

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Morris Room
Fluvanna County Administration Building
February 27, 2013
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Patricia Eager, Vice-Chairman
Samuel Babbitt
Donald Gaines
Ed Zimmer

MEMBERS ABSENT: Joe Chesser, Board of Supervisors Representative

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Allyson Finchum, Planning Director
Steven Tugwell, Senior Planner
Jay Lindsey, Planner

CALL TO ORDER

Chairman Bibb called the Planning Commission meeting of February 27, 2013 to order at 7:00 p.m. in the Morris room of the Fluvanna County Administration Building in Palmyra, Virginia.

PLANNING DIRECTOR'S REPORT

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

- **Board of Supervisors**
 - **February 6, 2013**
 - *2012 Planning Development Activity Report Presentation*
 - **February 20, 2013**
 - *None*
- **Board of Zoning Appeals Actions – No February Meeting**
- **Technical Review Committee**
 - **February 14, 2013**
 - **SUP 13:01 – Amy Williams and Greg Palmer**

A request for a special use permit to operate a landscaping materials supply business with respect to 4.48 acres of Tax Map 5, Section A, Parcel 61. The property is currently zoned A-1 (Agricultural, General) and is located on the eastern side of State Route 15 (James Madison Highway) approximately 500 feet south of its intersection with State Route 250 (Richmond Road). The property is located within the Columbia Election District. According to the 2009 Comprehensive Plan, the property is within the Zion Crossroads Community Planning Area.

PUBLIC COMMENTS #1

Chairman Bibb opened the floor for the first section of public comments. Several people spoke with regard to the Walker's Ridge PUD, and all appeared to be concerned about the water and sewer, impacts on the river and traffic, and fiscal impact of the proposed development.

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

APPROVAL OF MINUTES

MOTION:

Dr. Babbitt moved to **approve** the January 23, 2013 Planning Commission meeting minutes as presented.

Ms. Eager seconded. The motion carried with a vote of 4-0-1. AYES: Babbitt, Bibb, Eager, and Zimmer. NAYS: None. ABSTAINED: Gaines.

PRESENTATIONS:

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 1,180 residential units (a mixture

of single-family detached units, townhouses, and multi-family units) and 180,000 square feet of commercial space. According to the 2009 Comprehensive Plan, the property is located within the Palmyra Community Planning Area.

Mr. Justin Shimp, representative, presented information to the Planning Commission with regard to the Walker's Ridge Planned Unit Development application.

PUBLIC HEARINGS:

None

SITE DEVELOPMENT PLANS:

None

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

PUBLIC COMMENTS #2

Chairman Bibb opened the floor for the second section of public comments. Additional attendees spoke with concerns about hydrology and ground water with regard to the Walker's Ridge PUD application, and about potential impacts on local services and the school system.

With no one else 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 February 27, 2013 at approximately 8:30 p.m.

Minutes recorded by Steve Tugwell.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission