

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Courtroom
Fluvanna County Courts
April 24, 2013
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Donald Gaines
Ed Zimmer
Joe Chesser, Board of Supervisors Representative

MEMBERS ABSENT: Patricia Eager, Vice-Chairman
Samuel Babbitt

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 April 24, 2013 to order at 7:00 p.m. in the Circuit Court room of the Fluvanna County Courts Building in Palmyra, Virginia.

PLANNING DIRECTOR'S REPORT

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

- **Board of Supervisors**
 - **April 3, 2013**
 - *None*
 - **April 10, 2013**
 - *None*
 - **April 17, 2013**
 - **SUP 13:01 – Amy Williams and Greg Palmer**

Approved (5-0) 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.
- **Board of Zoning Appeals Actions – No April Meeting**
- **Technical Review Committee**
 - **April 11, 2013**
 - **ZMP 13:01 – JCM III, LLC** – An ordinance to amend the Fluvanna County Zoning Map with respect to 5 acres of Tax Map 59, Section A, Parcel 8 to rezone the same from B-1, Business, General to I-1, Industrial, Limited. The affected properties are located on the west side of Route 15 (James Madison Highway), at its intersection with Route 695 (Creasy Town Road) approximately 0.23 miles south of Route 713 (Bowles Town Lane). The properties are located in the Fork Union Election District and are within the Fork Union Community Planning

PUBLIC COMMENTS #1

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

- Caroline Talley, 14307 James Madison Hwy resident, addressed the Planning Commission regarding when the applicant for ZMP 12:02 requested the public hearing deferral.
- Kate Skovira, 153 Chapel Ct resident, addressed the Planning Commission regarding road maintenance within the development she lives in.

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

APPROVAL OF MINUTES

MOTION:

Mr. Gaines moved to **approve** the March 27, 2013 Planning Commission meeting minutes as presented.

Mr. Zimmer seconded. The motion carried with a vote of 3-0. AYES: Bibb, Gaines and Zimmer. NAYES: None. ABSENT: Babbitt and Eager

PUBLIC HEARINGS:

ZMP 12:02 – Hotel Street Capital, LLC

Applicant deferred. 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.

MOTION:

Mr. Zimmer moved to defer ZMP 12:02, a request to rezone 222.0 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, section A, Parcel 39 C (former Rivanna Resort) from R-3 (Residential Planned Community) with proffers to PUD (Planned Unit Development), and SUP 13:02, a request to allow for major utilities in conjunction with a PUD with respect to 222.0 acres of tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 10, Section A, Parcel 39C.

Mr. Gaines seconded. The motion carried with a vote of 3-0. AYES: Bibb, Gaines and Zimmer. NAYES: None. ABSENT: Babbitt and Eager

PRESENTATIONS:

Zion Crossroads Plan

Jay Lindsey, Comprehensive Planner, presented information on the timeline of this plan's completion to the Planning Commission.

SITE DEVELOPMENT PLANS:

None

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

Allyson Finchum, Planning Director, discussed the applicant's deferral for ZMP 12:02 public hearing, stating there were issues unable to be resolved before the current PC meeting. Therefore, the applicant agreed to defer to allow for adequate time for these issues to be resolved.

NEW BUSINESS:

None

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 April 24, 2013 at 7:45 p.m.

Minutes recorded by Steve Tugwell.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission