

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room--Fluvanna County Courts
May 25, 2016
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Donald Gaines
Lewis Johnson
Howard Lagomarsino

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
James Newman, Planner
Frederick Payne, Fluvanna County Attorney
Deidre Creasy, Senior Program Support Assistant

ABSENT: Tony O'Brien, Board of Supervisors Representative

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Barry Bibb, Chairman called the meeting to order at 7:00 p.m., followed by reciting the Pledge of Allegiance.

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

Board of Supervisors Actions:

May 4, 2016:

None.

May 18, 2016:

Approved 4-0-1 – SUP 16:04, Raymond Bunch– Request for a special use permit to operate a small home industry with respect to 2.04 acres of Tax Map 27, Section 10, Parcel 4. The affected property is located on the south side of Branch Road (Route 761), approximately one-third of a mile northeast of its intersection with Rolling Road South. The property is located in the Cunningham Election District and is within the Rural Preservation Planning Area.

Board of Zoning Appeals Actions:

May 10, 2016

Approved 5-0-0-BZA 16:01-Antioch Baptist Church-A request for a variance to Fluvanna County Code Sec.3-5-2, and Sec. 3-6-1 of the January 1, 1974 Zoning Ordinance to allow for the reduction of the minimum side yard building setback from a corner lot setback required from 50 feet to 20 feet, to allow for the reduction of the setback from the center line of any street from 75 feet to 50 feet, and to allow for the reduction of the minimum rear yard setback from 50 feet to 22'.6" with respect to 9.295 acres of Tax Map 26, Section A, Parcel 15. The affected property is located in the Cunningham Election District at the intersection of State Route 620 (Rolling Road South) and State Route 637 (Antioch Road).

Technical Review Committee for May 12, 2016:

ZMP 16:01 Nahor Village Amendment- A request to amend the Nahor Village Master Plan in regards to the number and type of single family dwellings, with respect to 38.11 acres of Tax Map 17, Section A,

Parcel 1F. The property is zoned R-3 Residential, and is located at the intersection of Village Boulevard and Thomas Jefferson Parkway (State Route 53). The property is located in the Cunningham Election District, and is within the Rivanna Community Planning Area.

SDP 16:06 – Lake Monticello Fire and Rescue Dept. – A site development plan request to construct an approximately 8,900 square foot building addition and associated parking, with respect to 8.19 acres of Tax Map 18, Section A, Parcel 38F. The property is zoned R-4, Residential Limited, and is located at the intersection of Slice Road and South Boston Road (State Route 600). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

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: Mr. Johnson moved to accept the minutes of the April 27, 2016 meeting as submitted, **Mr. Lagomarsino seconded. The motion carried a vote of 5-0-0. AYES: Bibb, Gaines, Johnson, Zimmer & Lagomarsino NAYS: None. ABSTAIN: None**

PUBLIC HEARINGS:

SUP 16:05-Dominion Power Virginia: Request for a special use permit to relocate a private microwave communications tower with respect to 91.05 acres of Tax Map 59, Section 7, Parcel 1. The affected property is located on Bremono Road, roughly 1 mile west of the intersection of Bremono Road and Glenarvon Drive, and is just north of the James River. The property is located in the Fork Union Election District and is within the Rural Residential Planning Area. **Planner James Newman** conducted a brief presentation and addressed the Board.

Planner James Newman Explained this is a three phase project and only one phase is being reviewed for approval tonight; the other phases will come before the Board at another time. He then conducted a brief presentation and addressed the Board.

Chairman Bibb gave the applicant a chance to speak

Applicant John Mulligan: Explained that the new cell tower will present increased service capability to Dominion as well as emergency services in the County.

Public Hearing Comments

Chairman Bibb opened the floor for the public hearing section of public comments. With no wishing to speak, Chairman Bibb closed the first public comment section.

Johnson: Advised he was familiar with the area and that the County would benefit greatly from the tower.

Motion:

Mr. Johnson moved to recommend approval of **SUP 16:05–Dominion Power Virginia**, in which **Mr. Zimmer seconded.** The motion carried **with a vote of 5-0-0. AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

SITE DEVELOPMENT PLANS:

SDP 16:05-Fluvanna Self Storage: Approval of a sketch plan for a three phase project to construct storage facilities and commercial space, in regard to 12.86 acres of Tax Map 9, Section A, Parcel 9. The subject property is located on the south side of Lake Monticello Road (State Route 618), roughly 3,000 feet west of the intersection of Lake Monticello Road and Ashlawn Boulevard.

Planner James Newman conducted a brief presentation and addressed the Board.

Chairman Bibb: Inquired about the entrance way needing to be moved to the other end of the property.

Planner James Newman: Explained that VDOT had commented during the TRC and the applicants complied with the request.

Lagomarsino: Confirmed that in the first phase the main road around the building will support emergency apparatus.

Gaines: Confirmed DEQ requirements are met in phase 1 with Engineer, Justin Shimp.

Chairman Bibb: Gave the applicant a chance to address the Board.

Zimmer: Expressed concerns in relation to sidewalk variances.

Fred Payne: Explained that this is not a use that is going to create pedestrian traffic in phase 1, the other phases will be dealt with as they come to the Board.

Administrator Stewart: Reiterated that changes will require the applicant to come back to the Planning Commission during the different phases.

Bibb: Suggested clarifications are made to explain the side walk variance in reference to phase 1.

Motion:

Mr. Gaines moved to approve of **SDP 16:05– Fluvanna Self Storage**, in which **Mr. Zimmer seconded**. The motion carried **with a vote of 5-0-0**. **AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

Motion:

Mr. Zimmer moved to approve of **SDP 16:05– Fluvanna Self Storage Side Walk Waiver**, in which **Mr. Gaines seconded**. The motion carried **with a vote of 5-0-0**. **AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

PRESENTATIONS: None

SUBDIVISIONS: None

UNFINISHED BUSINESS: None

NEW BUSINESS: Land Use Policy/Rural Preservation Discussion

Chairman Bibb: Presented an explanation on the importance of the Land Use Policy and how the land use tax works.

OLD BUSINESS: Former Town of Columbia Floodplain Protection Zoning Map Amendment

Motion:

Mr. Gaines moved to approve the Former Town of Columbia Floodplain Protection Zoning Map Amendment, in which **Mr. Lagomarsino seconded**. The motion carried **with a vote of 5-0-0**. **AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

NEW BUSINESS: None

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 public comment section.

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of May 25, 2016 at 7:31 p.m.

Minutes recorded by Deidre Creasy.