

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Courtroom
Fluvanna County Courts
December 16, 2013
7:00 p.m.**

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

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Steve Nichols, Fluvanna County Administrator
Robert Popowicz, Director of Community Development
Cheryl Wilkins, Emergency Services Coordinator
Wayne Stephens, Director of Public Works
Jason Smith, Director of Parks and Recreation
Eric Dahl, Budget Analyst
Jason Stewart, Planning and Zoning Administrator
Steven Tugwell, Senior Planner
Jay Lindsey, Planner
Heather Poole, Senior Program Assistant

CALL TO ORDER

Chairman Bibb called the Planning Commission meeting of December 16, 2013 to order at 7:00 p.m. in the Circuit Court room of the Fluvanna County Courts Building in Palmyra, Virginia. After the meeting was called to order, the Pledge of Allegiance was recited.

Mr. Robert Popowicz, Director of Community Development, introduced Fluvanna County's new Planning and Zoning Administrator, Mr. Jason Stewart.

PLANNING DIRECTOR'S REPORT

Mr. Steve Tugwell, Senior Planner, gave the monthly report to the Planning Commission.

➤ **Board of Supervisors**

○ **November 20, 2013**

- **CPA 13:01 – Fluvanna County – Comprehensive Plan Text Amendment Approved (3-2, Ullenbruch & Weaver)** to amend the Infrastructure and Land Use chapters of the Comprehensive Plan, along with any other associated changes to the plan as a result of the additions. Portions of the existing text within the Infrastructure and Land Use chapters will be replaced with new text and illustrations prepared by the Board of Supervisors. The proposed amendment to the Comprehensive Plan adjusts Land Use goals and provides new text and an illustrative map in the Infrastructure chapter in order to better reflect the Interjurisdictional Agreement regarding the James River Water Pipeline: “An Agreement between Louisa County, Virginia, Fluvanna County, Virginia, the Louisa County Water Authority, and the James River Water Authority regarding the James River Water Pipeline.” The amendment is generally consistent with other chapters of the Comprehensive Plan.
- **SUP 13:04 – Andrew & Jessica Boyle**
Approved (5-0) a request for a Special Use Permit (SUP) to allow for a Commercial Kennel with respect to 4.067 acres of Tax Map 4, Section 41, Parcel 3. The property is zoned A-1 (Agricultural, General) and is located on the south side of Richmond Road (Route 250) 0.15 miles east of its intersection with Blue Ridge Turnpike (Route 708). The property is located in the Palmyra Election District and is within the Zion Crossroads Community Planning Area.
- **SUP 13:05 - Lori L. Roberts**
Approved (5-0) a request for a Special Use Permit (SUP) to allow for a Commercial Greenhouse with respect to 3.581 acres of Tax Map 29, Section A, Parcel 89. The property is zoned A-1 (Agricultural, General) and is located on the south side of Thomas Jefferson Parkway (State Route 53) approximately 0.60 miles east of its intersection with Ruritan Lake Road (Route 619). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.
- **SUP 13:06 – Gregory Cox**

Approved (5-0) a request for a Special Use Permit (SUP) to allow for an automobile repair service establishment with respect to 10 acres of Tax Map 16, Section 14, Parcel 4. The property is currently zoned A-1 (Agricultural, General) and is located on Rock Lane, approximately 0.60 miles south of its intersection with State Route 619 (Ruritan Lake Road). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

▪ **SUP 13:07 – Brad Lee Philip Kennedy**

Approved (5-0) a request for a Special Use Permit (SUP) to allow for an automobile repair service establishment with respect to 25.422 acres of Tax Map 29, Section A, Parcel 12. The property is currently zoned A-1 (Agricultural, General) and is located on the west side of State Route 660 (Sclaters Ford Road), approximately 0.25 miles south of State Route 619 (Ruritan Lake Road). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.

➤ **Board of Zoning Appeals Actions** – *No December Meeting*

➤ **Technical Review Committee** – *No December 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 November 18, 2013 Planning Commission meeting minutes as presented.

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

PUBLIC HEARINGS:

ZMP 13:02 – Cowboys, LLC - An ordinance to amend the Fluvanna County Zoning Map with respect to 2.631 acres of Tax Map 30, Section A, Parcel 84B to rezone the same from A-1, Agricultural, General to B-1, Business, General (conditional). The affected property is located on the southeast side of Route 15 (James Madison Highway), approximately 0.18 miles northeast of Route 53 (Thomas Jefferson Parkway). The property is located in the Fork Union Election District and is within the Palmyra Community Planning Area.

Mr. Steve Tugwell, Senior Planner, presented the rezoning request to amend the Fluvanna County Zoning Map with respect to 2.631 acres of Tax Map 30, Section A, Parcel 84B to rezone the same from A-1, Agricultural, General to B-1, Business, General (conditional).

Chairman Bibb opened the public hearing.

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

Ms. Eager stated this request did meet Fluvanna County's Comprehensive Plan view of Palmyra village and would add another business which the county needs.

MOTION:

Ms. Eager moved to **recommend approval** of ZMP 13:02, an ordinance to amend the Fluvanna County Zoning Map with respect to 2.631 acres of Tax Map 30, Section A, Parcel 84B to rezone the same from A-1, Agricultural, General to B-1, Business, General (conditional).

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

FY2015 – FY2019 Capital Improvement Plan - Review and recommendation of the Capital Improvement Plan (CIP) for fiscal years 2015 through 2019 (FY2015 – FY2019), which is to be submitted in conjunction with the Fluvanna County Budget for fiscal year 2015 (FY2015). The CIP lists major construction and acquisition efforts planned for the next five (5) fiscal years, and describes proposed methods of financing for each project.

Mr. Jay Lindsey, Planner, presented the FY2015 – FY2019 Capital Improvement Plan to the Planning Commission.

Chairman Bibb opened the public hearing.

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

Chairman Bibb stated his concern over the large amount of repair projects listed and that the Planning Commission felt those projects should be seen as priority before any new projects went forward.

The Planning Commission discussed which items to prioritize in the Capital improvement Plan for FY 2015 – FY2019.

Mr. Nichols, County Administrator, Mr. Dahl, Budget Analyst and Mr. Wayne Stephens, Director of Public Works, addressed the questions presented by the Planning Commission regarding drinking water for the Fork Union Sanitary District (FUSD).

MOTION:

Mr. Gaines moved to **recommend approval** of the FY2015 – FY2019 Capital Improvement Plan (CIP) as presented, with a list of funding priorities prepared by the Planning Commission.

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

PRESENTATIONS:

None

SITE DEVELOPMENT PLANS:

None

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

ZMP 12:02 & SUP 13:02 – Hotel Street Capital, LLC

ZMP 12:02 - An ordinance to amend the Fluvanna County Zoning Map with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C (former Rivanna Resort) to rezone the subject properties from R-3 (Residential, Planned Community) with proffers to PUD (Planned Unit Development). The subject property is located within the Palmyra Election District on the western side of U.S. 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 proposed amendment would allow a maximum of 952 residential units (a mixture of single-family detached units, townhouses, and multi-family units) and 180,000 square feet of commercial space. According to the 2009 Comprehensive Plan, the property is located within the Palmyra Community Planning Area.

SUP 13:02 - 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 19, 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.

Chairman Bibb discussed his various concerns regarding the PUD application with the Planning Commission. Chairman Bibb stated his belief that portions of the application did not include sufficient information.

Mr. Nichols, County Administrator, inquired when the Planning Commission planned on making their recommendation to the Board of Supervisors. Planning Commission members discussed and decided on taking action at their meeting scheduled for January 22, 2014.

NEW BUSINESS:

None

PUBLIC COMMENTS #2

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

- Mr. Al Talley, 14307 James Madison Highway, stated he was thankful for the staff and Planning Commission's hard work. Mr. Talley also suggested rethinking where the county invests its money; and, that instead of investing so much in Pleasant Grove or water at Zion Crossroads, the county should think about investing at Ferncliff where growth is apparent.

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 December 16, 2013 at 9:41 p.m.

Minutes recorded by Heather Poole.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission