

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Courtroom
Fluvanna County Courts
April 25, 2012
7:00 p.m.**

MEMBERS PRESENT: James Halstead, Jr., Chairman
Donald Gaines, Vice-Chairman
Samuel Babbitt
Barry Bibb
Carolyn Tinsley
Joe Chesser, Board of Supervisors Representative

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Steven Nichols, County Administrator
Steven Tugwell, Senior Planner
Andrew Pompei, Planner
Lauren Ryalls, Senior Program Support Assistant

CALL TO ORDER

Chairman Halstead called the Planning Commission meeting of April 25, 2012 to order at 7:00 p.m. in the Circuit Court room of the Fluvanna County Courts Building in Palmyra, Virginia. After the meeting was called to order, the Pledge of Allegiance was recited.

PLANNING DIRECTOR'S REPORT

Mr. Steven Tugwell, Senior Planner, gave the monthly report to the Planning Commission.

- **Board of Supervisors – April 4, 2012**
 - *None*
- **Board of Supervisors – April 18, 2012**
 - *None*
- **Board of Zoning Appeals Actions – No April Meeting.**
- **Technical Review Committee – April 12, 2012**
 - **SDP 12:05 – Virginia Electric Power Company** – A site development plan request for a temporary equipment laydown yard with respect to 6.691 acres of Tax Map 4, Section A, Parcels 25 and 26. The property is zoned I-1, Industrial, Limited and is located on the southern side of Route 250 (Richmond Road) approximately 500 feet west of Memory Lane. The property is located in the Palmyra Election District and is within the Zion Crossroads Community Planning Area.
 - **SDP 12:07 – Tapscott Brothers Logging** – A site development plan request to construct a 7,200 square foot building addition with respect to 16.065 acres of Tax Map 39, Section A, Parcel 104. The property is zoned B-1, Business, General, District and is located on the northern side of Route 620 (Rolling Road), and State Route 6 (West River Road). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.

PUBLIC COMMENTS #1

Chairman Halstead opened the floor for the first section of public comments.

With no one wishing to speak, Chairman Halstead closed the first section of public comments.

APPROVAL OF MINUTES

A motion by Mr. Bibb and seconded by Mr. Gaines to **approve** the January 25, 2012 minutes by a vote of 5-0. AYES: Babbitt, Bibb, Gaines, Halstead, and Tinsley. NAYS: None.

PUBLIC HEARINGS:

CPA 12:01, Fluvanna County – Comprehensive Plan Text Amendment – Amend the Vision chapter of the Comprehensive Plan, along with any other associated changes to the plan as a result of the additions. The existing text within the Vision chapter will be replaced with new text and illustrations prepared by the Board of Supervisors. The proposed amendment to the Comprehensive Plan adjusts the vision statement in order to better reflect the adopted goals of the Board of Supervisors and elaborate on the meaning of the County’s vision statement. The amendment is generally consistent with other chapters of the Comprehensive Plan.

Mr. Andrew Pompei, Planner, presented the Comprehensive Plan Text Amendment to the Planning Commission.

Dr. Babbitt questioned who drafted the Vision chapter. Mr. Chesser clarified that it was written by the Board of Supervisors.

Mr. Pompei stated that none of the staff recommendations were incorporated into the draft, the Board of Supervisors requested to stick to the original draft.

Chairman Halstead opened the public hearing.

With no one wishing to speak, Chairman Halstead closed the public hearing.

The Planning Commission discussed the wording associated with the *Vision* Chapter of the Comprehensive Plan. Dr. Babbitt stated that it should be clear, concise, and easy to understand, the current draft is unclear.

MOTION:

Dr. Babbitt moved to **recommend** that the Comprehensive Plan be amended to replace the existing Vision Statement with the proposed Vision Statement, but does not recommend any further amendments to the *Vision* chapter of the Comprehensive Plan.

Mr. Gaines seconded. The motion carried with a vote of 5-0. AYES: Babbitt, Bibb, Gaines, Halstead, and Tinsley. NAYS: None.

ZMP 12:01, Southern Land Holdings, LLC – B-C with Amended Proffers – An ordinance to amend the proffers associated with ZMP 01:01 of the Fluvanna County Zoning Map with respect to 1.43 acres of Tax Map 18B, Section 5, Parcel 1 to allow commercial greenhouses to the uses permitted by-right within the B-C, Business, Convenience District. The affected properties are located on the north side of Route 618 (Lake Monticello Road) approximately 1,000 feet west of its intersection with Route 600 (South Boston Road). The property is located in the Palmyra (formerly Rivanna) Election District and is within the Rivanna Community Planning Area.

Mr. Steve Tugwell, Senior Planner, presented this ordinance to amend the proffers associated with ZMP 01:01 of the Fluvanna County Zoning Map with respect to 1.43 acres of Tax Map 18B, Section 5, Parcel 1 to allow commercial greenhouses to the uses permitted by-right within the B-C, Business, Convenience District. Mr. Tugwell stated that this item had been applied for before, but was withdrawn on November 16, 2011 at the Board of Supervisors meeting and was not acted upon by the Board of Supervisors.

Chairman Halstead opened the public hearing.

- Alex Prats, neighbor to Southern Land Holdings, LLC, spoke in opposition emphasizing the high noise levels and high traffic volume.
- John Danna, neighbor to Southern Land Holdings, LLC, spoke in opposition and reiterated the high noise levels.
- Pete Patterson spoke in support.
- Eddie Patterson, owner of Monticello Mulch, spoke in support and addressed concerns about the noise stating that they are taking steps to help decrease the noise levels.
- Joe Lodato, applicant for Southern Land Holdings, LLC, spoke in support and addressed noise issue and that complaints should be presented to the owner.

Chairman Halstead closed the public hearing.

The Planning Commission discussed the issues surrounding these proffer amendments and came to the conclusion that this site is not intended for this use.

MOTION:

Mr. Gaines moved to **recommend denial** of the proposed proffer amendments for ZMP 12:01, a request to amend ZMP 01:01 with respect to approximately 1.43 acres of Tax Map 18B, Section 5, Parcel 1.

Dr. Babbitt seconded. The motion carried with a vote of 5-0. AYES: Babbitt, Bibb, Gaines, Halstead, and Tinsley. NAYS: None.

PRESENTATIONS:

None

SITE DEVELOPMENT PLANS:

SDP 12:05, Virginia Electric Power – A site development plan request for a temporary equipment laydown yard with respect to 6.691 acres of Tax Map 4, Section A, Parcels 25 and 26. The property is zoned I-1, Industrial, Limited and is located on the southern side of Route 250 (Richmond Road) approximately 500 feet west of Memory Lane. The property is located in the Palmyra Election District and is within the Zion Crossroads Community Planning Area.

Mr. Steve Tugwell, Senior Planner, presented the site development plan request for a temporary laydown yard with respect to 6.691 acres of Tax Map 4, Section A, Parcels 25 and 26 to the Planning Commission.

Ms. Courtney Fisher, Virginia Electric Power Company, addressed the Planning Commission.

The Planning Commission discussed the location for the temporary equipment laydown yard.

MOTION:

Mr. Bibb moved to approve SDP 12:05, a sketch site plan to facilitate a temporary equipment laydown yard with respect to 6.691 acres of Tax Map 4, Section A, Parcels 25 and 26, subject to the conditions listed in the staff report.

Mrs. Tinsley seconded. The motion carried with a vote of 5-0. AYES: Babbitt, Bibb, Gaines, Halstead, and Tinsley. NAYS: None.

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Initiate an Amendment to the Fluvanna County Zoning Ordinance related to Tree Protection and Off-Street Parking

Mr. Andrew Pompei, Planner, presented the initiation to amend a portion of the Fluvanna County Zoning Ordinance, related to Tree Protection and Off-Street Parking, to the Planning Commission.

MOTION:

Mrs. Tinsley moved to **initiate** a Zoning Text Amendment to amend portions of Chapter 22 of the Fluvanna County Code to update regulations regarding tree protection, landscaping, and off-street parking, and to schedule a public hearing for May 23, 2012 for formal Planning Commission consideration and recommendation to the Board of Supervisors.

Dr. Babbitt seconded. The motion carried with a vote of 5-0. AYES: Babbitt, Bibb, Gaines, Halstead, and Tinsley.

Initiate an Amendment to the Fluvanna County Subdivision Ordinance related to Tree Protection and off-Street Parking

Mr. Andrew Pompei, Planner, presented the initiation to amend the Fluvanna County Subdivision Ordinance, related to Tree Protection and Off-Street Parking, to the Planning Commission.

MOTION:

Mr. Bibb moved to **initiate** a Zoning Text Amendment to amend portions of Chapter 19 of the Fluvanna County Code to update regulations regarding landscaping and similar improvements, and to schedule a public hearing for May 23, 2012 for formal Planning Commission consideration and recommendation to the Board of Supervisors.

Dr. Babbitt seconded. The motion carried with a vote of 5-0. AYES: Babbitt, Bibb, Gaines, Halstead, and Tinsley.

PUBLIC COMMENTS #2

Chairman Halstead opened the floor for the second section of public comments.

With no one wishing to speak, Chairman Halstead closed the second section of public comments.

ADJOURN

There being no further business, Chairman Halstead adjourned the Planning Commission meeting of April 25, 2012 at 8:26 p.m.

Minutes recorded by Lauren Ryalls.

James Halstead, Jr., Chairman
Fluvanna County Planning Commission