

**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Circuit Courtroom  
Fluvanna County Courts  
March 27, 2013  
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman  
Samuel Babbitt  
Donald Gaines  
Ed Zimmer

MEMBERS ABSENT: Joe Chesser, Board of Supervisors Representative  
Patricia Eager, Vice-Chairman

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney  
Allyson Finchum, Planning Director  
Steven Tugwell, Senior Planner

**CALL TO ORDER**

Chairman Bibb called the Planning Commission meeting of March 27, 2013 to order at 7:00 p.m. in the Circuit Court room of the Fluvanna County Courts Building in Palmyra, Virginia.

**PLANNING DIRECTOR'S REPORT**

Ms. Allyson Finchum, Planning Director, gave the monthly report to the Planning Commission.

- **Board of Supervisors**
  - **March 13, 2013**
    - *None*
  - **March 20, 2013**
    - *Ordinance Amendment to the County Code, enabling the Town of Columbia's use of the Planning Commission.*
- **Board of Zoning Appeals Actions – No March Meeting**
- **Technical Review Committee**
  - **March 14, 2013**
    - **SUP 13:02 – Hotel Street Capital, LLC**

A request for a special use permit to allow for major utilities in conjunction with a Planned Unit Development (PUD) with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 10, Section A, Parcel 39C. The property is currently zoned R-3 (Residential, Planned Community) and is located on the western side of State Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The property is located within the Palmyra Election District. According to the 2009 Comprehensive Plan, the property is within the Palmyra Community Planning Area.

**PUBLIC COMMENTS #1**

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

- Ms. Mollie inquired if the public hearing for Walker's Ridge was scheduled for this meeting.

With no one else wishing to speak, Chairman Bibb closed the first section of public comments.

**APPROVAL OF MINUTES**

**MOTION:**

Mr. Gaines moved to **approve** the February 27, 2013 Planning Commission meeting minutes as presented.

Dr. Babbitt seconded. The motion carried with a vote of 4-0. AYES: Babbitt, Bibb, Gaines and Zimmer. NAYS: None.

**PRESENTATIONS:**

*None*

**PUBLIC HEARINGS:**

**SUP 13:01 – Amy Williams and Greg Palmer** – A request for a special use permit to operate a landscaping materials supply business with respect to 4.48 acres of Tax Map 5, Section A, Parcel 61. The property is currently zoned A-1 (Agricultural, General) and is located on the eastern side of State Route 15 (James Madison Highway) approximately 500 feet south of its intersection with State Route 250

(Richmond Road). The property is located within the Columbia Election District. According to the 2009 Comprehensive Plan, the property is within the Zion Crossroads Community Planning Area.

Mr. Steve Tugwell, Senior Planner, presented this application for a special use permit to operate a landscaping materials supply business to the Planning Commission.

Mr. Greg Palmer, applicant, addressed the Planning Commission regarding the application for a Special Use Permit to operate a landscaping materials supply business.

Chairman Bibb opened the public hearing.

- Mr. Robert S. Glass, Jr., owner of the subject property, spoke in favor of the landscaping materials supply business.

With no one else wishing to speak, Chairman Bibb closed the public hearing.

The Planning Commission discussed the proposed landscaping business and the condition of the existing on-site building and how it is being improved. The Commission also discussed the building's interior well, and the applicant responded that it would be capped off. The Commission discussed the businesses plant inventory, and that the business does not have to limit their inventory to three (3) gallon plants. The Planning Commission discussed the possibility of rezoning this property, and Mr. Glass, owner of the property, said he did not want to rezone the property at this time. Mr. Payne said the County could initiate rezoning of the parcel, but that he does not recommend it if the owner does not desire the rezoning.

**MOTION:**

**Mr. Gaines moved** to **recommend approval** of SUP 13:01, a request to allow for the operation of a landscaping materials supply business with respect to 4.48 acres of Tax Map 5, Section A, Parcel 61, subject to the conditions listed below.

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance, must be submitted for review and approval.
2. The site must meet all Virginia Department of Transportation requirements.
3. The site must meet the requirements set forth by the Virginia Department of Health.
4. The property shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
5. Hours of operation shall be between 7:00 am and 7:00 pm seven (7) days a week.
6. The Board of Supervisors, or its representative, reserves the right to inspect the business for compliance with these conditions at any time.
7. Any noise generated by the activity on this site shall be limited to the maximum decibel level allowed by Sec. 15.1-9A. d. of the County Code.
8. All outdoor landscaping supply materials storage areas shall be screened from the view of public roads, rights-of-way, and adjacent properties as required by Sec. 22-24-7 3. iii of the Zoning Ordinance.
9. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Dr. Babbitt seconded. The motion carried with a vote of 4-0. AYES: Babbitt, Bibb, Gaines and Zimmer. NAYS: None.

**SITE DEVELOPMENT PLANS:**

*None*

**SUBDIVISIONS:**

*None*

**UNFINISHED BUSINESS:**

*None*

**NEW BUSINESS:**

*None*

**PUBLIC COMMENTS #2**

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

- Mr. Steve Nichols spoke with regard to the screening requirements for new and existing businesses.

With no one else wishing to speak, Chairman Bibb closed the second section of public comments.

**ADJOURN**

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of March 27, 2013 at 7:48 p.m.

Minutes recorded by Steve Tugwell.

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Barry A. Bibb, Chairman  
Fluvanna County Planning Commission