

FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES

Circuit Court Room--Fluvanna County Courts

November 16th, 2015

7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson
Patricia Eager
Donald Gaines (7:03 P.M.)

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

Absent: 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:

November 4, 2015:

None.

November 18, 2015:

SUP 15:09 – Rountop Limited Partnership - A request to amend Special Use Permit SUP 14:04 to allow for an expansion of the educational facility to 75 occupants in 6 Centre Ct., and 49 occupants in 7 Centre Ct. with respect to 6.343 acres of a portion of Tax Map 18A, Section 4, Parcel 13A. The property is zoned B-1 (Business, General) and is located on the north side of Slice Road, approximately 500 feet from its intersection with Route 600 (South Boston Road). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

ZMP 15:05– Robin M. Travis - An ordinance to amend the Fluvanna County Zoning Map with respect to 4.688 acres of Tax Map 5, Section A, Parcel 45 to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the north side of Richmond Road (Route 250), approximately .40 miles northwest of its intersection with James Madison Highway (Route 15). 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 November meeting.

3. Technical Review Committee:

SDP 15:17 – Paul M. Beyer - A site development plan request to regrade the parcel to cut the property such that the soil can be relocated off site with respect to a portion of 10 to 12 acres of Tax Map 62, Section 1, Parcels 1 & 2, and 62-A-8. The property is zoned A-1, Agricultural, General and is located on the south side of State Route 656 (Bremo Road) approximately 2,000 feet southwest of its intersection with State Route 655 (West Bottom Road). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.

SUP 15:10 – St. Peter & Paul Catholic Church - A request for a Special Use Permit (SUP) to allow for an educational facility with respect to a portion of 29 acres of Tax Map 18, Section A, Parcels 7 & 7A. The affected property is located on the west side of Route 53 (Thomas Jefferson Parkway), approximately 1,380 feet northwest of its intersection with Route 600 (South Boston Road). The

property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

ZMP 15:06 – Gardner Trust - An ordinance to amend the Fluvanna County Zoning Map with respect to 13.4 acres of Tax Map 9, Section A, Parcel 9 to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the south side of State Route 618 (Lake Monticello Road) approximately ½ mile northwest of its intersection with Ashlawn Boulevard (The Main Gate to Lake Monticello). The property is located in the Palmyra Election District and is within the Rivanna 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 public comments.

APPROVAL OF MINUTES

MOTION: Mr. Johnson moved to accept the minutes of October 28, 2015, Mrs. Eager **seconded**. **The motion carried a vote of 3-0-1. AYES: Bibb, Eager, Johnson NAYS: None. ABSTAIN: Zimmer**

****Mr. Gaines entered the meeting at this time and participated in voting thereafter****

SUBDIVISIONS: None

SITE DEVELOPMENT PLANS: None

Public Hearings:

ZTA-15:04 – (Subdivision and Zoning Ordinance Text Updates)

AN ORDINANCE TO AMEND AND REENACT CHAPTER 22, ARTICLES 1, 2, 4, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26, AND 27 OF THE FLUVANNA COUNTY CODE BY CERTAIN AMENDMENTS TO SECTIONS AND SUBSECTIONS 22-1-2, 22-2.1, 22-4-6, 22-4-9.1, 22-4-9.2, 22-4-9.4, 22-7-4, 22-7-5, 22-7-12, 22-9-2, 22-9-3, 22-10-5, 22-11-2, 22-12-9, 22-13-1, 22-13-2, 22-13-3, 22-13-4, 22-13-5, 22-13-6, 22-13-7, 22-14-8, 22-14-8.3, 22-15-4.1, 22-16-8, 22-17-1, 22-17-6, 22-17-9, 22-17-15, 22-17-16, 22-17-18, 22-18-1, 22-18-1.1, 22-18-2, 22-18-4, 22-18-5, 22-18-6, 22-18-7, 22-18-7.1, 22-21-3, 22-22, 22-23-6, 22-23-7, 22-24-3, 22-24-4, 22-25-4, 22-25-6, 22-26-4, 22-27-2, 22-27-6, 22-27-9.9, 22-27-10.2, 22-27-10.3, 22-27-10.3.A, 22-27-10.3B, AND 22-27-11.1. THEREOF, AMENDING AND REENACTING THE FLUVANNA COUNTY ZONING ORDINANCE TO CONFORM TO THE CURRENT ENABLING LEGISLATION, AS AMENDED."

ZTA-15:05– (Subdivision Ordinance Text Updates) "AN ORDINANCE TO AMEND AND REENACT CHAPTER 19, ARTICLES 1, 3, 6, 7, AND 8 OF THE FLUVANNA COUNTY CODE BY CERTAIN AMENDMENTS TO SECTIONS AND SUBSECTIONS 19-1-3, 19-3-4, 19-3-5, 19-3-6, 19-3-6.3, 19-6-3, 19-7-6, 19-8-1, 19-8-4, 19-8-5, AND 19-8-7. THEREOF, AMENDING AND REENACTING THE FLUVANNA COUNTY SUBDIVISION ORDINANCE TO CONFORM TO THE CURRENT ENABLING LEGISLATION, AS AMENDED."

Planner James Newman conducted a brief presentation and addressed the Board

Payne: Offered an explanation on the amendments regarding signage regulations, the substance of Board of Zoning Appeals regulations and grammatical errors.

Public Hearing Comments

Chairman Bibb opened the floor for the ZTA 15:04 public hearing section of public comments.

With no one wishing to speak Chairman Bibb closed the public hearing section and opened Planning Commission discussion.

MOTION:

Mrs. Eager moved to recommend approval ZTA 15:04 – **Mr. Gaines seconded**. The motion carried with a vote of 5-0-0. **AYES: Bibb, Eager, Johnson, Zimmer & Gaines NAYS: None. ABSTAIN: None**

Public Hearing Comments

Chairman Bibb opened the floor for the ZTA 15:05 public hearing section of public comments.

With no one wishing to speak Chairman Bibb closed the public hearing section and opened Planning Commission discussion.

MOTION:

Mr. Zimmer moved to recommend approval of ZTA 1505 –, Mr. Johnson seconded. The motion carried with a vote of 5-0-0. **AYES: Bibb, Eager, Johnson, Zimmer & Gaines NAYS: None. ABSTAIN: None**

UNFINISHED BUSINESS:

-SUP 15:07– Raymond Goffin - A request for a special use permit to operate an outdoor recreation facility and Small Restaurant with respect to 46.02 acres of Tax Map 18, Section A, Parcel 12. The property is currently zoned A-1 (Agricultural, General) and is located on the northern side of State Route 619 (Ruritan Lake Road) approximately one-half mile northwest of its intersection with Sclaters Ford Road. The property is located within the Cunningham Election District and is within the Rural Residential Planning Area.

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

Payne: Offered an explanation regarding the significance of the deed in question and the court order. Explained the easement would be lawful if used for commercial use, however the other issue is if the easement is located on the property and then issues surrounding that fact.

Bibb: Advised he asked Mr. Payne a question in relation to right-of-ways and traffic increase.

Payne: Clarified that Mr. Bibbs question typically refers to easements that are not restricted.

Gaines: Asked the applicant had he been in contact with the individuals responsible for the court order?

Applicant Goffin: Gave an explanation of the purchase history of the property.

Payne: Corrected and re explained the accurate purchase and easement history of the property.

Bibb: Reiterated Mr. Gaines questions in reference to speaking to landowners in terms of the entrance/exit to and from Rt. 53 in relation to the site.

Applicant Goffin: Explained he had not spoken with any individuals in relation to this Special Use Permit. Likewise, clarified that he measured driveways around the property and not all the properties met the same requirements that his property is required to in reference to easements.

Bibb: Explained that zoning requirements in the County were not developed until 1972, so it does not apply to some of the areas in question.

Payne: Offered an explanation of the different zoning regulations and VDOT requirements in relation to entrances throughout the County with a special emphasis on Rt. 53 and Rt. 619.

Stewart: Explained there will be no Site plan accepted if an application fails to meet VDOT requirements.

Eager: Inquired with the applicant or Planning staff if they have had any contact with VDOT?

Senior Planner Tugwell: Advised the Planning Dept. spoke to Mr. Wood and he explained there was an inadequate site distance and 500 ft. needed to be cleared either way.

Eager: Confirmed with staff that VDOT will not sign off on the plan as is.

Bibb: Reiterated his concerns regarding the entrance and VDOT site recommendations surrounding the property.

Payne: Advised the Board on rules and regulations regarding deferring, approving, withdrawing and denying public hearing applications.

Eager: Asked Mr. Goffin would he like to defer the meeting?

Applicant Goffin: Expressed that he would like to defer the Special Use permit.

MOTION:

Mrs. Eager moved to recommend deferral of SUP 1507 until the regular meeting on March 23rd 2016, at the applicants request – Mr. Gaines seconded. The motion carried **with a vote of 4-0-1.** **AYES:** Bibb, Eager, Johnson, & Gaines **NAYS:** None. **ABSTAIN:** Zimmer

Payne: Noted for the Record that Mr. Zimmer did not exclude himself from voting because of a conflict of interest, but because he was not present at the prior meeting where the information surrounding the Special Use Permit was presented.

PRESENTATIONS:

TJPC's Will Cockrell explained he has no action items to present and then conducted a presentation on how transportation projects are funded, with the goal of reintroducing himself to the Board. Will Cockrell also expressed to the Board that he would be back at a later date with more materials.

Various discussion between the Board and TJPC's Will Cockrell to get a more clear and concise understanding of how funding and transportation works and will benefit the County of Fluvanna.

UNFINISHED BUSINESS Cont.:

-CIP Ranking Discussion amongst Board members and County Department Heads

Governmental

- **Countywide Building Assessments: Rank 1**
- **New County & Schools Administration Building: Not Ranked**

Community Services: Parks and Recreation

- **PG Picnic Shelter (Near Ball Fields): Rank 1**
- **PG Multi-Function Pavilion : Rank 2**
- **Crofton Trail Park Development: Rank 3**
- **PG Farm Heritage Museum: Rank 1**
- **PG Picnic Shelter (Near Existing Shelter): Rank 2**
- **PG Athletic Fields: Rank 2**
- **PG Playground Expansion: Rank 2**
- **PG Athletic Field Lighting (4 fields): Rank 2**
- **Multigenerational Center: Rank 3**
- **PG Basketball and Tennis Courts: Rank 3**
- **PG Outdoor Swimming Pool & Pool House Building: Rank 3**
- **PG Spray Ground Park: Rank 3**

Enterprise

- **Design and Construct JRWA Raw Water System/ Intake Structure: Rank 1**

Public Works

- **Library & Public Safety- Combined Potable Water System: Rank 1**
- **Install Monitored Fire Detection & Alarm Systems Fire & Courts: Rank 1**
- **Treasurer's Building Upgrades: Rank 1**
- **Design & Construct a Water/Sewer System for Zion Crossroads: Rank 1**
- **Design & Construct a Public Water System for Pleasant Grove: Rank 2**

Public Safety: E911

- **Computer Aided Dispatch/ Records Management System: Rank 1**

Fire & Rescue

- **Fluvanna F&R Personal Protective Equipment Replacement: Rank 1**
- **Vehicle Apparatus- Replacement/ Rechassis: Rank 1**
- **Fluvanna F&R Thermal Imaging Camera Replacement: Rank 1**
- **Self-Contained Breathing Apparatus (SCBA) Replacement: Rank 3**
- **Fluvanna F&R Toughbook Replacement: Rank 1**
- **Fire & EMS Chief Vehicle: Rank 2**
- **Fluvanna F&R CPR Assist Devices: Rank 1**
- **Fluvanna F&R Incident Data Tablets: Rank 3**

Schools

- **Computer Instructional Technology & Infrastructure Replacement: Not Ranked**
- **School Board Office Renovations: Rank 1**
- **School Board Office Roof: Rank 1**
- **Elementary Playground Equip: Rank 3**
- **Abrams Building Renovation: Rank 2**
- **Central Elementary HVAC Replacement: Rank 2**
- **Underground Fuel Tank Replacement: Rank 1**
- **Fluvanna Middle School Restroom Renovations: Rank 2**
- **Carysbrook Elementary Roof Replacement: Rank 2**

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 November 16, 2015 at 9:55 p.m.

Minutes recorded by Deidre Creasy, Senior Program Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

Approved