

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room
Fluvanna County Courts
March 26, 2014
7:00 p.m.**

MEMBERS PRESENT: Donald Gaines
Lewis Johnson
Ed Zimmer

MEMBERS ABSENT: Barry Bibb, Chairman
Patricia Eager, Vice-Chairman
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

In the absence of Chair Bibb, and Vice-Chair Eager, Mr. Zimmer nominated Mr. Gaines as Acting Chair. Mr. Johnson seconded.

Acting Chair Gaines called the Planning Commission meeting of March 26, 2014 to order at 7:03 p.m. in the Circuit Court Room in Palmyra, Virginia. After the meeting was called to order, 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.

➤ **Board of Supervisors Actions:**

ZMP 13:02 – Cowboys, LLC – DENIED—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.

➤ **Board of Zoning Appeals Actions:** *No February Meeting.*

➤ **Technical Review Committee:**

March 20, 2014:

SDP 14:02 – Campbell Equipment – A site development plan request to construct a 90x36 addition and a 20x64 addition with respect to 1.849 acres of Tax Map 19, Section 11, Parcel 1. The property is zoned B-1, Business, General and is located on the east side of Route 15 (James Madison Highway) at its intersection with Route 613 (Bybees Church Road). The property is located in the Columbia Election District and is within the Rural Residential Planning Area.

PUBLIC COMMENTS #1

Mr. Gaines opened the floor for the first section of public comments.

With no one wishing to speak, Mr. Gaines closed the first section of public comments.

APPROVAL OF MINUTES

MOTION:

Mr. Zimmer moved to **approve** the minutes of the February 26, 2014 Planning Commission meeting, with Mr. Johnson seconding. The Motion carried with a vote of 3-0-0. AYES: Gaines, Johnson, Zimmer. NAYS: None. ABSTAIN: None.

PRESENTATIONS:

None

PUBLIC HEARINGS:

None

SITE DEVELOPMENT PLANS:

SDP 14:01 Fluvanna Self Storage

A site development plan request to construct a 3,500 square foot self-storage building addition. The property is zoned B-1, Business, General and is located on the northern side of Route 618 (Lake Monticello Road) approximately 0.70 miles east of Route 53 (Thomas Jefferson Parkway). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

Mr. Steve Tugwell, Senior Planner, presented the site development plan request for a 3,500 square foot self-storage building addition with respect to 5.233 acres of Tax Map 8, Section A, Parcel 30E.

Mr Johnson disclosed that he owns a self-storage facility in Fork Union; while he does not believe it is a conflict of interest, nor is he in competition with Mr. Burns, owner of Fluvanna Self Storage, Mr. Johnson felt it prudent and appropriate to disclose the information. Mr. Payne acknowledged the propriety of the disclosure and agreed that there is no conflict of interest.

MOTION:

Mr. Zimmer moved to **approve** the site development plan request for a 3,500 square foot self-storage building addition with respect to 5.233 acres of Tax Map 8, Section A, Parcel 30E.

Mr. Johnson seconded. The motion carried with a vote of 3-0-0. AYES: Gaines, Johnson, Zimmer. NAYS: None. ABSTAIN: None.

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

2013 Development Activity Report –Corrections—Mr. Jay Lindsey, Planner, presented the corrections to the 2013 Development Activity Report to the Planning Commission.

MOTION:

Mr. Zimmer moved to **accept** the 2013 Development Activity Report as the Annual Planning Commission Report.

Mr. Johnson seconded. The motion carried with a vote of 3-0-0. AYES: Gaines, Johnson, Zimmer. NAYS: None. ABSTAIN: None.

NEW BUSINESS:

None.

PUBLIC COMMENTS #2

Mr. Gaines opened the floor for the second section of public comments.

With no one wishing to speak, Mr. Gaines closed the second section of public comments.

ADJOURN

There being no further business, Mr. Gaines adjourned the Planning Commission meeting of March 26, 2014 at approximately 7:24 p.m.

Minutes recorded by Kelly Belanger Harris.

Donald Gaines, Acting Chair
Fluvanna County Planning Commission