

FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES

Circuit Court Room--Fluvanna County Courts

September 24, 2014

7:00 p.m.

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

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Steven Tugwell, Senior Planner
Jay Lindsey, Planner
Kelly Belanger Harris, Senior Program Support Assistant

ABSENT: Jason Stewart, Planning and Zoning Administrator
Donald Gaines

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.

DIRECTOR'S REPORT

1. Board of Supervisors Actions:

September 2, 2014:

None.

September 17, 2014:

Approved - SUP 14:05 – 52 Eighty Partners, LLC - Construct Telecommunications Tower – A request for a special use permit to allow for a 195 foot wireless communications tower with respect to 18 acres of Tax Map 59, Section A, Parcel 65A. The property is zoned A-1 and is located approximately 0.5 miles southwest of West Bottom Road (Route 655) on the south side of Bremono Road (Route 601). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.

Approved - SUP 14:06 – 52 Eighty Partners, LLC - Construct Telecommunications Tower – A request for a special use permit to allow for a 195 foot wireless communications tower with respect to 97.5 acres of Tax Map 53, Section A, Parcel 56. The property is zoned A-1 and is located approximately ½ mile southwest of East River Road (Route 6) on the west side of Bremono Road (Route 656). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.

Approved - SUP 14:07 – 52 Eighty Partners, LLC - Construct Telecommunications Tower – A request for a special use permit to allow for a 195 foot wireless communications tower with respect to 16.1 acres of Tax Map 22, Section A, Parcel 90C. The property is zoned A-1 and is located 0.2 miles southwest of Dogwood Drive (Route 631) on the north side of Venable Road (Route 601). The property is located in the Columbia Election District and is within the Rural Preservation Planning Area.

Approved - SUP 14:08 – Lafayette School - A request for a Special Use Permit (SUP) to allow for an educational facility with respect to 1.148 acres of a portion of Tax Map 5, Section 24, Parcel 7. The affected property is located on the north side of Zion Station Drive, approximately 400 feet northeast of Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

Approved - ZMP 14:02 – Lafayette School - An ordinance to amend the Fluvanna County Zoning Map with respect to 1.148 acres of Tax Map 5, Section 24, Parcel 7 to rezone the same from I-1, Industrial, Limited to B-1, Business, General. The affected property is located on the north side of Zion Station Drive, approximately 400 feet northeast of Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

2. Board of Zoning Appeals Actions:

No September meeting.

3. Technical Review Committee:

Pending September 25, 2014:

SDP 14:07 – Tenaska Virginia Partners, LP - A site development plan request to construct a security fence, anti-ram barrier, and a new access road with respect to 365.65 acres of Tax Map 27, Section A, Parcels 45, 46, and 47. The property is zoned A-1, Agricultural, General and is located on the south side of Branch Road (Route 621) approximately 1 ½ miles south west of Ruritan Lake Road (Route 619). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

ZMP 14:03 – I&J Homebuilders, LLC - An ordinance to amend the Fluvanna County Zoning Map with respect to 30.47 acres of Tax Map 9, Section A, Parcels 11, 11B, 11F, and 11G to rezone the same from A-1, Agricultural, General to R-3, Residential, Planned Community. The affected property is located on the south side of Lake Monticello Road (Route 618), approximately 1 ½ miles northwest of its intersection with South Boston Road (Route 600). The property is located in the Palmyra 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:

Mrs. Eager moved to approve the minutes of the August 27, 2014 Planning Commission meeting as presented, which **Mr. Zimmer seconded.** The motion carried **with a vote of 4-0-0.**

AYES: Bibb, Eager, Johnson, Zimmer. NAYS: None. ABSTAIN: None.

SITE DEVELOPMENT PLANS:

SDP 14:05—Northland Forest Products—A request to approve of a sketch plan to construct a 9,000 square foot steel-frame building with respect to 37.858 acres of Tax Map 5, Section 11, Parcel 8A. (Attachment A)The subject property is located at the terminus of Route 795 (Zion Park Road) approximately 0.28 miles south west of Route 250 (Three Notch Road).

Mr. Steve Tugwell presented a Site Development Plan to construct 9,000 square foot steel-frame building to serve as a pre-dryer for their wood forest products.

MOTION:

Mrs. Eager moved to approve SDP 14:05, a sketch site plan to construct a 9,000 square foot steel-frame building with respect to 37.858 acres of Tax Map 5, Section 11, Parcel 8A, subject to the three (3) conditions listed in the staff report. The motion passes 4-0-0. **AYES: Bibb, Eager, Johnson, Zimmer.**

NAYS: None. ABSTAIN: None.

If approved, Staff recommends the following conditions:

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, and outdoor lighting plans;

2. Meeting all applicable building codes, and erosion and sedimentation control requirements;
3. Meeting all VDOT requirements.

SUBDIVISIONS:

- None.

PUBLIC HEARINGS:

- None.

PRESENTATIONS:

- None.

UNFINISHED BUSINESS: Comprehensive Plan Update Review

Mr. Jay Lindsey, Planner, presented an update on revisions to the Comprehensive Plan. Awaiting input from Department and Agency heads, Mr. Lindsey recommended deferring discussion until hearing back from the appropriate agencies and departments. Mr. Lindsey proposed meeting dates for Comprehensive Plan updates for the Public; Commissioners will respond with availability.

NEW BUSINESS:

Discussion regarding rural cluster subdivisions.

PUBLIC COMMENTS #2

Chairman Bibb opened the second opportunity for Public Comments. There being no one present to speak, Chairman Bibb closed the second round of Public Comments.

ADJOURN

There being no further business, Mr. Bibb adjourned the Planning Commission meeting of September 24, 2014 at 7:47p.m.

Minutes recorded by Kelly Belanger Harris.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission