

**FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING
MINUTES
Circuit Court Room
Fluvanna County Courts
July 23, 2014
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Patricia Eager, Vice-Chair
Donald Gaines
Lewis Johnson
Ed Zimmer
Tony O'Brien, Board of Supervisors Representative

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Jason Stewart, Planning and Zoning Administrator
Steven Tugwell, Senior Planner
Jay Lindsey, Planner
Kelly Belanger Harris, Senior Program Support Assistant

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Bibb called the meeting was called to order at 7:00p.m., after which the Pledge of Allegiance was recited.

PLANNING DIRECTOR'S REPORT

Mr. Jason Stewart, Planning and Zoning Administrator, gave the monthly report to the Planning Commission.

July 2, 2014:

Update on the status of Telecommunication tower Special Use Permits.

July 16, 2014:

Deferred to August 6, 2014 - SUP 14:02 - Hotel Street Capital, LLC – A request for a special use permit to allow for major utilities in conjunction with a Master Plan Amendment of rezoning ZMP 09:02 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.

Deferred to August 6, 2014 - ZMP 14:01 – Hotel Street Capital, LLC – A Master Plan Amendment of rezoning ZMP 09:02 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 affected property is located in the Palmyra Election District on the western side of State Route 15 (James Madison Highway) and Route 644 (Friendship Road) approximately 0.25 miles north of Route 661 (Rescue Lane). The property is located in the Palmyra Election District and is within the Palmyra Community Planning Area.

Approved 5-0 - SUP 14:03 – Jeffrey Stoneman - A request for a Special Use Permit (SUP) to allow for a commercial kennel with respect to 2.631 acres of Tax Map 30, Section A, Parcel 84B. The property is zoned A-1 (Agricultural, General) and 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.

Approved 5-0 SUP 14:04 – Joyce Parr - A request for a Special Use Permit (SUP) to allow for an educational facility with respect to 6.343 acres of a portion of Tax Map 18A, Section 4, Parcel 13A. The property is zoned B-1 (Business, General) and is located on the north side of Slice Road, approximately 500 feet from its intersection with Route 600 (South Boston Road). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

Mr. Gaines questioned whether SUP14:02—Hotel Street Capital, LLC and ZMP14:01—Hotel Street Capital, LLC, could be sent back to the Planning Commission by the Board of Supervisors after the Board hears the requests on August 6, 2014.

Mr. Payne indicated that it is a possibility.

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 public comment section.

APPROVAL OF MINUTES

MOTION: Mrs. Eager moved to approve the minutes of the June 25, 2014 Planning Commission meeting as presented, which Mr. Gaines seconded. The motion carried **with a vote of 5-0-0. AYES: Bibb, Eager, Gaines, Johnson, Zimmer. NAYS: None. ABSTAIN: None.**

PRESENTATIONS:

- Cash Proffers--Mr. Jay Lindsey.

Chairman Bibb noted that this has been a yearly presentation that they have each year sent it to the Board of Supervisors.

Mrs. Eager gave kudos to Mr. Lindsey for the quality of his presentation.

SUBDIVISIONS:

- None.

SITE DEVELOPMENT PLANS:

- None.

PUBLIC HEARINGS:

- None.

UNFINISHED BUSINESS:

- Mr. Jay Lindsey presented an update on revisions to the Comprehensive Plan. Mr. Stewart indicated that Mr. Bobby Popowicz will attend the August Work Session to discuss the Economic Development chapter. Mrs. Eager posed several questions and pointed out a couple of discrepancies with the BOS and PC.

NEW BUSINESS:

- None.

PUBLIC COMMENTS #2

There being no one present to speak, Chairman Bibb passed over the second round of public comments in favor of adjourning.

ADJOURN

There being no further business, Mr. Bibb adjourned the Planning Commission meeting of July 23, 2014 at 8:34.

Minutes recorded by Kelly Belanger Harris.

Barry A. Bibb, Chairman

Fluvanna County Planning Commission