

FLUVANNA COUNTY
BOARD OF ZONING APPEALS

MINUTES

January 8, 2008

Members Present: Ms. Mary Leland
Mr. Harold Morris
Mr. William Anderson

Members Absent: Mr. Wendell Pollard

Staff Present: Mr. Tracey Shiflett, Planning Director
Mrs. Kate Cooper, Senior Planner
Mr. Bryant Phillips, Planner

CALL TO ORDER:

Mr. Phillips called the Board of Zoning Appeals meeting of January 8, 2008 to order at 7:30 p.m.

ELECTION OF OFFICERS:

Mr. Anderson motioned to reelect Ms. Mary Leland as Chairman. Mr. Morris seconded the motion. The motion was approved by unanimous vote.

Mr. Anderson motioned to reelect Mr. Harold Morris as Vice Chairman. Ms. Leland seconded the motion. The motion was approved by unanimous vote.

APPROVAL OF MINUTES:

Mr. Anderson made a motion seconded by Mr. Morris to approve the minutes of the October 2, 2007 meeting as presented. The motion to approve was carried with a vote of three (3) to zero (0).

PUBLIC HEARINGS:

BZA 07:09: Byrd Grove Baptist Church: A request for a variance to Fluvanna County Code Section 22-4-3.(e)(2) to allow for the reduction in the minimum setback required from a public road from 125 feet to 41 feet with respect to 1.585 acres of Tax Map 33, Section A, Parcel 15. The affected property is located in the Columbia Election District on Route 659 (2365 Cedar Lane Road) at the intersection of Route 659 and Route 630 (Plain Dealing Road). The property is zoned A-1, Agricultural, General and within the Rural Preservation Planning Area.

Mr. Jerome Jackson, applicant, spoke on this request.
Public Hearing was opened. No one spoke. Public Hearing was closed.

After some discussion the following motion was offered:

MOTION:

Mr. Anderson made a motion, seconded by Mr. Morris to *Approve* BZA 07:09.

The motion to **approve** carried with a vote of three (3) to zero (0).

BZA 07:10: Monticello Properties: A request for a variance to Fluvanna County Code Section 22-26-8.(A) to allow for the reduction in the number of parking space required for an eating establishment from 100 spaces to 62 spaces with respect to 0.95 acres of Tax Map 17, Section 15, Parcel A2. The affected property is located in the Cunningham Election District on Route 53 (Thomas Jefferson Parkway) approximately 500 feet west of Route 1015 (Turkeysag Trail). The property is zoned B-1, Business, General and within the Lake Monticello Community Planning Area.

Mr. Robert Gariepy, representative, spoke on this request.

Public Hearing was opened. One individual spoke in opposition. Public Hearing was closed.

After some discussion the following motion was offered:

MOTION:

Mr. Anderson made a motion, seconded by Mr. Morris to **approve** BZA 07:10.

The motion to **approve** was carried with a vote of three (3) to zero (0).

BZA 07:11: Jennifer Wallace: A request for a variance to Fluvanna County Code Section 22-4-3.(e)(1) to allow for the reduction in the minimum setback required from a public road from 200 feet to 101.56 feet with respect to 2.477 acres of Tax Map 39, Section A, Parcel 78. The affected property is located in the Cunningham Election District on Route 6 (9431 West River Road) approximately 0.33 miles west of Route 640 (Haden Martin Road). The property is zoned A-1, Agricultural, General and within the Rural Preservation Planning Area.

Mr. Warren Painter, representative, spoke on this request.

Public Hearing was opened. One individual spoke in opposition. Public Hearing was closed.

After some discussion the following motion was offered:

MOTION:

Mr. Morris made a motion, seconded by Mr. Anderson to **approve** BZA 07:11.

The motion to **approve** was carried with a vote of three (3) to zero (0).

NEW BUSINESS:

Staff suggested changing the Board of Zoning Appeals meeting time to 7:00pm instead of 7:30pm.

After some discussion the following motion was offered:

MOTION:

Mr. Morris made a motion, seconded by Mr. Anderson to **approve** change of meeting time.

The motion to **approve** was carried with a vote of three (3) to zero (0).

No Board of Zoning Appeals meeting for February 2008.

OLD BUSINESS:

None

ADJOURNMENT:

There being no further business, Mr. Morris offered a motion, seconded by Ms. Leland, that the Board of Zoning Appeals meeting of January 8, 2008 be adjourned at 8:20 p.m. The motion was carried by a unanimous vote.

Minutes recorded by Bryant Phillips.

Chairman Mary Leland
Fluvanna County Zoning Board of Appeals