

**FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES**

**Circuit Court Room--Fluvanna County Courts**

**October 22, 2014**

**7:00 p.m.**

**MEMBERS PRESENT:** Barry Bibb, Chairman

Patricia Eager, Vice-Chair

Donald Gaines

Lewis Johnson

Tony O'Brien Board of Supervisors Rep (7:15)

**ALSO PRESENT:** Jason Stewart, Planning and Zoning Administrator

Frederick Payne, Fluvanna County Attorney

Steven Tugwell, Senior Planner

Jay Lindsey, Planner

Deidre Creasy, Senior Program Support Assistant

Kelly Belanger Harris, Clerk to the Board

**ABSENT:**

Ed Zimmer

**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. Stewart)**

**1. Board of Supervisors Actions:**

➤ October 1, 2014: None.

➤ October 15, 2014: None.

**2. Board of Zoning Appeals Actions:**

- **Approved 5-0 BZA 14:01 - V. B. Real Estate**: A request for a variance to Fluvanna County Code Section 22-11-5. (b) To allow for the reduction of the minimum parking setback required from 25 feet to 18 feet with respect to 6.381 acres of Tax Map 5, Section 20, Parcel 4. The affected property is located in the Columbia Election District on the south side of State Route 250 (Richmond Road) approximately .60 miles northwest of its intersection with State Route 15 (James Madison Highway). The property is zoned I-1, Industrial, Limited, and is within the Zion Crossroads Community Planning Area.

**3. Technical Review Committee:**

October 7, 2014

- **SUB 14:20 – Fluvanna County Habitat for Humanity - Rural Cluster Subdivision** – An A-1 major rural cluster subdivision request with respect to 64.154 acres of Tax Map 18, Section A, Parcel 46. The applicant is proposing 27 building lots with one open space lot. The affected property is located at the southeast side of South Boston Road (Route 600), approximately .85 miles northeast of its intersection with Thomas Jefferson Parkway (Route 53). The property is in the Palmyra Election District and 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 September 24, 2014 Planning Commission meeting as presented, which **Mr. Johnson seconded**. The motion carried **with a vote of 3-0-1**.

**AYES: Bibb, Eager, Johnson. NAYS: None. ABSTAIN: Gaines.**

## **SITE DEVELOPMENT PLANS:**

**SDP 14:07-Tenaska Virginia Partners, LP-** A site development plan to construct an improved security fence, install an anti-ram barrier, and construct a new access road with respect to a portion of 365.65 acres of Tax Map 27, Section A, Parcels 45, 46, and 47. The property is located on the south side of Branch Road (Route 761) 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.

Senior Planner, Steve Tugwell presented the plan and no one had any questions.

### **Motion:**

**Mrs. Eager moved** to **approve** SDP 14:07, a sketch site plan to construct an improved security fence, install an anti-ram barrier, and construct a new access road with respect to a portion of 365.65 acres of Tax Map 27, Section A, Parcels 45, 46, and 47, subject to the conditions listed in the staff report. Mr. Gaines Seconded the motion and it carried with a **vote of 4-0-0** **AYES: Bibb, Eager, Johnson, and Gaines. NAYS: None. ABSTAIN: None**

## **Public Hearings**

**ZMP 14:03 I & J Homebuilders, LLC-** An ordinance 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).

Senior Planner, Steve Tugwell presented the plan and advised that the applicants were in attendance to answer any questions; no one had any questions for Mr. Tugwell.

Mr. Justin Shimp, Project Engineer: Vision for the property: A playground, ball field, trail, each home having their own driveway and parking, front yard space, roads assessable for fire/rescue, cutting down a minimal amount of trees, each house 60 feet from the property line and a diversity of housing.

Mr. Gaines: What is the estimated build out time? (*Mr. Shimp was unsure and could not give an exact answer or approximation*)

Mr. Bibb: Established with Mr. Shimp that there are 48 livable units, also wanted to know the impact on traffic in regards to the area becoming a commercial and residential area versus just a residential area. Shimp advised no significant impact of traffic between the two.

Mrs. Eager: Established with Mr. Shimp that the Homeowner association will maintain the grounds and the roads

Mr. Bibb: Established with Mr. Shimp that the applicants will comply with all of VDOT recommendations

Mrs. Eager: Established with Mr. Shimp that there will be some sort of consistency with the houses that are placed beside each other, however they can be different

Chairman Bibb opened the Public Hearing and invited any citizens who wished to speak to do so.

Vivian C., 9 Glenburnie Rd, Expressed concerns about the transmission line of the water and sewer. The citizen advised that the pump area where the water is coming from stinks and her concern is that with

48 more units pumping sewage into the pump station the smell will be worse. She also expressed that she wants the trees in the area to remain there because they serve as a barrier from the subdivision to Glenburnie and would inhibit people who don't live in the lake from using the resources without paying dues. Another reason that she wants the trees to remain in the area is because they serve as a corridor for the animals.

Catherine Nealy, 4 Royal Ct (GM of Lake Monticello Homeowner's Association). Mrs. Nealy's concern is what is going to happen with the storm water management in regards to waste running into the Lake Monticello area. Also she advised that she wishes for the residential areas to remain A1, (Agricultural) Melanie Stuart, 21 Glenburnie, Mrs. Stuart inquired why there isn't an acceleration and deceleration lane planned at the location? Also why are there more commercial properties needed when Crofton Plaza is so close?

Steven Watkins, 671 Jefferson Dr., Mr. Watkins advised that his property is close to the new development, and he originally brought his home because of the trees around it and doesn't want to see the greenery damaged.

Mr. Shimp explained that \$5,000-6,000 will be given per lot towards connecting to the pump station. He also stated that he will leave all the green space in the sketch untouched and clear only what is needed for the project. Shimp similarly pointed out designated nature areas and the fact that citizens who care about the trees should be against A1 because the trees can be cut for logging purposes. However, if the trees are cut under the ZMP 14:03 the county can deem the act a zoning violation. The water will come from storm water ponds on the property.

Chairman Bibb closed the Public Hearing and opened the floor to discussion among the Planning Commission.

Mrs. Eager: Why not have a state maintained road? Mr. Shimp advised because of the split road and VDOT not having to maintain more roads than they have to. Also so the community would rather have a more "intimate" type road rather than a highway in their neighborhood.

**Motion:**

**Mrs. Eager moved** that the Planning Commission **recommend approval** of the attached ordinance for ZMP 14:03, a request 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. Mr. Johnson seconded the motion and it carried with a **vote of 4-0-0 AYES: Bibb, Eager, Johnson and Gaines. NAYS: None. ABSTAIN: None**

**PRESENTATIONS:**

- None.

**SUBDIVISIONS:**

- None.

**UNFINISHED BUSINESS: Comprehensive Plan Update Review**

Mr. Jay Lindsey, Planner, presented an update on revisions to the Comprehensive Plan.

- The Transportation chapter has been reviewed and approved by VDOT
- The Education and Public Safety Chapter is out (The school budget comes out this month and the Emergency Services Coordinator is working with the Fluvanna County Sheriff's Office to get the public safety chapter worked out)

**Suggestions and topics from the meetings yesterday (Fork Union, Zion's Cross Roads and Palmyra):**

- Making lots larger in the county in rural areas
- Putting a cap on the population, which is not feasible (addressing the carrying capacity of the county)

- Looking at Fork Union to see if it can be rezoned to be made smaller
- The idea of an Architectural Review board was discussed and why it was not advisable at this time. Citizens also suggested architectural guidelines being placed in the applications for certain types of developments
- Fire code standards and the codes relationship to the comprehensive plan: Specifically, should there be specific fire code standards in the comprehensive plan and in the building code?
- Citizens were presented suggested CPA shape for Zion Cross roads and Palmyra and the citizens seemed pleased.
- Themes that stuck out with county citizens: preserving the county's rural character, development in the community planning areas, economic development with the goals of relieving the tax burden on citizens and addressing the growing and aging population.

**Mr. Bibb:** The comprehensive review plans goals and objectives need to be reviewed.

**Mrs. Eager:** The comprehensive plan needs to be condensed and the historical portion as well as the information in the beginning of the goals and objectives needs to be removed.

**NEW BUSINESS:**

Next work session the C.I.P and the Comprehensive plan will be discussed and in lieu of the holiday the next meeting will be Monday, November 24<sup>th</sup>.

**PUBLIC COMMENTS #2**

Chairman Bibb opened the second opportunity for Public Comments.

There being no one wishing 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 October 22, 2014 at 8:05 p.m.

Minutes recorded by Deidre Creasy, Senior Program Assistant.

---

Barry A. Bibb, Chairman  
Fluvanna County Planning Commission