

COUNTY OF ALBEMARLE

APPLICATION FOR A SPECIAL EXCEPTION

Request for a waiver, modification, variation or substitution permitted by Chapter 18 = \$457

Variation to a previously approved Planned Development rezoning application plan or Code of Development = \$457

OR

Relief from a condition of approval = \$457

Provide the following

Provide the following

3 copies of a written request specifying the section or sections being requested to be waived, modified, varied or substituted, and any other exhibit documents stating the reasons for the request and addressing the applicable findings of the section authorized to be waived, modified, varied or substituted.

3 copies of the existing approved plan illustrating the area where the change is requested or the applicable section(s) or the Code of Development. Provide a graphic representation of the requested change.

1 copy of a written request specifying the provision of the plan, code or standard for which the variation is sought, and state the reason for the requested variation.

Project Name : R.A. Yancey - Special Exception

Current Assigned Application Number (SDP, SP or ZMA) SE 2020-00018

Tax map and parcel(s): 55-111B and 55-12

Applicant / Contact Person Patrick May (Yancey Lumber) and Valerie Long (Williams Mullen)

Address Same as Owner of Record / 321 E. Main St., Suite 400 City Crozet / Charlottesville State VA Zip 22932 / 22902
823-4107 patrick@rayanceylumber.com

Daytime Phone# (434) 951-5709 Fax# () Email vlong@williamsmullen.com

Owner of Record R.A. Yancey Lumber Corporation

Address 6317 Rockfish Gap Turnpike City Charlottesville State VA Zip 22932

Daytime Phone# (434) 823-4107 Fax# () Email patrick@rayanceylumber.com

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APPLICATION SIGNATURE PAGE

If the person signing the application is someone other than the owner of record, then a signed copy of the "CERTIFICATION THAT NOTICE OF THE APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER" form must be provided in addition to the signing the application below. (page 3)

Owner/Applicant Must Read and Sign

By signing this application, I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner of the subject parcel(s) listed in County Records. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application, I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.

Valerie W. Long, Agent for Owner
Signature of Owner / Agent / Contract Purchaser

11-12-2020
Date

Valerie W. Long
Print Name

434-951-5709
Daytime phone number of Signatory

Agent for Owner
Title

FOR OFFICE USE ONLY APPLICATION# _____ Fee Amount \$ _____ Date Paid _____

By who? _____ Receipt # _____ Ck# _____ By _____

R. A. Yancey Lumber Corporation
Special Exception Request SE 2020-00018

I am writing to provide an update on the special exceptions granted for the above request.

The Board of Supervisors met on July 14, 2020 and August 19, 2020 and approved several special exceptions requested by the R. A. Yancey Lumber Corporation (“Yancey”), for Tax Map Parcels 55-111B and 55-12 (the “Property”), subject to certain conditions.

Update on Setback Mitigation Projects:

<u>Number</u>	<u>Item</u>	<u>Deadline/timing</u>	<u>Status</u>	<u>Deadline Satisfaction</u>
1	Bldg around Stacker	15-Oct-20	Completed 10-15-20	On time
2	Swales Fence adjacent to S/S (457’)	17-Nov-20	Completed 10-5-20	43 days early
3	Swales fence toward Rt 250 (220’)	17-Dec-20	Completed 10-8-20	70 days early
4	Noise test for Stacker	10/15/2020 +	Completed 10-15-20	On time
5	Fence along Yancey Mill Lane 250-270’	16-Jan-21	Completed 10-30-20	77 days early
6	Sorter construction	After passing Stacker noise test	Not yet begun	N/A
7	Bldg around Sorter	After Sorter construction	Not yet begun	N/A
8	Noise test for Sorter	After Sorter Bldg completed	Not yet begun	N/A

As you can see from the information above and from the attached photographs, we have made great progress on the projects over which we have substantial control.

Condition 2 of the Special Exceptions – fire suppression systems needed for Certificates of Occupancy (COs):

There are three fire suppression projects we are working to install to satisfy the CO requirements by the deadline of Feb 1, 2021. I am now in the position to state unequivocally that we cannot meet that deadline for two of the systems. I am writing to request an extension of that deadline from February 1, 2021 to October 1, 2021. Condition 2 mandates that “for any existing structure that is not issued a CO by February 1, 2021, the owner must cease use of the structure until such time as a CO is obtained.” The structures in question are our sawmill and planer mill – any interruption in their operations would put the company’s existence in jeopardy. The third project is the renovation of the Fuel Station.

Reasons for my request:

The two systems which triggered my extension request are: 1) a heat detection system throughout the planer and sawmill buildings; 2) water curtains in both mills to effectively shrink the space. One complicating requirement is that the mill production must continue unabated throughout the construction/installation process. Thus, the contractors must be prepared to work around our production schedule as much as possible, meaning nights and weekend work. This adds to both the duration of the projects and the costs.

Working with a local architect, we reached out to 12 Virginia, qualified companies to inquire about their potential interest in the projects. Detailed bid packages were sent to the 3 companies who expressed interest. Of those three, only one (VSC of Ashland, Va.) submitted a bid, which I received on October 30. This is far from ideal as it leaves the company with no leverage on critical terms such as timing or pricing.

Contract Terms:

The contract that VSC presented for the heat detection system only (they will do both projects but have not yet sent me the water curtain contract) specified time to completion at up to 38 weeks from the execution of the contract. This fact alone forces me to request a deadline extension or face a shut down.

I have been promised the contract for the water curtain by the end of the week. I do not now know the terms or timing for that project, but the deadline I requested is intended to suffice for both projects. I do know the project requires the construction of two large water tanks, a pump house and extensive plumbing.

Multiplying Projects:

Although I do not yet have the bid, the heat detection project has already spawned another new project to be able to install the wiring – a system of catwalks scaling the walls and ceiling along the intended path of the heat detection. The bid called for scaffolding, but given the tight spaces in the mills, the scaffolding footprint was not practical. Plus, the catwalks are permanent structures which give us a way to maintain the systems. We engaged engineers to make precise laser measurements for the catwalks. We are now awaiting architectural drawings based on those measurements. Next, we'll have to manage the logistical problems of getting the catwalks into the tight spaces of the mills and erecting them around production schedule. The good news is that the contractors working on the Sorter can be re-directed to the catwalk project. This delays the Sorter construction (and building), but expedites the water curtain installation.

In conclusion:

I have worked very hard to meet or exceed all the deadlines and terms to which we agreed, but these two projects far exceed my ability to meet the stated deadlines. I did not plan to return to you for a deadline extension request, but circumstances beyond my control have made this my only option to avoid a shut down.

Thank you for your consideration of our request to amend Condition 2 to an October 1, 2020 deadline to obtain the Certificates of Occupancy for existing structures.

Patrick May, President
R A Yancey Lumber Corporation



Sawmill



Planing Mill











