

FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES

Circuit Court Room--Fluvanna County Courts

December 22nd, 2014

7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Patricia Eager, Vice-Chair
Donald Gaines
Lewis Johnson
Ed Zimmer
Tony O'Brien Board of Supervisors Rep

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
Frederick Payne, Fluvanna County Attorney
Steven Tugwell, Senior Planner
Jay Lindsey, Planner
Deidre Creasy, Senior Program Support Assistant

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Bibb called the meeting to order at 7:00p.m., after which the Pledge of Allegiance was recited.

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

1. Board of Supervisors Actions:

- **December 3, 2014: None.**
- **December 17, 2014:**

ZMP 14:03 – I&J Homebuilders, LLC Deferred until further notice- An ordinance to amend the Fluvanna County Zoning Map with respect to 30.47 acres of Tax Map 9, Section A, Parcels 11, 11B, 11F, and 11G to rezone the same from A-1, Agricultural, General to R-3, Residential, Planned Community. The affected property is located on the south side of Lake Monticello Road (Route 618), approximately 1 ½ miles northwest of its intersection with South Boston Road (Route 600). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

2. Board of Zoning Appeals Actions: Upcoming Board Meeting **January 13, 2015 at 7:30 p.m.**

BZA 14:02 – JWS Enterprises LLC: An appeal of a zoning determination by the Zoning Administrator under Fluvanna County Code Section 22-18-1-7, that the appellant is in violation of Fluvanna County Code Sections 22-19-2 and 22-4-2.1, 22-4-2.2 and 22-22-1 at the property located at Tax Map parcels 3 (A) 31 & 32. The affected property is located in the Palmyra Election District northeast of Union Mills Road on Route 16. The subject property is zoned A-1, Agricultural, General.

BZA 14:03 – JWS Enterprises LLC: An appeal of a zoning determination by the Zoning Administrator under Fluvanna County Code Section 22-18-1-7, that the appellant is in violation of Fluvanna County Code Sections 22-19-2 and Section 22-17-9 at the property located at Tax Map parcels 51A-A-22. The affected subject property is located in Fork Union Election District at 4985 James Madison Highway Fork Union, VA 23055. The subject property is zoned B-1, Business, General and is located in the Fork Union Community Planning Area.

3. Technical Review Committee:

- **December 11, 2014:**

ZMP 14:04 – Green Springs Timber, LLC - An ordinance to amend the Fluvanna County Zoning Map with respect to 24.19 acres of Tax Map 5, Section 11, Parcel L5A to rezone the same from A-1, Agricultural, General to I-2, Industrial, General. The affected property is located on the east side of James Madison Highway (Route 15), at the terminus of Cedar Bend Drive, approximately 700 feet southeast of the intersection of Richmond Road (Route 250) and James Madison Highway (Route 15). The property is located in the Columbia Election District and is within the Zion Crossroads 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 public comment section.

APPROVAL OF MINUTES

MOTION:

Mr. Zimmer moved to approve the minutes of the November 24, 2014 Planning Commission meeting as presented, which **Mrs. Eager seconded**. No vote was conducted and no opposition was stated.

SITE DEVELOPMENT PLANS: None

SUBDIVISIONS: None

Public Hearings: None

PRESENTATIONS: None

UNFINISHED BUSINESS: A discussion of the Comprehensive Plan.

Started at Economic Development (Chapter V)

- Mr. Bibb asked if we should go through item by item and Staff was in agreement
- Mr. Lindsey mentioned that Schools' chapter had just been handed to the PC
- Ms. Eager suggested changing the wording of Objective 1.2, from "consider restricting" to "restrict"
 - Asked how to implement 2.1?
- Jay mentioned land use taxation as one solution and said that Cooperative Extension would be charged with implementation of 2.1
 - Zimmer had kept in in because of Land Use taxation
 - Bibb said it will benefit the county, which Zimmer agreed with
 - Bibb said it should stay because it's an objective the county has stated
- Obrien asked about the wording of 1.2 regarding the PUD and if we could apply differing standards in the different CPAs. Staff explained that this would be possible through zoning ordinance and comp plan densities.
 - Mr. Bibb mentioned that the PC would like staff to come up with some new PUD regulations in February
 - Mr. Bibb said that the commission wanted to limit the PUDs to Zion and should keep the plan as is
 - Obrien and Bibb argue for a few minutes and then Mr. Bibb reconfirms that the PC wants to keep that goal
 - Jay read from the PUD section of the ordinance on how "PUDs must implement the goals of the planning area"
- Mr. Bibb asked how, on Objective 2.4, the county could afford to "offer incentives"
 - Jay listed fast track permitting as one option
- Eager asked if on 3.1 we could add distilleries and change "wine" to "beverage"
- Bibb asked if 3.5 was implementable in the timetable provided by Zimmer
 - Staff said it was possible
- PC reconfirmed removing 3.9
- Bibb asked if Bobby Popowicz was already working on 5.3?

- Staff said yes.
 - 5.1 and 5.3 removed previously, should be put back in
- Began Chapter VI Historic Preservation
 - Eager – how many conservation zone in the county
 - Staff – none
 - Eager, Zimmer, Bibb asked about architectural zones
 - MR Payne explained his concerns about them and their subjectivity
 - Eager and Bibb and Payne discussed removing 1.1-1.2 and 1.4 and adding “with landowners’ permission”
 - Bibb asked about Goal 2 being consolidated (already done)
- Begin VII Parks and Rec
 - Bibb - why did we remove the objectives about working with Dept. of Game and Inland fisheries
 - Eager – shorten 4.1
 - Eager – 5.1.b. should include encouraging private entities to provide recreational facilities
 - Begin IX Housing
 - Bibb – remove 2.3 for redundancy
 - Bibb – will staff looking into incentives for Habitat for Humanity as part of mixed income developments
- Discussed the possibility of editing Financial Chapter at a later date
 - Eager requested that in 2.1, staff separate residential from non-residential for LOS standards
 - Obrien asked for specification on LOS’s
 - Bibb and Zimmer disagree about meaning of “positive impact” in 1.2 but eventually chose to leave it in
 - Bibb requests we remove 3.1
- PC needs time to look at education chapter
- PC asked when we could expect Public Safety Chapter

NEW BUSINESS: The 2015 Work Session Schedule

- A decision was made to keep the current work session schedule and only change meetings as needed when conflicts arise. No vote was conducted and no members objected to the decision.

PUBLIC COMMENTS #2

Chairman Bibb opened the second opportunity for Public Comments.

There being no one wishing to speak, Chairman Bibb closed the second round of Public Comments.

ADJOURN

There being no further business, Mr. Bibb adjourned the Planning Commission meeting of December 22nd, 2014 at 8:42 p.m.

Minutes recorded by Deidre Creasy, Senior Program Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission