



COUNTY OF AMHERST



Department of Planning & Zoning Dylan M. Bishop, Assistant Zoning Administrator/Planner

Site Plan Review Staff Report – June 21, 2018

RE: Proposed Additions at Cooper Steel
Tax Map Parcel No. 137C3-A-4
273 Francis Avenue
Site Plan for additions to an existing manufacturing building in the M-1 Industrial District

Summary:

In accordance with Section 1103 of the Amherst County Zoning Ordinance, a minor site plan has been submitted by Acres of Virginia, Inc. for new construction of additions at 273 Francis Avenue located at tax map parcel 137C3-A-4. The parcel on which the proposed additions are located is an approximately 14 acre lot with an existing steel manufacturing warehouse (formerly Lynchburg Steel, now Cooper Steel). Copies of the plan were reviewed by the Developmental Review Committee on May 23, 2018. The following sections summarize staff and agency comments with respect to the major elements of the plan.

Procedure for Review:

According to Section 1007.10, any development requiring preparation of a site plan under Section 1103 may be reviewed and be made subject to approval by the Planning Commission. The Commission may approve, approve with modifications or conditions, or disapprove the site plan.

An approved site plan, zoning permit, and building permit must be obtained prior to construction of the proposed improvements.

Requirements and Findings:

Zoning

- The property is zoned M-1 Industrial District. The property is currently Cooper Steel, a steel manufacturing and distribution warehouse. The proposed use is not changing. The purpose of the additions is to improve productivity and functionality of the equipment space.

- The property is within the Amherst County Harris Creek Watershed District, which requires a 75 foot stream protection buffer. The purpose of the buffers is to provide natural filtration of runoff, removing contaminants before the runoff enters the stream, to maintain water quality for treatment for potable consumption by the public. The proposed 244 square foot addition, all existing fuel storage and propane tanks, and the storage trailer are to be removed from the buffer zone.
- The property is within the FEMA designated 100-year floodplain. The applicant shall comply with Section 714.12.2 or 714.12.3 of the Floodplain Ordinance.

Building(s)/Structure(s)

- The existing structure is approximately 85,000 square feet. An approved building permit is required prior to any work being done.

Water/Sewer Facilities

- The property is served by an existing septic system. Virginia Department of Health had no comments of concern.
- The property is served by an existing public waterline. The structure northeast of the main warehouse (275 Francis Ave.) encroaches into the waterline easement, and the applicant is working closely with the Amherst County Service Authority and Virginia Department of Transportation to establish next steps in relocating the waterline.

Streets/Parking and Loading Areas

- There are no proposed new entrances or modifications to existing entrances. VDOT is satisfied with the existing commercial entrances and will not be requiring any modifications.

Utilities

- The property is served by existing utilities.

Signs

- No new signs are proposed.

Outdoor Lighting

- There will be no alterations to the existing outdoor lighting.

Public Safety

- The applicant is working with Public Safety, Building Safety and Inspections, and ACSA to relocate the fuel storage tanks and propane tanks to an appropriate location.

Buffering/Landscaping

- There will be no additional landscaping or buffering required as a result of this proposal.

Erosion and Sediment Control

- Land disturbance for the site is shall not exceed 10,000 square feet.

Recommendations:

Staff recommends approval of the following site plan with the following conditions:

1. Amherst County Service Authority approval of the site plan.
2. Virginia Department of Transportation approval of the site plan.
3. Requirements of Section 714.12.2 or Section 714.12.3 of the Floodplain Ordinance shall be met.

Attachments:

Site Plan Application

Tax Parcel Map

DRC Comments (May 23, 2018)

Floodplain Ordinance Sections

100-year Floodplain Map



APPLICATION FOR SITE PLAN
Amherst County, Virginia

Section A: Applicant Information

(Please print in blue or black ink)

Case No. _____

Last (Name of Applicant) <u>Lunik</u>		First <u>Andrew</u>	MI <u>T</u>
Mailing Address <u>275 Francis Ave. Monroe, VA 24574</u>			
Telephone Number (s) <u>317-514-2609</u>		<u>434-319-5600</u>	
		Home	Business
Property Owner Name <u>CPV, LLC.</u>			
Property Address <u>275 Francis Ave. Monroe, VA 24574</u>			
Name of Development		Name of Developer	
<u>Thomas Brooks, PhD, LS</u>		<u>Acres of Virginia, Inc.</u>	
Person Preparing Plan		Name of Company/Firm	
<u>Corner of Francis Ave and S Five Forks Road</u>			
Location of Property (landmarks, intersections, or other)			
Tax Parcel ID#: <u>137C3-A-234</u>			
Deed Book: <u>17003613</u> Date <u>Dec 4 2011</u> Page Number: _____			
Please note: A site plan of the property must be submitted with this application, in accordance with Article XI of the Amherst County Zoning/Subdivision Ordinance.			

Section B: Plan Information

(Please answer all questions as completely as possible)

How will the parcel be provided with water and sewer? (Check all that apply)

Public water ☒ Private wells _____
Public sewer _____ On-site septic systems ☒ Mass drainfield(s) _____

Zoning: MI Comprehensive Plan Land Use Designation: Light Commercial

Magisterial District: Courthouse District

Total area of lot: 19.208 acres

Total area of open space/common areas: 16.8 acres

Total area of streets: N/A acres

Will a property owners' association be created for maintenance of open-space areas or common areas?
N/A

Is the parcel located within the Watershed District? ☒ YES ☐ NO

Are there any covenants of record or deed restrictions existing or proposed for the subject property?
If so, please attach a copy. YES ☒ NO

Is a stormwater maintenance agreement required? YES ☒ NO

Does the site plan require VDOT, Chapter 527 review? YES ☒ NO

Is a Section 15.2-2232 review required for the project? YES ☒ NO

If yes, please attach justification that the general location or approximate location, character, and extent of the project is substantially in accord with the County's adopted comprehensive plan.

ADDITIONAL COMMENTS (To be completed by the owner/applicant):

Please complete and submit the attached site plan checklist along with thirteen (13) copies* of the site plan containing all information listed on the checklist. All items listed must appear on the site plan.

Section C: Signature

I do hereby certify that I have read and am familiar with the requirements for the submission of plats as provided for under the Subdivision Ordinance of the Code of Amherst County and further that this submittal is in compliance with those requirements.

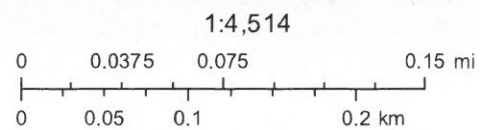
Applicant's Signature

A. Lunik

5/15/18
Date



June 14, 2018



The GIS data is proprietary to the County, and title to this information remains in the County. All applicable common law and statutory rights in the GIS data including, but not limited to, rights in copyright, shall and will remain the property of the County. Information shown on these maps are derived from public records that are constantly undergoing change and do not replace a site survey, and is not warranted for content or accuracy.



DRC Comments 5/23/18

Dylan M Bishop to: alunik

05/25/2018 04:43 PM

Good afternoon,

Attached are the comments from the Development Review Committee meeting on May 23.

As discussed today, we obviously have some flexibility on the resubmit date next week, since I cannot provide you with all the comments yet.

I spoke with Bob Hopkins with the Service Authority again today, and he indicated he would have a comment letter next week.

Also, I believe you may have left your clipboard and notes in the building, so I have that for you as well.

Please let me know if you have any questions.

Planning/Zoning



Comments 5-23-18.pdf

VDOT

- C. Cooper Steel (Monroe area facility expansion)
 - 1. VDOT understands that employment is increasing approximately 30 new jobs over the present 32 , and that truck traffic will be about 20 per day. We further understand that there is no planned modification of existing commercial entrances and no new ones being requested. Based on this understanding, the existing commercial entrances are acceptable and no modifications are requested.
 - 2. Any planned utility relocation or addition on VDOT right-of-way is to be shown on the site plans. A VDOT permit will be required for work within the right-of-way.
 - 3. Include the following VDOT signature box on the cover sheet:
ACCEPTABLE TO VDOT

VDOT REPRESENTATIVE: _____ DATE: _____

Please notify me if you have any questions or if I may be of further assistance.

Thank you,
Jeff

Jeffery B. Kessler, P.E.
Area Land Use Engineer
VDOT - Lynchburg
434.856.8293
JefferyB.Kessler@VDOT.Virginia.gov

Have a great Memorial Day weekend!



