

FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES

Circuit Court Room--Fluvanna County Courts

June 24th, 2015

7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice-Chairman
Lewis Johnson
Patricia Eager
Donald Gaines
Tony O'Brien Board of Supervisors Rep (7:03 P.M.)

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

CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

Deferment

Chairman Bibb changed the order and allowed applicants to speak in reference to deferring **ZMP 15:02-Steven L. Peters**

ZMP 15:02 – Steven L. Peters - *An ordinance to amend the Fluvanna County Zoning Map with respect to 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.*

Senior Planner Steve Tugwell addressed the Board and explained this evening the applicant notified him that they would like to request deferral of the rezoning to allow more time for correspondence with VDOT. He also advised at the time of his notification an email was sent out to the Board. Next, the applicant came forward to offer an explanation.

Applicant Shimp: Explained that he is working with VDOT to get questions and concerns addressed. For that reason he is asking for an indefinite deferral until he can get all the Planning Commission's concerns addressed with VDOT

MOTION:

Mr. Gaines moved to accept the deferment of ZMP 15:02 – Steven L. Peters until a later date, Mr. Zimmer seconded. The motion carried **with a vote of 5-0-0. AYES: Bibb, Zimmer, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None**

Chairman Bibb: offered an apology and explanation to the ZMP 15:02 Adjoining Property Owners regarding why the rezoning was being deferred.

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

1. Board of Supervisors Actions:

June 3, 2015:

Approved - SUP 15:03 – Anthony N. Smith – A request for a Special Use Permit (SUP) to operate a commercial amusement with respect to 2.43 acres of Tax Map 22, Section 4, Parcel A, and 6.728 acres of Tax Map 22, Section 4, Parcel C. The property is zoned A-1 (Agricultural, General), and is located on the north side of Route 601 (Venable Road), at its intersection with Route 659 (Kents Store Way). The property is located in the Columbia Election District and is within the Rural Preservation Community Planning Area.

June 17, 2015:

(Approved) SUP 15:02 – Flick Investments Group, LLC – A request for a Special Use Permit (SUP) to operate an auction house with respect to 4.81 acres of a portion of Tax Map 59, Section A, Parcel 8. The property is zoned I-1 (Industrial, Limited), and is 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 property is located in the Fork Union Election District and is within the Fork Union Community Planning Area.

2. Board of Zoning Appeals Actions:

No June meeting.

3. Technical Review Committee:

June 11, 2015:

SDP 15:09 – JA-ZAN, LLC - A site development plan request to construct a 50'x125' building with respect to 1.734 acres of Tax Map 5, Section 24, Parcel 2. The property is zoned I-1, Industrial, Limited, and is located in the Columbia Election District on the south side of State Route 250 (Richmond Road) approximately .60 miles northwest of its intersection with State Route 15 (James Madison Highway). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

SDP 15:10 – White Oak Stone Company - A site development plan request to construct a 50'x30' and a 50'x50' buildings with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59. The property is zoned A-1, Agricultural, General (pending rezoning to I-1), and is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

SUP 15:04 – George W. Dansey – A request for a Special Use Permit (SUP) to operate a small restaurant with respect to 1.95 acres of Tax Map 36, Section 1, Parcel 1. The property is zoned R-1, Residential, Limited, and is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

ZMP 15:04 – George W. Dansey - An ordinance to amend the Fluvanna County Zoning Map with respect to 1.95 acres of Tax Map 36, Section 1, Parcel 1 to rezone the same from R-1, Residential, Limited, to A-1 Agricultural, General. The affected property is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). The property is located in the Cunningham 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 public comment section.

APPROVAL OF MINUTES

Eager: Advised the setback accepted by the Board of Zoning Appeals in the minutes needed to be edited from 65ft to 50 ft.

MOTION: Zimmer moved to accept the minutes of May 27, 2015 with a change in the Board of Zoning appeals set back 65ft to 50 ft., Johnson seconded. The motion carried a vote of 5-0-0.

AYES: Bibb, Zimmer, Eager, Johnson and Gaines **NAYS:** None. **ABSTAIN:** None

SUBDIVISIONS: None

Public Hearings:

ZMP 15:03 – White Oak Stone Company - An ordinance to amend the Fluvanna County Zoning Map with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59 to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited. The affected property is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

Senior Planner Steve Tugwell conducted a brief presentation and addressed the Board

Chairman Bibb: Allowed the applicant to come forward

Applicant Dave Heffran: Addressed the Board and asked if anyone had questions?

O'Brien: Asked what is the intended use of the property?

Applicant Dave Heffran: Explained it serves as a stone supply company and their materials are stored in the back of the building to make the property look attractive. He then explained that their other construction company is relocating soon to Starlite Park in Fluvanna as well.

Eager: Inquired with the applicant if he met with the engineer on his comments from the technical review committee regarding the Zions Crossroads area.

Applicant Dave Heffran: Advised that he had not met with the engineer

Payne: Expressed legalities surrounding future zoning plans of the Zions Crossroads area.

Public Hearing Comments

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

Lewis A. Kramer: Explained he was an adjacent property owner and understands the County has hired an economic director but he foresees a better company in the area than an industrial park. Also advised it is a shame that trucks are going in and out 7 days a week and the property has a greater future. Lastly he stated, hopefully there is another option that the County can offer to commercial buildings because he wants to keep the area rural.

Chairman Bibb closed the public hearing comment section and opened Planning Commission discussion.

Eager: Inquired how much land is already zoned industrial?

Tugwell: Advised most is zoned agricultural, but it is in a growth area

Stewart: Confirmed that most is zoned agricultural, but it is in a growth area

Eager: Inquired about the zoning on the 250 side

Stewart: Advised Mrs. Eager that property was in Louisa

Eager: Asked if there were any tree buffering requirements?

Tugwell: Offered an explanation of the zoning and the requirements if adjacent properties are zoned Agricultural as well as tree buffering requirements.

Zimmer: Asked how is a separation requirement different from setbacks?

Tugwell : Explained the difference

Zimmer: Understood

O'Brien: Offered an explanation on how the changes in zoning will change how the area will look in the future with pros and cons.

MOTION:

Mr. Gaines moved to recommend approval of ZMP 15:03 – White Oak Stone Company ,Zimmer seconded. The motion carried with a vote of 5-0-0. AYES: Bibb, Zimmer, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None

SITE DEVELOPMENT PLANS:

SDP 15:07 – Green Springs Timber - A site development plan request for a two (2) phase project to construct a 240x100 metal storage building, and a 300x80 metal storage building, and associated gravel road and parking with respect to 15.49 acres of Tax Map 5, Section 11, Parcel L5A. The property is zoned I-1, Industrial, Limited, and 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.

Senior Planner Steve Tugwell conducted a brief presentation and addressed the Board

Chairman Bibb asked if there were any questions for Senior Planner Tugwell or the applicant with no one wishing to speak he opened the Planning Commission discussion

Zimmer: Advised that this exact plan was seen in February

Bibb: Agreed

MOTION:

Mr. Zimmer moved to approve SDP 15:07- Green Springs Timber. Mrs. Eager seconded. The motion carried with a vote of 5-0-0. AYES: Bibb, Zimmer, Johnson, Eager & Gaines NAYS: None. ABSTAIN: None

SDP 15:08 – Lake Monticello Fire Dept. - A site development plan request to construct a new parking facility with respect to 8.192 acres of Tax Map 18A, Section A4, Parcel 38F and Tax Map 18A, Section 4, Parcel 13B. The property is zoned R-4, Residential, Limited, and is located on the west side of South Boston Road (Route 600), approximately 500 feet southwest of its intersection with Slice Road. The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

Senior Planner Steve Tugwell conducted a brief presentation and addressed the Board

Chairman Bibb opened Planning Commission discussion

Bibb: Explained the Board is already aware of what the applicants have planned to do from the rezoning that was brought before the Board.

MOTION:

Mr. Gaines moved to approve SDP 15:08 – Lake Monticello Fire Dept., Mrs. Eager seconded. The motion carried with a vote of 5-0-0. AYES: Bibb, Zimmer, Johnson, Eager & Gaines NAYS: None. ABSTAIN: None

PRESENTATIONS: NONE

UNFINISHED BUSINESS: Discussion of the Comprehensive Plan – Finalization of Document and Timeline for Public Hearings – Jay Lindsey, Planner

Planner Jay Lindsey conducted a brief presentation and addressed the Board in regards to questions they had about the comprehensive Board

Zimmer: Had questions in reference to public feedback so the citizens have a chance to weigh in their thoughts on the comprehensive plan

Lindsey: Explained that public input was already inputted from original meetings and incorporated

Payne: Advised the only requirements are one public hearing for the Planning Commission and one public hearing for the Board of Supervisors, more can be done but not less.

Bibb: Advised he wants paper copies at the next work session

Planner Lindsey: Agreed

Zimmer: Asked could the comprehensive plan discussion be advertised to the County citizens for the work session August 12th, 2015 to give citizens a chance to weigh in

Bibb: Agreed with the suggestion

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 public comment section.

O'Brien: Advised no objections but wants proffers brought to the Board on Zion Crossroads again, because the Board is anxious to hear it again.

Stewart: Advised that there will be correspondence regarding that matter soon and it is being worked on.

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of June 24, 2015 at 7:40 p.m.

Minutes recorded by Deidre Creasy, Senior Program Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

APPROVED