

**FLUVANNA COUNTY**  
**BOARD OF ZONING APPEALS**

**MINUTES**

*July 1, 2008*

Members Present:               Ms. Mary Leland  
  Mr. Harold Morris  
  Mr. Wendell Pollard

Members Absent:                Mr. William Anderson  
  Mr. Michael Lawson

Staff Present:                    Mr. Darren Coffey, Planning Director  
  Mr. Bryant Phillips, Planner

**CALL TO ORDER:**

Ms. Leland called the Board of Zoning Appeals meeting of July 1, 2008 to order at 7:00 p.m.

**APPROVAL OF MINUTES:**

Mr. Morris made a motion seconded by Mr. Pollard to approve the minutes of the June 3, 2008 meeting as presented. The motion to approve was carried with a vote of three (3) to zero (0).

**PUBLIC HEARINGS:**

**BZA 08:06 – Sarah A. Churchill:** A request for a variance to Fluvanna County Code Section 22-5-3 to waive the requirement of a central, common, or public water or sewer system and to allow for a septic drain field with respect to 3.4 acres of Tax Map 36, Section A, Parcel 62. The affected property is located in the Cunningham Election District on the northwestern corner of the intersection of Route 6 (West River Road) and Route 773 (The Cross Road). The property is zoned R-1, Residential, Limited and A-1, Agricultural, General and is located in the Route 6/Antioch Primary Residential Planning Area.

Ms. Sara Churchill, applicant, spoke on this request.

Public Hearing was opened. Mr. Levi Taylor addressed the board with concerns about the drain field and effect on the neighbor's properties. Public Hearing was closed.

After some discussion the following motion was offered:

**MOTION:**

Mr. Pollard made a motion, seconded by Mr. Morris to *approve* BZA 08:06.

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

**BZA 08:07 – W.C. & Betty Richardson:** A request for a variance to Fluvanna County Code Section 22-4-3.(g) to allow for the reduction in the minimum rear yard setback required from 75 feet to 40 feet with respect to 2.00 acres of Tax Map 20, Section A, Parcel 7A. The affected property is located in the Columbia Election District on the southern side of Route 613 (Bybee's Church Road) approximately 0.52 miles east of Route 15 (James Madison Highway). The property is zoned A-1, Agricultural, General and within the Rural Residential Planning Area.

Mr. and Mrs. Richardson, applicants, were present and 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. Morris made a motion, seconded by Mr. Pollard to *approve* BZA 08:07.

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

**OLD BUSINESS:**

**NEW BUSINESS:**

One request is scheduled for the August 2008 Board of Zoning Appeals meeting.

**ADJOURNMENT:**

There being no further business, Mr. Pollard offered a motion, seconded by Mr. Morris, that the Board of Zoning Appeals meeting of July 1, 2008 be adjourned at 7:25 p.m. The motion was carried by a unanimous vote.

Minutes recorded by Bryant Phillips.

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Chairman Mary Leland  
Fluvanna County Zoning Board of Appeals