COUNTY OF AMHERST



Department of Planning & Zoning

TELEPHONE (434) 946-9303

FAX (434) 946-9370

AMHERST COUNTY ADMINISTRATION BUILDING
153 WASHINGTON STREET
P. O. Box 390
AMHERST, VIRGINIA 24521

May 23, 2018

SENT VIA U.S. MAIL

Acres of Virginia, Inc.
Attn: Thomas Brooks, Jr.
404 Clay Street
Lynchburg, VA 24504

**RE: May 23, 2018 DRC Meeting – Minor Site Plan for Cooper Steel;
273 Francis Avenue;
Tax Map Parcel # 137C3-A-2,3,4**

The following comments need to be addressed regarding planning and zoning:

1. Per Section 1104.02.4.a, please include adjoining property owner information including names, addresses, and tax map numbers.
2. Per Section 1104.02.4.b, please include zoning of adjoining owners.
3. Per Section 1104.02.5.a, include a signature block for the zoning administrator.
4. Because the site is located within the 100-year floodplain, please address Section 714.12.2 or 714.12.3 of the Floodplain Ordinance.

A set of ten (10) revised plans are due back to this office on May 29, 2018 by noon in order for the request to be heard at the June 21, 2018 Planning Commission's meeting.

Please contact the Planning & Zoning Department with questions or comments at (434) 946-9303 or via email at dmbishop@countyofamherst.com.

Sincerely,

Dylan M. Bishop
Assistant Zoning Administrator/Planner



AMHERST COUNTY SERVICE AUTHORITY

**P. O. BOX 100
MADISON HEIGHTS, VA 24572-0100
PHONE (434) 845-1605
FAX (434) 845-1613**

May 31, 2018

Ms. Dylan M. Bishop
Assistant Zoning Administrator/Planner
Amherst County Dept. of Planning and Zoning
PO Box 390
Amherst, VA 24521

RE: Cooper Steel Additions Site Plan Review

Dear Ms. Bishop:

In response to your request, I reviewed the referenced site plan, which I received for the first time at the May 23 Development Review Committee. The site plan excerpt reviewed on May 16 (copy of the comment letter attached) was different, so the following additional or revised review comments are provided:

1. The submittal shows that South Branch and Five Forks Creek join Harris Creek immediately west of the site. Harris Creek is the primary raw water source for ACSA's Lanum water filtration plant and almost 20,000 County residents. The following comments pertain to protection of Harris Creek water quality:
 - Extensive site improvements, mostly existing, but also some proposed, are shown within the 75' stream protection buffers for South Branch and Five Forks Creek. The purpose of the buffers is to provide natural filtration of runoff, removing contaminants before the runoff enters the stream, to maintain water quality for treatment for potable consumption by the public. It is probably beyond reason to remove all of the improvements, but those that can be removed or secured to protect the streams, and should be, include the two propane tanks, the gasoline tank, and the storage trailer.
 - The County Watershed Protection Ordinance which established the 75' stream protection buffers precludes building structures within the buffers, so the proposed addition on the southeast corner of the existing building, which is wholly within the buffer for South Branch, is prohibited.
 - The large addition on the south side of the existing building protrudes into the South Branch buffer, but it maintains the existing building line, will be elevated above the known flood elevation and allow flood waters to flow/recede beneath it, and the encroachment is minimal, so no objection is noted.
 - It is understood from yesterday's meeting that the large addition on the south side of the building will be used for truck loading and unloading. Provide the location(s) of the addition's overhead doors and show how the trucks will access the addition without entering the South Branch stream buffer.
 - The third bullet of Note 2 in the May 16 review letter is revised to add the two propane tanks near the storage trailer (they were not sufficiently identified on the site plan excerpt previously reviewed, and so were missed).
 - It is understood from the DRC meeting that some of the materials stored in the various onsite tanks will vaporize if exposed to the air and so there is no possibility that the materials will flow to and enter either stream if the tanks are breached. The third bullet of Note 2 in the May 16 letter is revised to request a list of the materials that do not threaten the streams and remove the need for secondary containment for those tanks, though protection from floodwaters is highly recommended.

2. The meeting provided information that negates Note 3 of the May 16 letter. It is understood that there are three proposed additions, all of which will be totally enclosed, which will contain contaminants and keep them out of the streams.
3. ACSA records show a 10" diameter public water main within an ACSA easement along the site frontage. The pipe and easement are shown on the submittal, though the pipe is shown inaccurately. Post-meeting research revealed that the easement and water line pre-date the building and the building construction not only encroached into the water line easement, but resulted in a portion of the building resting atop the water line. Refer to the attached plan. The water main is not only large, but it is high pressure, it is cast iron, and it is several decades old. As cast iron pipe ages, its interior slowly corrodes and tuberculates, and its exterior gets brittle. The corrosion reduces the pipe wall thickness, the tuberculation increases turbulence inside the pipe, and the brittleness reduces the material strength. All of this increases the likelihood of a pipe failure, all of this will get worse over time, and all of this is exacerbated by a heavy dead load, like a building, sitting on top of it. While ACSA would have no liability for building, property, or road damage should the pipe burst, because of the easement encroachment, it is in the interest of both ACSA and Cooper Steel that this situation be corrected.


The water line needs to be relocated to maintain a minimum five feet (5') separation from the building, which will remedy the existing situation and provide sufficient access for ACSA pipe maintenance. Mr. Jeff Kessler, VA Dept. of Transportation, said at the DRC meeting that such a relocation could encroach into the VDOT right-of-way. ACSA is willing to engage a contractor to relocate the water line, using ductile iron pipe, and abandon in place the existing water line in the vicinity of the building, mostly at our cost, but will need Cooper Steel to participate as follows:

- Provide a topographic survey of the property and Frances Ave. right-of-way across the east frontage of the encroaching building, for ACSA use in determining an appropriate re-alignment of the pipe;
- Review and approve a new water line alignment proposed by ACSA in the vicinity of the building and allow the construction;
- Prepare a plat for ACSA approval and recordation that revises the easement to stay centered on the pipe along its new alignment and vacates or quitclaims to Cooper Steel the existing easement where it will no longer be needed;
- Obtain all required permits necessary for the construction and provide them to ACSA;
- Pay for any construction, materials, and services required within the VDOT right-of-way that exceed normal ACSA water line construction of trench excavation, pipe installation, and trench backfilling with the excavated soil materials. Our contractor is preparing a proposal for the work, separating the additional VDOT right-of-way construction costs;
- Indemnify ACSA and Amherst County for any damage to the building caused by the encroachment, before, during, and after the water line relocation.

Thank you for the opportunity to review the site plan. Please contact me if there are any questions.

Sincerely,

AMHERST COUNTY SERVICE AUTHORITY



Robert A. Hopkins, PE
Director of Public Utilities

Enclosures (2)

CURVE DATA

LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1-1	0° 13' 45"	7135.85	1188.00	1188.00	MS 57° 41' 1"
2-2	2° 10' 50"	7135.85	536.50	536.50	MS 71° 46' 0"
3-3	12° 29' 34"	7135.85	124.60	124.60	MS 86° 57' 4"
4-4	20° 01' 20"	142.07	84.36	84.36	MS 100° 29' 4"
5-5	28° 58' 05"	423.81	117.85	117.85	MS 107° 10' 4"
6-6	8° 57' 19"	518.50	126.33	126.33	MS 119° 00' 0"
7-7	0° 15' 10"	7135.85	31.56	31.56	MS 130° 54' 1"

SITE PLAN NARRATIVE:

THE PURPOSE OF THIS SITE PLAN IS TO SHOW THREE (3) NEW ADDITIONS TO BE ADDED TO THE EXISTING STEEL PLANT.

THE FIRST ADDITION IS A 30' X 30' METAL BUILDING WITH A PROPOSED FINISH FLOOR ELEVATION OF 684.00'. THE TOTAL AREA CONSIST OF 900 SQUARE FEET.

THE SECOND NEW ADDITION WILL BE 45' 23' ON THE EAST END OF THE BUILDING. THE BUILDING WILL BE 80' LONG AND THE WEST END OF THE BUILDING WILL BE 60.57'. THE BUILDING WILL HAVE A FINISH FLOOR ELEVATION OF 684.00'. THE TOTAL AREA CONSIST OF 4035 SQUARE FEET.

THE THIRD NEW ADDITION WILL BE A 4' X 51' METAL BUILDING WITH A FINISH FLOOR ELEVATION OF 684.00'. THE TOTAL AREA CONSIST OF 684 SQUARE FEET.

EACH NEW ADDITION SHALL BE CONSTRUCTED ON PIERS TO ALLOW THE FLOOD WATERS OF THE 100 YEAR FLOOD ZONE TO FLOW UNDER THE NEW ADDITIONS.

DATA

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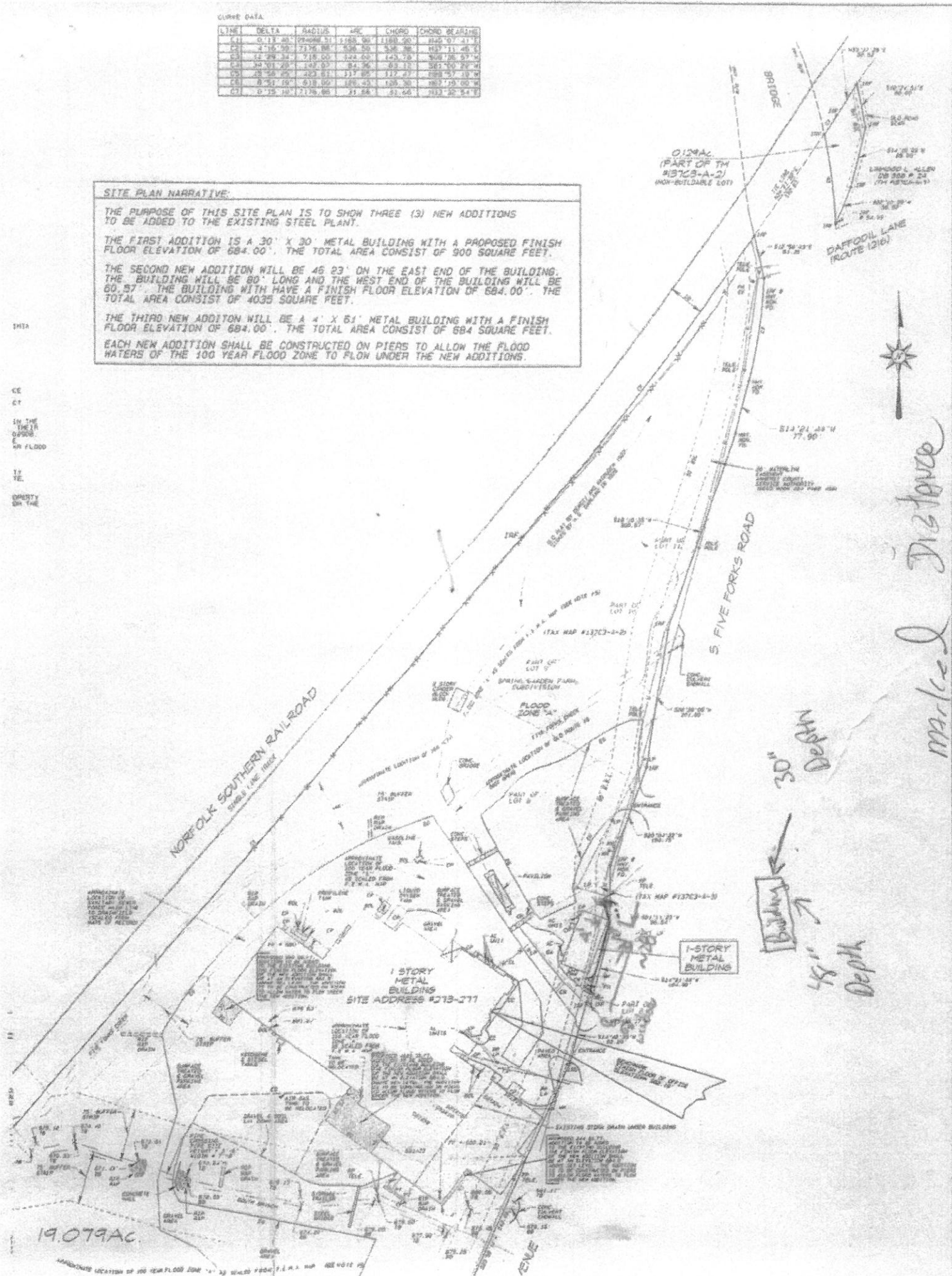
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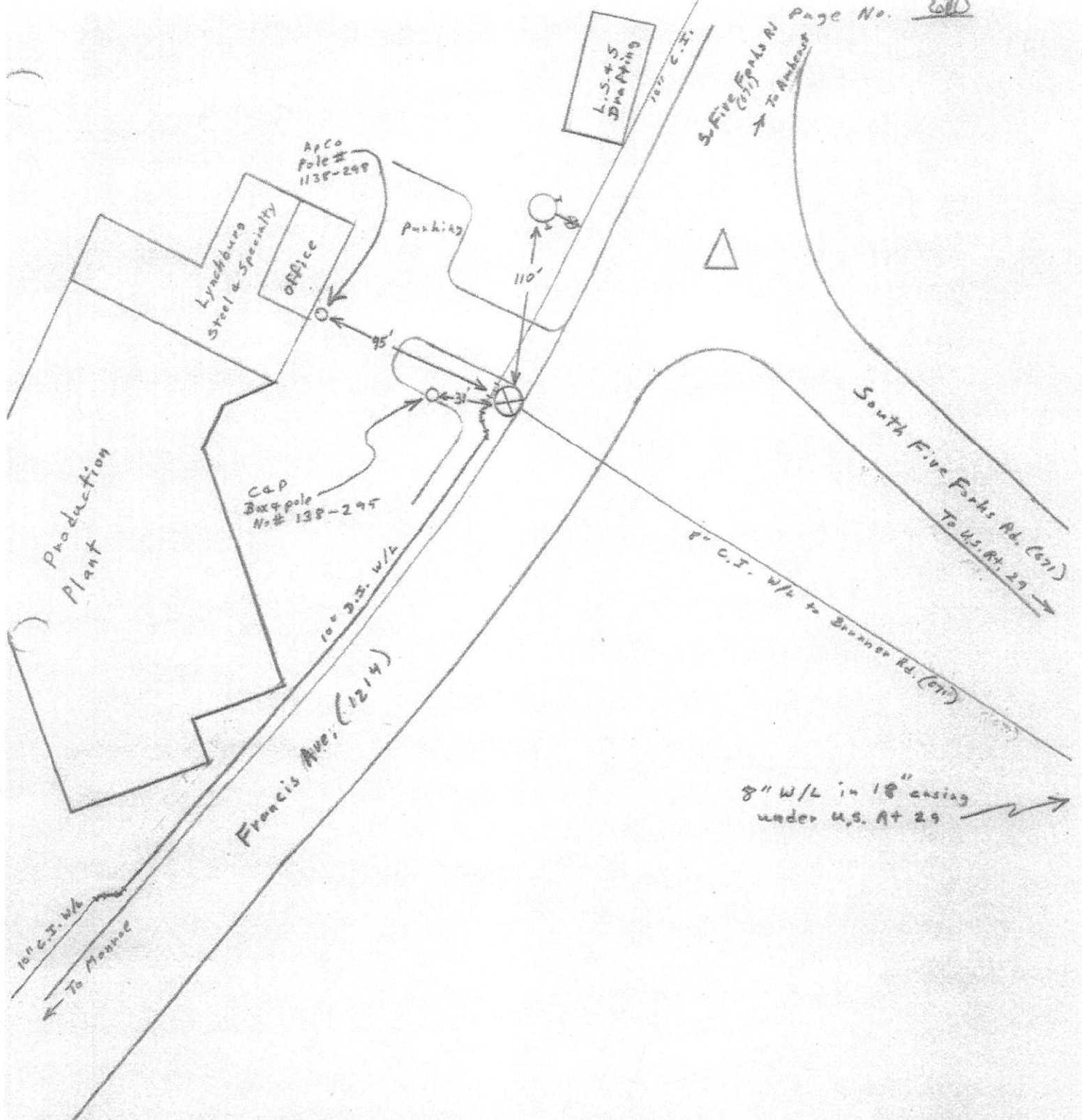
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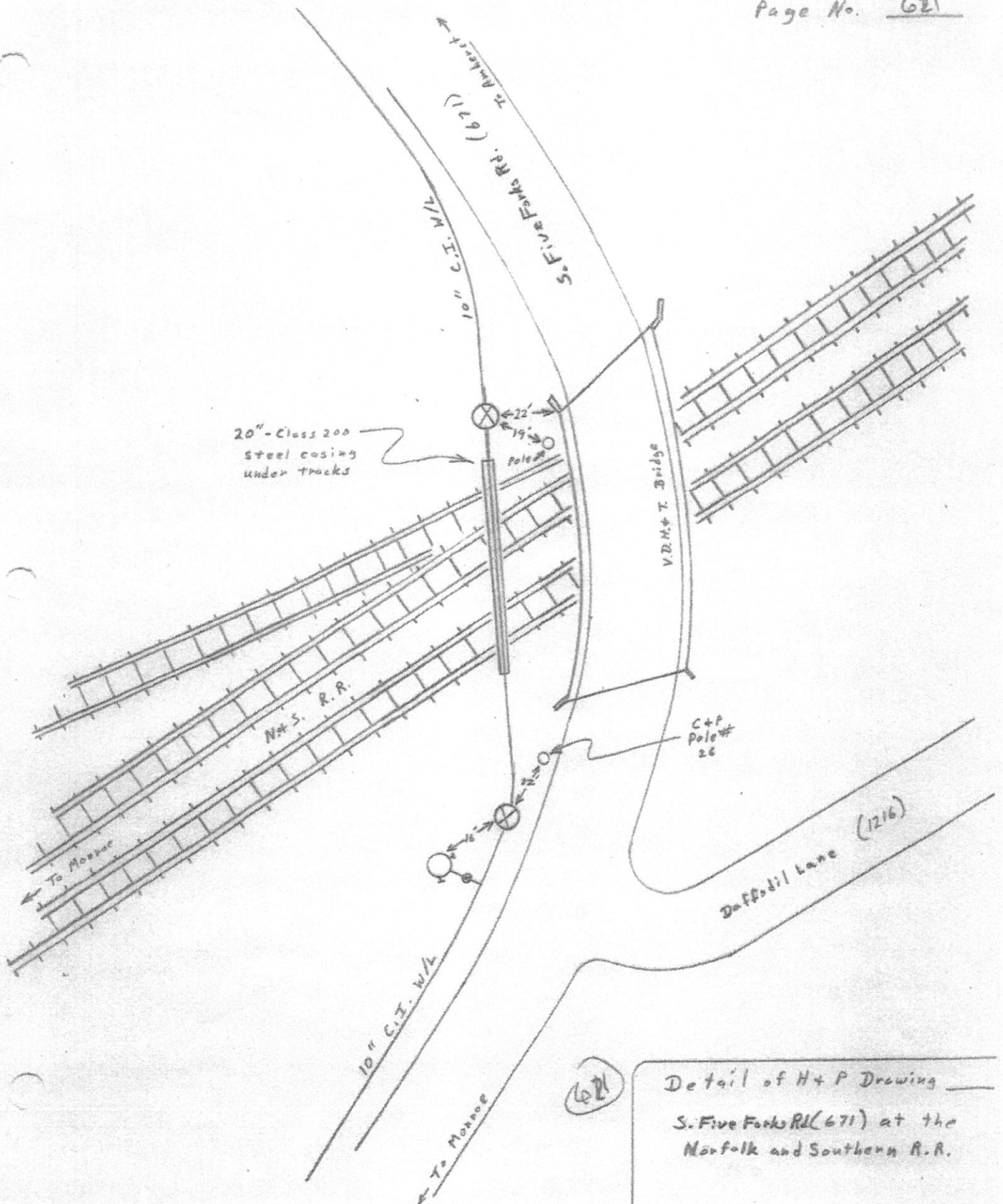
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HANDMADE LOCATION OF 100 YEAR FLOOD ZONE - 1" = 20' 0" SCALE - 7.5' P.S. MAP - SEE NOTE 10



"Reflect 1999 10" line relocation at L.S. & S. Co."

620 Detail of H + P Map #
 South Five Forks Road (671) to
 Bruner Hollow Rd (671)
 control valve on west side
 of U.S. Rt. 29
 July 1998 DEF



621

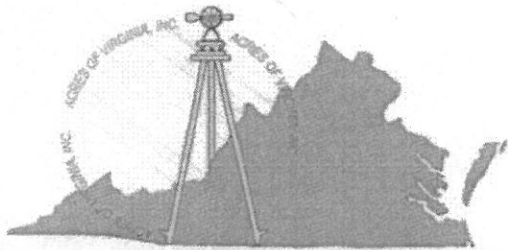
Detail of H + P Drawing

S. Five Forks Rd. (671) at the
Norfolk and Southern R.R.

January 1986

DEF.

Bob Hopkins
June 7, 2018
Page 1



ACRES OF VIRGINIA, INC.
SURVEYORS~ENGINEERS~PLANNERS
ENVIRONMENTAL~SOIL CONSULTANTS
GEOTECHNICAL

404 Clay Street Lynchburg, VA 24504
Office: (434) 528-4674 Fax: (434) 845-1048
e-mail: serca2@aol.com
website: www.acresofvirginia.com

June 7, 2018

Bob Hopkins, PE
Amherst County Water Authority
113 Phelps Road
Madison Heights, VA 24572

Re: Cooper Steel

Dear Mr. Hopkins:

After discussing your written letter comments with the owners and the managers of the Cooper Steel Plant, located on Francis Avenue and Five Forks Road in Monroe Virginia, the following are the responses I received regarding your concerns and your requirements. After our discussion with the Cooper Steel project manager, Cooper Steel does agree to the following Items (i) thru (vii).

- (i.) Remove all fuel (diesel and kerosene) storage and propane tanks from the 75' buffer zone.
- (ii.) The storage trailer in question has been removed from the face of the building and relocated out of the 75' buffer zone already.
- (iii.) Changes are in process for the shop space work-flow.
- (iv.) The 4' x 60' addition will not be constructed.
- (v.) The 4035 square foot addition and 900 square foot addition will use flood control louvers allowing water to access and descend within the proposed addition without resistance. The site plan was revised and is attached.
- (vi.) The proposed 4035 square foot addition will contain 2 overhead doors on the northwest face of the building and the existing gravel drive that is currently used will be utilized for truck access. Two additional manned doors will be added to the plant.

Bob Hopkins
June 7, 2018
Page 2

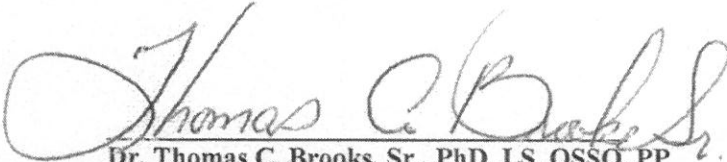
(vii.) The existing propylene and carbon monoxide tanks will vaporize into the air in the event of a leak or flood. The propane tanks will be relocated as per our discussion at the Development Review Committee meeting.

(viii.) Secondary containment basins for diesel and for kerosene fuel storage required will be single wall tanks with metal roofs. Sides have been installed to eliminate the access of rain water.

Cooper Steel has no plans to participate in the relocation or installation of a new waterline. Cooper Steel will indemnify Amherst County Service Authority and Amherst County for any damages to the building caused by future repairs to the existing water line.

Our clients will be in Lynchburg from Tuesday, June 12th thru Thursday, June 14th, 2018. If you would like a face to face meeting to discuss this, please let me know. I will be glad to schedule a time and a meeting date for this discussion. The parties involved will be traveling to Monroe, Virginia from Knoxville, Tennessee.

With Best Regards,



Dr. Thomas C. Brooks, Sr., PhD, LS, OSSO, PP
CEO of Acres of Virginia, Inc.

TCBSr/jl

714. - Flood Hazard Overlay District (FH).

714.12. Specific Standards. In all special flood hazard areas where base flood elevations have been provided in the FIS or generated by a certified professional, the following provisions shall apply:

1. Standards for existing structures: The substantial damage or improvement of any structure shall require full compliance with the following provisions:
 - a. Existing structures or uses located in the Floodway District shall not be expanded or enlarged unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the proposed expansion would not result in any increase in the base flood elevation.
 - b. Any modification, alteration, repair, reconstruction or improvement of any kind to a structure or use, regardless of its location in a flood plain district, to an extent or amount of less than fifty (50) percent of its market value shall be elevated or flood-proofed to the greatest extent possible and shall conform to the Virginia USBC.
 - c. The modification, alteration, repair, reconstruction or improvement of any kind to a structure or use, regardless of its location within the Flood Hazard Overlay District, to an extent or amount of fifty (50) percent or more of its market value shall be undertaken only in full compliance with the provisions of this Section 714, and the entire structure shall conform to the requirements of the USBC.
2. Standards for non-residential construction: New construction or substantial improvement of any commercial, industrial, or non-residential building shall have the lowest floor, including basement, elevated one (1) foot above base-flood elevation. Buildings located in all A1-30, AE, and AH zones may be flood-proofed in lieu of being elevated provided that all areas of the building components below the elevation corresponding to the BFE plus one (1) foot are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification, including the specific elevation in relation to mean sea level to which such structures are flood-proofed, shall be maintained by the Floodplain Administrator.
3. Fully enclosed areas of new construction or substantially improved structures, which are below the regulatory flood protection elevation shall:
 - a. Not be designed or used for human habitation, but shall only be used for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator).
 - b. Be constructed entirely of flood resistant materials below the regulatory flood protection elevation;
 - c. Include, in Zones A and AE measures to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet the following minimum design criteria:
 - i. Provide a minimum of two (2) openings on different sides of each enclosed area subject to flooding.
 - ii. The total net area of all openings must be at least one (1) square inch for each square foot of enclosed area subject to flooding.
 - iii. If a building has more than one (1) enclosed area, each area must have openings to allow floodwaters to automatically enter and exit.

- iv. The bottom of all required openings shall be no higher than one (1) foot above the adjacent grade.
- v. Openings may be equipped with screens, louvers, or other opening coverings or devices, provided they permit the automatic flow of floodwaters in both directions.
- vi. Foundation enclosures made of flexible skirting are not considered enclosures for purposes of this Section 714, and, therefore, do not require openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires openings as outlined above.

Virginia Flood Risk Information System (VFRIS)

Find address or place



Help/Information

