - c. Refabrication and overhaul of pipes and fittings; wholesale merchandising of commercial piping and fittings; and attendant storage related hereto.
 - d. Storing, blending and packaging of ingredients for lawn and garden productions for agricultural purposes and certain industrial uses.
2. All landscaping along the Route 250 corridor shall meet the requirements of VDOT and Fluvanna County;
3. We hereby withdraw any and all plans to access this property from Zion Road (Rt. 627) as previously shown on the preliminary site plan;
4. We further propose to establish a landscaping buffer along the entire frontage of the property on Zion Road (Rt. 627) as well as along the eastern boundary adjacent to the Bourne and Wills properties;
5. We propose that all building facades fronting onto Richmond highway (Rt. 250) and Zion Road (Rt. 627) will incorporate finishing materials such as brick, stucco, split-faced block, etc.;
6. We propose to follow "dark sky" exterior lighting as provided in Fluvanna county site plan requirements.
7. We propose to follow Sec. 19-7-7, Article 7 of the Subdivision Design Standards which states: The proposed development shall be designed to minimize the impact of noise, glare and pollution on adjoining property and protect the surrounding lands from the same.
8. In addition, we offer to proffer out of the list of permitted uses under I-1 by Special Use Permit the following uses:

- a. Wood yard with chipper
- b. Solid waste material recovery facility

If I can be of any further assistance, please feel free to contact me.

Sincerely,



Darren Coffey
Planning Director

CC: Serenity Partners, 151 Starlite Park, Troy, VA 22974
William Anderson, 3 Ponderosa Lane, Palmyra, VA 22974
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