

**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Circuit Courtroom  
Fluvanna County Courts  
August 28, 2013  
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman  
Patricia Eager, Vice-Chairman  
Samuel Babbitt  
Donald Gaines  
Ed Zimmer  
Joe Chesser, Board of Supervisors Representative

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney  
Allyson Finchum, Planning Director  
Steven Tugwell, Senior Planner  
Jay Lindsey, Planner  
Heather Poole, Senior Program Assistant

**CALL TO ORDER**

Chairman Bibb called the Planning Commission meeting of August 28, 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**
  - **August 7, 2013**
    - *None*
- **Board of Zoning Appeals Actions – No August Meeting**
- **Technical Review Committee – No August Meeting**

**PUBLIC COMMENTS #1**

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

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

**APPROVAL OF MINUTES**

**MOTION:**

Ms. Eager moved to **approve** the July 24, 2013 Planning Commission meeting minutes as presented.

Dr. Babbitt seconded. The motion carried with a vote of 5-0. AYES: Babbitt, Bibb, Eager, Gaines and Zimmer. NAYS: None.

**PUBLIC HEARINGS:**

*None*

**PRESENTATIONS:**

*None*

**SITE DEVELOPMENT PLANS:**

**SDP 13:08 – Tiger Fuel Co.**

A major site development plan amendment request to rebuild the existing canopy, fuel pumps, and parking area with respect to 1.24 acres of Tax Map 17, Section 21, Parcel A. The property is zoned B-1, Business, General and is located on the northern side of Route 53 (Thomas Jefferson Parkway) at its intersection with State Route 1015 (Turkeysag Trail). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

Mr. Steve Tugwell, Senior Planner, presented the major site development plan amendment request to rebuild the existing canopy, fuel pumps, and parking area with respect to 1.24 acres of Tax Map 17, Section 21, Parcel A. Mr. Tugwell stated the applicant, as a part of the application, also requested a sidewalk variance in accordance with Section 22-23-6BB of the Zoning Ordinance.

Planning Commission members discussed on-site traffic and their concern of congestion increasing if the requested expansion occurred.

Mr. Chesser asked if the gas station would close down temporarily during construction. Mr. Miller, the applicant, stated the convenience store would continue to operate, but the gas pumps would shut down for a window of time during construction.

The applicant and engineer clarified the requested extension would add more space between the canopy and the convenience store. The Planning Commission discussed how the added space could improve traffic conditions. Mr. Chesser stated he believed the requested amendment was both positive and negative, noting there being traffic on the other side of the canopy. Chairman Bibb stated he believed the addition of four more pumps would help eliminate traffic because of added accessibility.

**MOTION:**

Ms. Eager moved to **approve** SDP 13:08, a major site development plan amendment request to rebuild the existing canopy, fuel pumps, and parking area with respect to 1.24 acres of Tax Map 17, Section 21, Parcel A.

Mr. Gaines seconded. The motion carried with a vote of 4-1. AYES: Bibb, Eager, Gaines and Zimmer. NAYS: Babbitt.

Further, Ms. Eager moved to recommend approval of the sidewalk variance in accordance with Section 22-23-6BB of the Zoning Ordinance.

Mr. Gaines seconded. The motion carried with a vote of 4-1. AYES: Babbitt, Bibb, Eager and Gaines. NAYS: Zimmer.

**SDP 13:09 – I & J Homebuilders, LLC**

A major site development plan request to construct two (2) 7,200 square foot buildings with respect to 14.771 acres of Tax Map 4, Section A, Parcel 99. The property is zoned I-1, Industrial, Limited (Conditional) and is located on the north side of Route 250 (Richmond Road) approximately 0.33 miles east of Route 627 (Zion Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

Mr. Steve Tugwell, Senior Planner, presented the major site development plan request to construct two (2) 7,200 square foot buildings with respect to 14.771 acres of Tax Map 4, Section A, Parcel 99. Mr. Tugwell informed the Planning Commission that the applicant wished to shift their office area.

Mr. Frederick Payne, County Attorney, recommended that, because there was a change from the applicant's original plan submitted, the Planning Commission should defer to make certain all changes were reflected in the application.

**MOTION:**

Dr. Babbitt moved to **defer** SDP 13:09, a major site development plan request to construct two (2) 7,200 square foot buildings with respect to 14.771 acres of Tax Map 4, Section A, Parcel 99, for the September 25, 2013 Planning Commission meeting.

Mr. Gaines seconded. The motion carried with a vote of 5-0. AYES: Babbitt, Bibb, Eager, Gaines and Zimmer. NAYES: None.

**SUBDIVISIONS:**

*None*

**UNFINISHED BUSINESS:**

*None*

**NEW BUSINESS:**

**Discussion of an Amendment to the Fluvanna County Comprehensive Plan Regarding Extension of Public Utilities**

Mr. Jay Lindsey, Comprehensive Planner, discussed the possibility of Fluvanna County allowing Louisa County to run a raw water line from Columbia to Ferncliff. Mr. Lindsey clarified there was no action being taken on this matter, but that he wanted to hold a preliminary discussion with the Planning Commission before presenting the issue to the Board of Supervisors at the September 4, 2013 meeting.

Mr. Lindsey reviewed relevant state legislation and discussed the nature of the proposed project. Mr. Lindsey also discussed the Fluvanna County's Comprehensive Plan and Zoning Ordinance in relation to the proposed raw water line.

The Planning Commission discussed estimated costs, future water storage facilities, among other issues regarding the potential raw water line.

**PUBLIC COMMENTS #2**

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

With no one 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 August 28, 2013 at 8:23 p.m.

Minutes recorded by Heather Poole.

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Barry A. Bibb, Chairman  
Fluvanna County Planning Commission