

FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES

Circuit Court Room--Fluvanna County Courts

July 22th, 2015

7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Lewis Johnson
Patricia Eager
Donald Gaines

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

Absent: Ed Zimmer, Vice Chairman
Tony O'Brien Board of Supervisors Rep

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.

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

1. Board of Supervisors Actions:

July 1, 2015:

Discussion of VDOT Roads in Subdivisions.

July 15, 2015:

Approved 4-0 - 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.

2. Board of Zoning Appeals Actions:

No July meeting.

3. Technical Review Committee:

July 9, 2015:

SDP 15:15 – Virginia Electric & Power Co. - A site development plan request to facilitate a impoundment closure with respect to a portion of 284.045 acres of Tax Map 59, Section 6, Parcels 1, 1A, 2, 2A, 3, 4, 59-A-24, 62-A-1, 59-7-1A (in part), 59-7-1B (two parts), 59-7-1, 59-7-26, 62-A-4 (in part), 62-A-3, 62-A-2, 62-A-4 (in part). The property is zoned A-1, Agricultural, General, and 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 Fork Union Election District and is within the Rural Residential Planning Area.

SUP 15:05 – Jeff Jennings Landscape Material Supply Business – A request for a special use permit to operate a landscaping materials supply business with respect to 1.66 acres of Tax Map 4, Section A, Parcel 53C. The property is currently zoned A-1 (Agricultural, General) and is located on the eastern side of State Route 600 (Payne's Mill Road) approximately 1,200 feet south of its intersection with Carter Lane. The property is located within the Palmyra 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

MOTION: Mr. Gaines moved to accept the minutes of June 24, 2015 with edits presented by Mrs. Eager, **Johnson seconded. The motion carried a vote of 4-0-0. AYES: Bibb, Eager, Johnson and Gaines NAYS: None. ABSTAIN: None**

SUBDIVISIONS: None

Joint Public Hearings:

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.

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.

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

Chairman Bibb: Inquired if the latter portion of the property was still A1 or was it changed to R-1?

Senior Planner Steve Tugwell: Confirmed that the latter portion of the property is still A-1

Chairman Bibb: Gave the applicant an opportunity to speak

Applicant George W. Dansey: Addressed the Board and advised that he lived at 1691 West River Rd. and the building that he is getting the SUP for has been used commercial since 1948 when his grandparents had the store. He explained he had no idea the building was agricultural until he began building improvements.

Eager: Asked the applicant if there was a reason why he didn't want a business convenience or B-1 where a SUP wasn't required?

Applicant George W. Dansey: Advised he was unaware he had that option

Stewart: Explained the idea was to get the property all zoned A-1 because the bakery is in an agricultural area and not a growth area

Applicant George W. Dansey: Advised he spoke with the adjoining property owners and no one has any objections

Payne: Advised that Mrs. Eager's question was well taken because business convenience doesn't have to be in an agricultural area, it is also designed for country stores in rural areas. He then gave a brief history on business convenience in the county.

Chairman Bibb: Advised he lived in the area previously and has seen businesses in that building for 40 + years

Eager: Advised it is a logical place to put a business and she wishes the owners and operators the best of luck

MOTION:

Mrs. Eager moved to recommend approval of ZMP 15:04 –, Mr. Gaines seconded. The motion carried with a vote of 4-0-0. **AYES: Bibb, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None**

MOTION:

Mr. Gaines moved to recommend approval of SUP 15:04 – Mrs. Eager seconded. The motion carried with a vote of 4-0-0. AYES: Bibb, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None

Payne: Offered an explanation that 1.95 acres is not enough for a 2 acre lot, however in this case the rest of the property is already zoned A-1 so it doesn't make a difference.

SITE DEVELOPMENT PLANS:

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.

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

Chairman Bibb: Explained in the packet the property is listed as A-1 agricultural pending instead of I-1 and wanted to know should it be changed

Payne: Advised at the time the packet was made it hadn't yet been approved by the Board of Supervisors to be changed from A-1 to I-1, however as soon as the Board approved the Rezoning it became effective immediately.

Eager: Referenced the code section in relation to relegated parking and asked the applicant is there another location that the parking could be on the property.

Applicant Tim Miller: Advised he will speak to Dave Heffran to see what can be done in reference to the parking

Senior Planner Steve Tugwell Advised the TRC comments and zoning ordinance encourages relegated parking behind the structure. He then explained staff expectations to the applicant as well.

Eager: Asked is the higher acreage going to be paved? If so an ENS will be required for more than an acre.

Applicant Tim Miller: Explained the bulk will be paved but they will have to accommodate storm water and water quality management in which the exact location on the property will be discussed during the final site plan.

Eager: Inquired will the material be screened?

Applicant Tim Miller: Asked if there is a screening requirement?

Senior Planner Steve Tugwell: referenced the code for object able features (screening) and setbacks to answer his question. He also offered to meet with the applicants to update them on everything required for the final site plan.

Payne: Suggested that Mrs. Eager referenced the code section for parking

Chairman Bibb: Asked the Board if there was a motion?

MOTION:

Mrs. Eager moved to approve SDP 15:10, with the addition of Section 22-26-3-F (referencing Payne's recommendation) and **Mr. Gaines seconded.** The motion carried with a vote of 4-0-0. AYES: Bibb, Johnson, Eager & Gaines NAYS: None. ABSTAIN: None

PRESENTATIONS: **Planner Jay Lindsey** -Preliminary Columbia zoning discussion: A discussion for zoning options in the Columbia area

Planner Jay Lindsey conducted a brief presentation and addressed the Board

Various discussions between the Planning Commission and staff in reference to the geography, history and flood plain ordinances of the town of Columbia along with a possible timeline moving forward

Chairman Bibb/Mrs. Eager: Advised the planning dept. to set up a field trip to the Dominion Power Plant.

Planner Jay Lindsey: Advised the comprehensive plan public information session which was advertised will be held on August 12th, 2015 at the upcoming work session. Likewise he advised the commission if anyone had revisions to the comprehensive plan; notify him so appropriate changes could be made.

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 public comment section.

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of July 22, 2015 at 8:07 p.m.

Minutes recorded by Deidre Creasy, Senior Program Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission