

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Courtroom
Fluvanna County Courts
January 23, 2013
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Patricia Eager, Vice-Chairman
Samuel Babbitt
Ed Zimmer
Joe Chesser, Board of Supervisors Representative

MEMBERS ABSENT: Donald Gaines

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Allyson Finchum, Planning Director
Steven Tugwell, Senior Planner
Lauren Ryalls, Senior Program Support Assistant

CALL TO ORDER

Ms. Allyson Finchum, Planning Director, called the Planning Commission meeting of January 23, 2013 to order at 7:00 p.m. in the Circuit Court room of the Fluvanna County Courts Building in Palmyra, Virginia.

2013 Organizational Meeting of the Fluvanna County Planning Commission

Election of Chairman – Ms. Finchum, Planning Director, opened the floor for nominations for the position of Chairman.

Dr. Babbitt nominated Mr. Bibb, seconded by Ms. Eager, for the position of Chairman.

VOTE COUNT: Mr. Bibb 4-0 AYES: Babbitt, Eager and Zimmer
ABSENT: Gaines

With a unanimous vote, Mr. Bibb was **elected** Chairman.

Election of Vice-Chairman – Chairman Bibb opened the floor for nominations for Vice-Chairman.

Dr. Babbitt nominated Ms. Eager, seconded by Chairman Bibb, for the position of Vice-Chairman.

VOTE COUNT: Ms. Eager 4-0 AYES: Babbitt, Bibb and Zimmer
ABSENT: Gaines

With a unanimous vote, Ms. Eager was **elected** Vice-Chairman.

Selection of Dates for 2013 – The Planning Commission meetings will be held on the fourth Wednesday of each month with the exception of November and December due to the holidays. For the months of November and December, the meetings will be held on the third Monday of the month at 7:00 P.M.

MOTION:

Ms. Eager moved to **adopt** the Planning Commission 2013 regular Meeting Calendar as presented [which does not include any joint meetings or work sessions].

Dr. Babbitt seconded. The motion carried with a vote of 4-0. AYES: Babbitt, Bibb, Eager and Zimmer. NAYS: None. ABSENT: Gaines.

Resolution of “Organizational Meeting of Fluvanna County Planning Commission 2013” - The Planning Commission meetings will be held in the Circuit Courtroom of the Fluvanna Courts Building at 7:00pm.

MOTION:

Dr. Babbitt moved to **adopt** the resolution entitled “Organizational Meeting of the Fluvanna County Planning Commission 2013,” which solidifies the meeting place and the day and time of the meetings.

Mr. Zimmer seconded. The motion carried with a vote of 4-0. AYES: Babbitt, Bibb, Eager and Zimmer. NAYS: None. ABSENT: Gaines.

Planning Commission By-Laws for 2013

MOTION:

Dr. Babbitt moved to **adopt** the Fluvanna County Planning Commission By-Laws and Rules of Practice and Procedures as presented.

Mr. Zimmer seconded. The motion carried with a vote of 4-0. AYES: Babbitt, Bibb, Eager, and Zimmer. NAYS: None. ABSENT: Gaines.

Planning Commission Regular Meeting

Chairman Bibb proceeded with the regular meeting of the Planning Commission for Wednesday, January 23, 2013.

PLANNING DIRECTOR'S REPORT

Ms. Allyson Finchum, Planning Director, gave the monthly report to the Planning Commission.

➤ **Board of Supervisors**

○ **December 19, 2012**

- *Ms. Allyson Finchum appointed Zoning Administrator.*
- **SUP 12:01 – Clear Signal Towers, LLC (Kidds Store)**

Deferred (5-0) a request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 331.29 acres of Tax Map 39, Section A, Parcel 34. The property is zoned A-1 (Agricultural, General) and is located on the south side of West River Road (State Route 6) near its intersection with Rolling Road South (Route 620). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area. The property is part of the Kidds Store Agricultural and Forestal District (AFD).

○ **January 2, 2013**

- *None*

○ **January 16, 2013**

- *Mr. Ed Zimmer appointed to the Planning Commission (Columbia District).*

➤ **Board of Zoning Appeals Actions – No January Meeting**

➤ **Technical Review Committee**

○ **January 10, 2013**

- **ZMP 12:02 – Hotel Street Capital, LLC**

An ordinance to amend the Fluvanna County Zoning Map with respect to 222.0 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C (former Rivanna Resort) to rezone the subject properties from R-3 (Residential, Planned Community) with proffers to PUD (Planned Unit Development). The subject property is located within the Palmyra Election District on the western side of U.S. Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The proposed amendment would allow a maximum of 1,190 residential units (a mixture of single-family detached units, townhouses, and multi-family units) and 110,000 square feet of commercial space. According to the 2009 Comprehensive Plan, the property is located within the Palmyra Community Planning Area.

- **ZMP 12:03 – Southern Development**

An ordinance to amend one (1) proffer associated with ZMP 04:02 of the Fluvanna County Zoning Map with respect to 44.217 acres of Tax Map 9, Section A, Parcels 13, 14, and 14C, zoned R-3, Residential, Planned Community, District. The affected property is located at the southeast corner of Route 618 (Lake Monticello Road) and River Run Drive. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

PUBLIC COMMENTS #1

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

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

APPROVAL OF MINUTES

MOTION:

Dr. Babbitt moved to **approve** the December 17, 2012 Planning Commission meeting minutes as presented.

Ms. Eager seconded. The motion carried with a vote of 3-0-1. AYES: Babbitt, Bibb and Eager. NAYS: None. ABSTAINED: Zimmer. ABSENT: Gaines.

PRESENTATIONS:

2012 Development Activity Report – Mr. Steve Tugwell, Senior Planner, presented the 2012 Development Activity Report to the Planning Commission. The activity report shows construction activity in the County along with approvals by the Board of Supervisors, Board of Zoning Appeals, Planning Commission, Planning Department, and Department of Building Inspections. The report also shows land use comparisons and recent land use activities.

MOTION:

Ms. Eager moved to accept the 2012 Development Activity Report as the annual Planning Commission report.

Dr. Babbitt seconded. The motion carried with a vote of 4-0. AYES: Babbitt, Bibb, Eager and Zimmer.
NAYS: None. ABSENT: Gaines.

PUBLIC HEARINGS:

None

SITE DEVELOPMENT PLANS:

None

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

The Planning Commission discussed the comprehensive plan and looking more in depth at the six community planning areas when reevaluating it.

PUBLIC COMMENTS #2

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

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

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of January 23, 2013 at 7:57 p.m.

Minutes recorded by Lauren Ryalls.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission