

FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES

Circuit Court Room--Fluvanna County Courts

November 24th, 2014

7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Patricia Eager, Vice-Chair
Donald Gaines
Lewis Johnson
Ed Zimmer

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

ABSENT: Tony O'Brien Board of Supervisors Rep

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Bibb called the meeting 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:

➤ **November 5, 2014: None.**

➤ **November 19, 2014:**

ZMP 14:03 – I&J Homebuilders, LLC Deferred until December 17, 2014 Board of Supervisors meeting - 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.

2. Board of Zoning Appeals Actions: Upcoming Board Meeting **December 2, 2014**

BZA 14:02 – JWS Enterprises LLC: An appeal of a zoning determination by the Zoning Administrator under Fluvanna County Code Section 22-18-1-7, that the appellant is in violation of Fluvanna County Code Sections 22-19-2 and 22-4-2.1, 22-4-2.2 and 22-22-1 at the property located at Tax Map parcels 3 (A) 31 & 32. The affected property is located in the Palmyra Election District northeast of Union Mills Road on Route 16. The subject property is zoned A-1, Agricultural, General.

BZA 14:03 – JWS Enterprises LLC: An appeal of a zoning determination by the Zoning Administrator under Fluvanna County Code Section 22-18-1-7, that the appellant is in violation of Fluvanna County Code Sections 22-19-2 and Section 22-17-9 at the property located at Tax Map parcels 51A-A-22. The affected subject property is located in Fork Union Election District at 4985 James Madison Highway Fork Union, VA 23055. The subject property is zoned B-1, Business, General and is located in the Fork Union Community Planning Area.

3. Technical Review Committee: NONE

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 October 22, 2014 Planning Commission meeting as presented, which **Mr. Gaines seconded**. The motion carried **with a vote of 4-0-1**.

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

SITE DEVELOPMENT PLANS: None

SUBDIVISIONS:

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.

Frederick Payne advised the committee before Senior Planner, Steve Tugwell presented the plan that he has represented the applicant on a matter unrelated to SUB 14:20 approximately 10 years ago and that there was no conflict of interest.

Senior Planner, Steve Tugwell presented the plan and advised that the applicants were in attendance to answer any questions

Mr. Bibb advised that his only concern was that the items discussed by V.D.O.T, the fire department and the department of forestry were complied with.

Senior Planner, Steve Tugwell advised that the planning commission will distribute a preliminary plat to the agencies mentioned for their comments and concerns to be addressed.

Mr. Bibb gave the applicant an opportunity to speak

Mike Hines (applicant): Established that the property would be used for Habitat for Humanity homes in Cedar Ridge, called Houchen's Place. The applicant stated that he was very excited about the project. He established that the homes would be entered in the Earth Craft certification program because of a previous lack of energy efficient homes and all homes will be financed through the USDA. The application process consists of a financial university class that teaches applicants how to budget and helps to improve their credit score to a required minimum of 640. In addition, 150 hours of sweat equity is required for each adult and half of the sweat equity will be education. The applicant will also later propose a recreation area completed with a basketball court and a picnic area.

Bibb: Mr. Houchens is distant cousin of his however he doesn't know him (**Fred Payne advised no conflict of interest**)

Gaines: Directed that approximately 7 or 8 months ago he was contacted to video document the process of one particular applicant going into the Cedar Ridge subdivision and was a lender with a bank that has close ties with Habitat for Humanity. (**Fred Payne advised no conflict of interest**)

Eager: established with the applicant that there will be 8 lots sold on the open market, VDOT and the fire department standards will be followed and sections around the house will be cleared. Eager also questioned lot 16, if it was a buildable area and the applicant advised that it was enough room to build on the lot.

MOTION:

Mrs. Eager moved to accept the SUB 14:20 – Fluvanna County Habitat for Humanity - Rural Cluster Subdivision, which **Mr. Zimmer seconded**. The motion carried **with a vote of 5-0-0. AYES: Bibb, Eager, Johnson, Gaines, Zimmer NAYS: None. ABSTAIN: None**

Public Hearings

A proposed Capital Improvement Plan (CIP) for fiscal years 2016 through 2020 (FY2016 – FY 2020) has been prepared by County Staff (County Administration, Parks & Recreation, Public Schools, Public Works, Sherriff's Office, Fire & Rescue, etc.).

Planner Jay Lindsey presented the plan that is 24 projects submitted by several county agencies with the total cost being \$22,960,504. Eight projects were identified by the planning commission as essential to the 2016 fiscal year totaling \$3,292,698 paid for by cash, grants, borrowing and other sources. The list of items is as follows:

1. Information technology: County and Sheriffs new phone system
2. Parks and Rec: Pleasant Grove Multi-Purpose Structure, Farmers Market
3. Parks and Rec: Heritage Museum
4. Sheriff: Evidentiary cameras
5. E911: Server consolidation& disaster recovery project
6. Fire/Rescue: Personal protective equipment replacement
7. Fire/Rescue: Wireless Link upgrade
8. School: Computer Technology infrastructure replacement

Mr. Bibb: The computer technology should go in the regular budget and not in the C.I.P and expressed questions why the school did not plan for this.

Mrs. Eager: Expressed concerns that the county will not get credit for the amount of money that is spent in the C.I.P instead of the operational budget. She advises that she conducted research and some schools budget for those expenses from operational instead of the C.I.P. She also stated that it would make the county look like they don't do enough for the schools if money was pulled from the C.I.P instead of the operational budget.

Zimmer: Expressed concerns similar to Bibb

Steve Nichols: Chimed in as a side bar and advised that he planned to make this issue a concern to the board

Mrs. Eager: Asked Mr. Nichols what were the schools reasoning for budgeting this way?

Steve Nichols: He explained the school believed it increased visibility within the school system and added that there needs to be a clear definition of proffers and what they can be used for. This information needs to be put together formally.

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.

MOTION:

Mr. Gaines moved to remove the computer technology infrastructure replacement section out of the proposed Capital Improvement Plan (CIP) for fiscal years 2016 through 2020 (FY2016 – FY 2020), which **Mrs. Eager seconded**. The motion carried **with a vote of 5-0-0. AYES: Bibb, Eager, Johnson, Gaines, Zimmer NAYS: None. ABSTAIN: None**

MOTION:

Mr. Gaines moved to recommend the approval of the proposed Capital Improvement Plan (CIP) for fiscal years 2016 through 2020 (FY2016 – FY 2020), as modified by the previous vote with a list of priorities prepared by the Fluvanna County Planning Commission, which **Mrs. Eager seconded**. The motion carried **with a vote of 5-0-0. AYES: Bibb, Eager, Johnson, Gaines, Zimmer NAYS: None. ABSTAIN: None**

PRESENTATIONS:

➤ None.

UNFINISHED BUSINESS:

The Comprehensive plan- Mr. Bibb established this item be discussed at a work session in December and advised to express the comprehensive plan items in an email and send it to the members.

NEW BUSINESS: NONE

PUBLIC COMMENTS #3

Chairman Bibb opened the third 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 November 24th, 2014 at 7:53 p.m.

Minutes recorded by Deidre Creasy, Senior Program Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission