

FLUVANNA COUNTY
BOARD OF ZONING APPEALS
MINUTES

September 4, 2007

Members Present: Ms. Mary Leland, Chairman
 Mr. Harold Morris, Vice Chairman
 Mr. William Anderson
 Mr. Wendell Pollard

Members Absent: Mr. Gary Ellis

Staff Present: Mr. Bryant Phillips, Planner

CALL TO ORDER:

Ms. Leland, Chairman, called the Board of Zoning Appeals meeting of September 4, 2007 to order at 7:30 p.m.

APPROVAL OF MINUTES:

Mr. Anderson made a motion seconded by Mr. Morris to approve the minutes of the August 7, 2007 meeting as presented. The motion to approve was carried with a vote of three (3) to zero (0) to one (1). Ms. Leland abstained.

PUBLIC HEARINGS:

BZA 07:05: Southern Land Holdings, LLC: A request for a variance to Fluvanna County Code Section 22-8-8.(e) to allow for the reduction in minimum setback required from the edge of the right-of-way of an internal public access road from 30 feet to 10 feet with respect to 11.359 acres of Tax Map 18B, Section 5, Parcel 6. The affected property is located in the Rivanna Election District on Route 600 (South Boston Road) just north of its intersection with Route 618 (Lake Monticello Road). The property is zoned R-4, Residential, Limited and within the Lake Monticello Community Planning Area.

Mr. Stuart Guskind spoke as representative for this request.

Public Hearing was opened. No one spoke. Public Hearing was closed.

After some discussion the following motion was offered:

MOTION:

Mr. Anderson made a motion, seconded by Mr. Morris to ***approve*** BZA 07:05.

The motion to ***approve*** carried with a vote of three (3) to one (1). Mr. Pollard opposed.

BZA 07:08A: Palmyra Ventures, CVS: A request for a variance to Fluvanna County Code Section 22-15-3(4)(a) to allow for the increase of the maximum square footage allowed for a wall mounted sign from 135 square feet to 191 square feet with respect to 1.34 acres of Tax Map 18, Section 10, Parcel 7B. The affected property is located in the Rivanna Election District to the southeast of the intersection of Route

600 (South Boston Road) and Abby Road. The property is zoned B-1, Business, General and within the Lake Monticello Community Planning Area.

Mr. David Stevens was unable to be present for this request.

Public Hearing was opened. No one spoke. Public Hearing was closed.

After some discussion the following motion was offered:

MOTION:

Mr. Pollard made a motion to table this request, no second, motion failed.

Mr. Anderson made a motion, seconded by Mr. Morris to *deny* BZA 07:08A.

The motion to *deny* carried with a vote of four (4) to zero (0).

BZA 07:08B: Palmyra Ventures, CVS: A request for a variance to Fluvanna County Code Section 22-15-3(4)(a) to allow for the increase of the maximum square footage allowed for a wall mounted sign from 96 square feet to 159 square feet with respect to 1.34 acres of Tax Map 18, Section 10, Parcel 7B. The affected property is located in the Rivanna Election District to the southeast of the intersection of Route 600 (South Boston Road) and Abby Road. The property is zoned B-1, Business, General and within the Lake Monticello Community Planning Area.

Mr. David Stevens was unable to be present for this request.

Public Hearing was opened. No one spoke. Public Hearing was closed.

After some discussion the following motion was offered:

MOTION:

Mr. Anderson made a motion, seconded by Mr. Pollard to *deny* BZA 07:08B.

The motion to *deny* carried with a vote of four (4) to zero (0).

NEW BUSINESS:

There will be one Board of Zoning Appeals request for the October 2, 2007 meeting.

OLD BUSINESS:

None

ADJOURNMENT:

There being no further business, Mr. Anderson offered a motion, seconded by Mr. Pollard, that the Board of Zoning Appeals meeting of September 4, 2007 be adjourned at 8:00 p.m. The motion was carried by a unanimous vote.

Minutes recorded by Bryant Phillips.

Chairman Mary Leland
Fluvanna County Zoning Board of Appeals