

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Courtroom
Fluvanna County Courts
September 25, 2013
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Patricia Eager, Vice-Chairman
Donald Gaines
Joe Chesser, Board of Supervisors Representative

MEMBERS ABSENT: Samuel Babbitt
Ed Zimmer

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Steven Tugwell, Senior Planner
Jay Lindsey, Planner
Heather Poole, Senior Program Assistant

CALL TO ORDER

Chairman Bibb called the Planning Commission meeting of September 25, 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

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

- **Board of Supervisors**
 - **September 4, 2013**
 - *None*
 - **September 18, 2013**
 - **Potential Amendments to the Fluvanna County Comprehensive Plan/Zoning Ordinances Regarding Extension of Major Utilities**
Approved (5-0) to direct the Planning Commission to initiate a Comprehensive Plan Amendment regarding extension of major utilities.
 - **EST 13:01 – Central Meadows, LLC**
Approved (5-0) an ordinance to establish a new Conservation Easement with respect to 261.046 acres of Tax Map 22, Section A, Parcel 42, 142.606 acres of Tax Map 22, Section A, Parcel 7, 118.769 acres of Tax Map 22, Section 3, Parcel 2, 104.109 acres of Tax Map 22, Section 3, Parcel 3, and 39.326 acres of Tax Map 22, Section A, Parcel 43. The property is zoned A-1, Agricultural, General and is located to the south of Twin Oaks Lane approximately ½ mile from its intersection with State Route 629 (Deep Creek Road). The property is located in the Columbia Election District and is within the Rural Preservation Planning Area.
- **Board of Zoning Appeals Actions – No September Meeting**
- **Technical Review Committee**
 - **September 12, 2013**
 - **EST 13:01 – Central Meadows, LLC** – An ordinance to establish a new Conservation Easement with respect to 261.046 acres of Tax Map 22, Section A, Parcel 42, 142.606 acres of Tax Map 22, Section A, Parcel 7, 118.769 acres of Tax Map 22, Section 3, Parcel 2, 104.109 acres of Tax Map 22, Section 3, Parcel 3, and 39.326 acres of Tax Map 22, Section A, Parcel 43. The property is zoned A-1, Agricultural, General and is located to the south of Twin Oaks Lane approximately ½ mile from its intersection with State Route 629 (Deep Creek Road). The property is located in the Columbia Election District and is within the Rural Preservation Planning Area.
 - **SUP 13:04 – Andrew & Jessica Boyle** - A request for a Special Use Permit (SUP) to allow for a Commercial Kennel with respect to 4.067 acres of Tax Map 4, Section 41, Parcel 3. The property is zoned A-1 (Agricultural, General) and is located on the south side of Richmond Road (Route 250) 0.15 miles east of its intersection with Blue Ridge Turnpike (Route 708). The property is located in the Palmyra Election District and is within the Zion Crossroads Community Planning Area

- **SUP 13:05 - Lori L. Roberts** - A request for a Special Use Permit (SUP) to allow for a Commercial Greenhouse with respect to 3.581 acres of Tax Map 29, Section A, Parcel 89. The property is zoned A-1 (Agricultural, General) and is located on the south side of Thomas Jefferson Parkway (State Route 53) approximately 0.60 miles east of its intersection with Ruritan Lake Road (Route 619). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.
- **SUP 13:06 – Gregory Cox** - A request for a special use permit to allow for an automobile repair service establishment with respect to 10 acres of Tax Map 16, Section 14, Parcel 4. The property is currently zoned A-1 (Agricultural, General) and is located on Rock Lane, approximately 0.60 miles south of its intersection with State Route 619 (Ruritan Lake Road). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.
- **SUP 13:07 – Brad Lee Philip Kennedy** - A request for a special use permit to allow for an automobile repair service establishment with respect to 25.422 acres of Tax Map 29, Section A, Parcel 12. The property is currently zoned A-1 (Agricultural, General) and is located on the west side of State Route 660 (Sclaters Ford Road), approximately 0.25 miles south of State Route 619 (Ruritan Lake Road). The property is located in the Fork Union Election District and is within the Rural Residential 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:

Ms. Eager moved to **approve** the August 28, 2013 Planning Commission meeting minutes as presented.

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

PUBLIC HEARINGS:

None

PRESENTATIONS:

JRWA Waterline: Amendments to Fluvanna County's Comprehensive Plan

Jay Lindsey, Comprehensive Planner, presented potential amendments to Fluvanna County's Comprehensive Plan related to the JRWA waterline. Mr. Lindsey notified the Planning Commission that staff will be working with Mr. Payne to strengthen some of the suggested language in order for it to better reflect the intent of the Interjurisdictional Agreement between Louisa County and Fluvanna County. Instead of discouraging potable water, proposed language would discourage connections in Rural Preservation Areas of Fluvanna County.

Mr. Lindsey stated the agreement between counties requires that all waterline related amendments be completed by November 30, 2013. As a result, the issue is to go before the Planning Commission on October 23, 2013 and the Board of Supervisors on November 20, 2013.

Mr. Lindsey reviewed § 15.2-2232 of Virginia State Code, which requires a locality's comprehensive plan to include the location, character and extent of new features (including utilities). Mr. Lindsey presented the proposed text amendments and a map showing the extent and location of the JRWA waterline.

Mr. Frederick Payne, County Attorney, clarified the language in need of alteration would, instead of discouraging potable water, discourage public and central potable water and sewer connections to residential, commercial and industrial uses in the Rural Preservation Areas.

SITE DEVELOPMENT PLANS:

SDP 13:09 – I & J Homebuilders, LLC

A major site development plan request to construct an 8,400 square foot building with respect to 14.771 acres of Tax Map 4, Section A, Parcel 99. The property is zoned I-1, Industrial, Limited (Conditional) and is located on the north side of Route 250 (Richmond Road) approximately 0.33 miles east of Route 627 (Zion Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

Mr. Steve Tugwell, Senior Planner, presented the major site development plan request to construct an 8,400 square foot building with respect to 14.771 acres of Tax Map 4, Section A, Parcel 99.

Ms. Eager asked the applicant about materials seen on his property (insulation, stone and bricks). Ms. Eager asked if the applicant intended on storing materials of this nature in the future and warned the applicant of his property being in potential violation with the county. Mr. Bahr, the applicant, stated he planned on storing materials inside in the future.

Chairman Bibb inquired if the applicant would comply with VDOT requirements. The applicant stated he would.

MOTION:

Mr. Gaines moved to approve SDP 13:09, a major site development plan request to construct an 8,400 square foot building with respect to 14.771 acres of Tax Map 4, Section A, Parcel 99, subject to conditions listed in the staff report.

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

Further, Mr. Gaines moved to recommend approval of the sidewalk variance in accordance with Section 22-23-6BB of the Zoning Ordinance.

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

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

None

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 September 25, 2013 at 7:35 p.m.

Minutes recorded by Heather Poole.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission