

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room--Fluvanna County Courts
June 22, 2016
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Donald Gaines
Lewis Johnson
Howard Lagomarsino

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

ABSENT: Tony O'Brien, Board of Supervisors Representative

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Barry Bibb, Chairman called the meeting to order at 7:00 p.m., followed by reciting the Pledge of Allegiance.

Mr. Bibb explained that the following public hearing items will be deferred until next meeting:

ZMP 16:01 Nahor Village Amendment- *A request to amend the Nahor Village Master Plan in regards to the number and type of single family dwellings, with respect to 38.11 acres of Tax Map 17, Section A, Parcel 1F. The property is zoned R-3 Residential, and is located at the intersection of Village Boulevard and Thomas Jefferson Parkway (State Route 53). The property is located in the Cunningham Election District, and is within the Rivanna Community Planning Area.*

ZTA 16:02– Fluvanna County (Subdivision Ordinance)- Amendment of the Fluvanna County Subdivision Ordinance Subsections 19-9-6 to exempt County owned property used for County purposes from the applicable fee schedule of the Subdivision Ordinance.

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

Board of Supervisors Actions:

June 1, 2016:

None.

June 18, 2016:

None

Board of Zoning Appeals Actions:

None

Technical Review Committee for June 9, 2016:

SUP 16:06 Silver Lining Flowers LLC - A request for a special use permit to operate a commercial greenhouse, with respect to 35.26 acres of Tax Map 40, Section 19, Parcel D. The property is located south of Haden Martin Road (State Route 640), approximately one mile north-east of the intersection of Haden Martin Road and Forest Glen Lane. The parcel is zoned A1. The parcel is within a Rural Preservation Planning Area and the Fork Union Election District.

SUP 16:07 Sycamore Square - A request for a special use permit to operate an assisted living facility, with respect to 3.36 acres of Tax Map 9, Section A, Parcel 14. The property is located at the intersection

Ashlawn Boulevard and Lake Monticello Road (State Route 618). The parcel is zoned R-3. The parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

ZMP 16:02 Rivanna Heights Rezoning-A request to rezone from A-1, Agricultural General, to R-3, Residential Planned Community, with respect to 13.81 acres of Tax Map 18, Section A, Parcel 10. The property is located on South Boston Road, roughly 1,000 feet south of the intersection of South Boston Road (State Route 600) and Lake Monticello Road (State Route 618). The parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

ZMP 16:03 Columbia Floodplain Adoption: Pursuant to Fluvanna County Code Sec. 22-20-1(c) and Sec. 22-17-8A.10., the Planning Commission intends to propose the following amendment to the Fluvanna County Zoning Map:

AN ORDINANCE TO AMEND THE FLUVANNA COUNTY ZONING MAP TO INCLUDE WITHIN THE SPECIAL FLOOD HAZARD DISTRICTS OF THE FLOOD PROTECTION OVERLAY DISTRICT (SEC. 22-17-8A, ET SEQ.) THE AREA WITHIN THE LIMITS OF THE FORMER TOWN OF COLUMBIA

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. Johnson moved to accept the minutes of the May 25, 2016 meeting as submitted, **Mr. Gaines seconded. The motion carried a vote of 5-0-0. AYES: Bibb, Gaines, Johnson, Zimmer & Lagomarsino NAYS: None. ABSTAIN: None**

PUBLIC HEARINGS:

ZMP 16:03– Columbia Floodplain Ordinance Adoption- Pursuant to Fluvanna County Code Sec. 22-20-1(c) and Sec. 22-17-8A.10., the Planning Commission intends to propose the following amendment to the Fluvanna County Zoning Map: An ordinance to amend the Fluvanna County zoning map to include within the special flood hazard districts of the flood protection overlay district (sec.22-17-8A, ET SEQ.) The area within the limits of the former town of Columbia.

Planner **James Newman** conducted a brief presentation and addressed the Board.

Fred Payne: Explained that this rezoning is applying FEMA standards to the zoning map and confirmed with Mr. Bibb that it was for flood insurance purposes.

Public Hearing Comments

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

With no wishing to speak, Chairman Bibb closed the first public comment section.

Motion:

Mr. Zimmer moved to recommend approval of **ZMP 16:03–Columbia Floodplain Ordinance Adoption**, in which **Mr. Lagomarsino seconded. The motion carried with a vote of 5-0-0. AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

ZTA 16:01– Fluvanna County (Zoning Ordinance)- Amendment of the Fluvanna County Zoning Ordinance Subsections 22-20-1 to exempt County owned property used for County purposes from the applicable fee schedule of the Zoning Ordinance. The amendment will affect Sec. 22-20-1 of the Fluvanna County Code.

Public Hearing Comments

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

With no wishing to speak, Chairman Bibb closed the first public comment section.

Planner James Newman conducted a brief presentation and addressed the Board.

Chairman Bibb: Expressed concerns related to Planning's budget and funding these types of projects.

Fred Payne: Assured the Chairman that the Board has already taken the fees into account.

Public Hearing Comments

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

With no wishing to speak, Chairman Bibb closed the first public comment section.

Motion:

Mr. Gaines moved to recommend approval of **ZTA 16:01–Fluvanna County (Zoning Ordinance)**, in which **Mr. Johnson seconded**. The motion carried **with a vote of 5-0-0. AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

SITE DEVELOPMENT PLAN:

SDP 16:06 – Lake Monticello Fire and Rescue Dept – A site development plan request to construct an approximately 8,900 square foot building addition and associated parking, with respect to 8.19 acres of Tax Map 18, Section A, Parcel 38F. The property is zoned R-4, Residential Limited, and is located at the intersection of Slice Road and South Boston Road (State Route 600). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

Planner James Newman conducted a brief presentation and addressed the Board.

Chairman Bibb: Gave the applicant a chance to speak and the applicant declined.

Motion:

Mr. Zimmer moved to approve **SDP 16:06– Lake Monticello Fire and Rescue Dept.**, in which **Mr. Gaines seconded**. The motion carried **with a vote of 5-0-0. AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

PRESENTATIONS: None

SUBDIVISIONS: None

UNFINISHED BUSINESS: None

NEW BUSINESS: None

OLD 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 June 22, 2016 at 7:17 p.m.

Minutes recorded by Deidre Creasy.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission