

AGENDA
FLUVANNA COUNTY PLANNING COMMISSION
Regular Meeting
Circuit Court Room
Fluvanna Courts Building
June 27, 2012 at 7:00pm

1-CALL TO ORDER, PLEDGE OF ALLEGIANCE

2-DIRECTOR'S REPORT

Mrs. Allyson Finchum, Planning Director

I

3-PUBLIC COMMENTS #1 (3 minutes each)

4-APPROVAL OF MINUTES:

May 23, 2012

J

5- PUBLIC HEARINGS:

AFD 02:03 – Riverside Agricultural & Forestal District (AFD)

K

A review of the Riverside Agricultural and Forestal District (AFD), which is set to expire on August 7, 2012. The Planning Commission will provide a recommendation to the Board of Supervisors as to whether the Riverside AFD should be terminated, modified, or renewed. The Riverside AFD currently consists of 18 parcels (Tax Map 60, Section A, Parcel 10; Tax Map 60, Section A, Parcel 34; Tax Map 60, Section A, Parcel 35; Tax Map 60, Section 3, Parcel 1; Tax Map 60, Section 3, Parcel 2; Tax Map 60, Section 3, Parcel 3; Tax Map 60, Section A, Parcel 31; Tax Map 60, Section A, Parcel 32; Tax Map 60, Section A, Parcel 33; Tax Map 60, Section 7, Parcel 8; Tax Map 60, Section A, Parcel 16A; Tax Map 60, Section A, Parcel 17A; Tax Map 60, Section A, Parcel 17B; Tax Map 60, Section A, Parcel 18; Tax Map 60, Section A, Parcel 21C; Tax Map 60, Section A, Parcel 21; Tax Map 60, Section A, Parcel 21D; Tax Map 60, Section 7, Parcel 9) totaling 552.526 acres. The properties are zoned A-1 (Agricultural, General) and are generally located along, or in close proximity to, Bremono Road (State Route 656). The properties are located within the Fork Union Election District and are within the Rural Residential and Rural Preservation Planning Areas.

SUP 12:01 – Clear Signal Towers, LLC (Kidds Store)

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A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 331.29 acres of Tax Map 39, Section A, Parcel 34. The property is zoned A-1 (Agricultural, General) and is located on the south side of West River Road (State Route 6) near its intersection with Rolling Road South (Route 620). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area. The property is part of the Kidds Store Agricultural and Forestal District (AFD).

SUP 12:02 – Clear Signal Towers, LLC (Hardware River)

M

A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 71.46 acres of Tax Map 48, Section A, Parcel 94. The property is zoned A-1 (Agricultural, General) and is located on the north side of West River Road (State Route 6) 1.3 miles west of its intersection with Hardware Road (Route 646). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

SUP 12:03 – Clear Signal Towers, LLC (Weber City)

Mc

A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 46.6 acres of Tax Map 59, Section A, Parcel 13B. The property is zoned A-1 (Agricultural, General) and is located on the east side of James Madison Highway (Route 15) 1.2 miles south of its intersection with Winnsville Drive (Route 612). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.

For the Hearing-Impaired – there is a listening device available at the Circuit Court Room upon request. TTY access number is 711 to make arrangements.

For persons with Disabilities – if you have special needs, please call the County Administrator's Office at 591-1910 and relay your request.

SUP 12:04 – Clear Signal Towers, LLC (Cohasset) N

A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 97.7 acres of Tax Map 50, Section A, Parcel 3. The property is zoned A-1 (Agricultural, General) and is located on the west side of Mountain Hill Road (Route 650) approximately 500 feet south of its intersection with West River Road (State Route 6). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.

6-PRESENTATIONS (normally not to exceed 10-minute limitation)

7-SITE DEVELOPMENT PLANS:

SDP 12:09 – Triangle Realtors O

A site development plan request for a 11,200 square foot retail building with respect to 1.59 acres of Tax Map 17, Section 21, Parcel D. The property is zoned B-1, Business, General and is located on the eastern side of Heritage Drive approximately 400 feet east of Turkeysag Trail (Route 1015). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

8-SUBDIVISIONS:

9-UNFINISHED BUSINESS:

Discussion of Landscaping-Related Businesses and the Zoning Ordinance P

10-NEW BUSINESS:

11-OLD BUSINESS:

Discussion of ZTA 12:01 and ZTA 12:02 Q

12-PUBLIC COMMENT #2 (3 minutes each)

13-ADJOURN

Pledge of Allegiance

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman and/or the County Planner shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

***FLUVANNA COUNTY PLANNING COMMISSION
PUBLIC HEARING RULES OF PROCEDURE***

1. Purpose:
The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action. A hearing is not a dialog or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. Speakers:
Speakers should approach the lectern so they may be visible and audible to the Commission.
Each speaker should clearly state his/her name and address.
All Comments should be directed to Commission.
Each speaker is limited to three minutes and time may not be donated from other audience members.
All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion. Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
Speakers with questions are encouraged to contact County staff prior to the public hearing.
Speakers should be brief and avoid repetition of previously presented comments.
County residents and taxpayers may be given priority in speaking order.
3. Action:
At the conclusion of the public hearing on each item, the Chairman will close the public hearing. The Commission will proceed with its deliberations and will act on or formally postpone action on such item prior to proceeding to other agenda items. Further public comment after the public hearing has been closed generally will not be permitted.

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