



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

May 27, 2015, at 7:00 pm

TAB AGENDA ITEMS

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE

2 - DIRECTOR'S REPORT

3 - PUBLIC COMMENTS #1 (3 minutes each)

4 - APPROVAL OF MINUTES

Minutes of April 22, 2015

5 - PUBLIC HEARINGS

SUP 15:02 – Flick Investments Group, LLC – *A request for a Special Use Permit (SUP) to operate an auction house with respect to 4.81 acres of a portion of Tax Map 59, Section A, Parcel 8. The property is zoned I-1 (Industrial, Limited), and is located on the west side of Route 15 (James Madison Highway), at its intersection with Route 695 (Creasy Town Road) approximately 0.23 miles south of Route 713 (Bowles Town Lane). The property is located in the Fork Union Election District and is within the Fork Union Community Planning Area.*

SUP 15:03 – Anthony N. Smith – *A request for a Special Use Permit (SUP) to operate a commercial amusement with respect to 2.43 acres of Tax Map 22, Section 4, Parcel A, and 6.728 acres of Tax Map 22, Section 4, Parcel C. The property is zoned A-1 (Agricultural, General), and is located on the north side of Route 601 (Venable Road), at its intersection with Route 659 (Kents Store Way). The property is located in the Columbia Election District and is within the Rural Preservation Community Planning Area.*

ZMP 15:02 – Steven L. Peters - *An ordinance to amend the Fluvanna County Zoning Map with respect to 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.*

ZTA 15:03 – Fluvanna County - AN ORDINANCE TO AMEND CHAPTER 22, ARTICLES 17 AND 22 OF THE FLUVANNA COUNTY CODE BY CERTAIN AMENDMENTS TO SECTIONS 22-22-1 AND 22-17-8A, INCLUDING AMENDMENTS TO THE DEFINITIONS OF “ELEVATED BUILDING”, “FLOOD, BASE”, “FLOOD ELEVATION, BASE”, “FLOOD HAZARD AREA, SPECIAL”, “FLOODPLAIN OR FLOOD-PRONE AREA”, “FLOODWAY”, AND “SUBSTANTIAL DAMAGE” IN SECTION 22-22-1, AS WELL AS AMENDMENTS TO CERTAIN SUBSECTIONS OF SECTION 22-17-8A, INCLUDING SUBSECTIONS 22-17-

8A., -8A.2., -8A.3-B., -8A.3-G., -8A.3-H., -8A.3-I., -8A.3-J., -8A.3-K., -8A.3-M., -8A.3-N., -8A.3-P., -8A.3-S., -8A.3-T., -8A.3-U. -8A.3-X., -8A.3-Y., -8A.3-Z., -8A.3-AA., -8A.3-BB., -8A.3-DD., -8A.3-EE., -8A.3-FF., -8A.3-HH., -8A.3-JJ., -8A.3-KK., -8A.4., -8A.4.1, -8A.7., -8A.7.1, -8A.10., -8A.12., -8A.13, -8A.14., -8A.15., -8A.17., -8A.19., -8A.20., -8A.20.1, -8A.21., -8A.21.1, -8A.21.2, -8A.21.3, -8A.21.4, -8A.21.5 AND -8A.21.6. THEREOF, ESTABLISHING FLOODPLAIN DISTRICTS, REQUIRING THE ISSUANCE OF PERMITS FOR DEVELOPMENT, PROVIDING FACTORS AND CONDITIONS FOR VARIANCES TO THE TERMS OF THE ORDINANCE, AND PROVIDING FOR THE ADMINISTRATION OF THIS ORDINANCE IN CONFORMITY WITH REVISED FEDERAL FLOOD INSURANCE REGULATIONS.”

6 - PRESENTATIONS

7 - SITE DEVELOPMENT PLANS

SDP 15:05 – Wray Brothers Inc. - *A site development plan request to construct a 9,500 +/- square foot self-storage building addition with respect to 10.25 acres of Tax Map 5, Section 7, Parcel 9B. The property is zoned B-1, Business, General, and is located approximately 800 feet southwest of Richmond Road (Route 250) at the intersection of Better Living Drive and Richmond Road. The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.*

SDP 15:06 – LMOA – New Golf Clubhouse - *A site development plan request to construct a at 9760 SF Clubhouse, a 5600 SF cart barn, and eleven (11) additional parking spaces, with respect to 10.25 acres of Tax Map 18A, Section 4, Parcel 224A. The property is zoned R-4, Residential, Limited, and is located on Bunker Boulevard approximately 900 feet south of its intersection with Oak Grove Road. The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.*

8 - SUBDIVISIONS

9 - UNFINISHED BUSINESS

None

10 - NEW BUSINESS

11 - PUBLIC COMMENTS #2 (3 minutes each)

12 - ADJOURN



Planning/Zoning Administrator Review

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.