

**FLUVANNA COUNTY PLANNING COMMISSION**  
**2016 ORGANIZATIONAL and**  
**REGULAR MEETING MINUTES**  
**Circuit Court Room--Fluvanna County Courts**  
**January 27, 2016**  
**7:00 p.m.**

**MEMBERS PRESENT:** Barry Bibb, Chairman  
Donald Gaines – (arrived @ 7:11)  
Lewis Johnson  
Howard Lagomarsino  
Tony O'Brien, Board of Supervisors Representative

**Absent:** Ed Zimmer, Vice Chairman

**ALSO PRESENT:** Jason Stewart, Planning and Zoning Administrator  
Steven Tugwell, Senior Planner  
James Newman, Planner  
Frederick Payne, Fluvanna County Attorney  
Joann Rawls, Senior Program Support Asst. (TMP)

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Planning and Zoning Administrator, Jason Stewart, called the meeting to order at 7:03p.m., after which the Pledge of Allegiance was recited.

**2016 Organizational Meeting of the Fluvanna County Planning Commission**

➤ **Election of Chairman**

Mr. Johnson moved to elect Barry Bibb as Chairman of the Fluvanna County Planning Commission for the 2016 calendar year. Mr. Lagomarsino seconded the motion and the vote carried with a vote of 3-0-0.

➤ **Election of Vice Chairman**

Mr. Johnson moved to elect Ed Zimmer as Vice Chairman of the Fluvanna County Planning Commission for the 2016 calendar year. Mr. Lagomarsino seconded the motion and carried by a vote of 3-0-0.

➤ **Selection of Dates for the Commission Meetings**

Mr. Lagomarsino moved to accept the selected dates of the Fluvanna County Planning Commission meetings for the 2016 calendar year. Mr. Johnson seconded and the motion carried by a vote of 3-0-0

➤ **Resolution entitled "Organizational Meeting of the Fluvanna County Planning Commission 2016"**

On a motion by Johnson, seconded by Lagomarsino and carried by a vote of 3-0-0

The "Organizational Meeting of the Fluvanna County Planning Commission 2016" resolution was adopted.

➤ **Adoption of the Planning Commission By-Laws and Rules of Procedure**

Mr. Lagomarsino moved to adopt the Fluvanna County Planning Commission By-Laws and Rules of Procedure for 2016 as is. Mr. Johnson seconded the motion and the carried by a vote of 3-0-0.

***\*Mr. Donald Gaines entered the meeting at this point and participated in voting thereafter\****

**PLANNING DIRECTOR'S REPORT (Mr. Stewart)**

1. Board of Supervisors Actions:

➤ January 6, 2016: None

➤ January 20, 2016:

**Approved - SUP 15:11 – James River Water Authority** – A request for a special use permit to allow for major utilities with respect to the construction of a raw water supply system which includes a raw water intake and pump station at the subject properties denoted by Tax parcel Numbers: 53-A-62, 53-A-62C, 53-A-61, 53-11-5, 53-11-19, and 61A-4. The properties are currently zoned A-1 (Agricultural General) and the properties are located in the Columbia and Fork Union Election Districts and encompass approximately 330 acres. The proposed raw water intake and pump station structures will encompass approximately 2 acres.

**Approved - SUP 15:12 – Louisa County Water Authority** – A request for a special use permit to allow for major utilities with respect to the construction of a raw water pipeline from near Route 6 along the James River north to the Louisa County and Fluvanna County border. The properties are currently zoned A-1 (Agricultural General) and the properties are located in the Columbia & Fork Union Election Districts. The Tax Parcel Numbers of the properties affected by the proposal are as follows: 67-12-A3, 14-9-4, 14-A-14, 14-A-20A, 14-A-14A, 14-A-13, 14-A-20, 23-A-51, 23-A-61, 23-A-50, 23-A-62, 23-12-D, 23-12-A, 23-A-66, 23-A-67, 23-A-72B, 23-A-70, 23-A-96, 23-A-97, 23-A-99, 23-A-101, 23-A-102, 23-A-103, 23-A-37, 23-A-36E, 23-A-36A, 34-A-2, 34-A-4, 34-3-A, 34-3-B1, 34-3-B3, 34-3-C, 34-3-C1, 34-3-B2, 34-2-A, 34-A-17, 34-A-16, 34-A-18, 34-1-1, 34-1-3, 34-1-5, 34-1-4, 33-A-30A, 44-A-46, 44-A-46A, 44-3-1, 44-3-2, 44-2-3, 44-2-5, 44-2-4, 44-2-2, 44-2-1, 44-A-15, 44-A-17, 44-A-18, 44-A-31, 44-1-2, 44-1-3B, 54-A-10A, 54-A-14A, 54-1-1A, 54-6-C, 54-1-1, 54-2-1, 54-A-41, 54-A-43, 54-11-Z, 54-11-Y, 54-11-X, 53-11-27, 53-11-26, and 53-11-19.

2. Board of Zoning Appeals Actions:

*No January meeting.*

3. Technical Review Committee:

**Approved - SUP 15:11 – James River Water Authority** – A request for a special use permit to allow for major utilities with respect to the construction of a raw water supply system which includes a raw water intake and pump station at the subject properties denoted by Tax parcel Numbers: 53-A-62, 53-A-62C, 53-A-61, 53-11-5, 53-11-19, and 61A-4. The properties are currently zoned A-1 (Agricultural General) and the properties are located in the Columbia and Fork Union Election Districts and encompass approximately 330 acres. The proposed raw water intake and pump station structures will encompass approximately 2 acres.

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(Approval of Minutes delayed until arrival of Commissioner Gaines)

**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.

**PUBLIC HEARINGS:** None

**PRESENTATIONS:**

**Senior Planner Steve Tugwell** conducted a brief presentation and addressed the Board.

**SITE DEVELOPMENT PLANS:**

**SDP 15:19 – Ja-Zan, LLC** - A site development plan request to construct a 20,000 square foot warehouse building with respect to 1.463 acres of Tax Map 5, Section 24, Parcel 8. The property is zoned I-1, Industrial, Limited and 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.

Questions ensued regarding the need for sidewalks. Explanation: No other sidewalks have been installed on the cul-de-sac; therefore sidewalks should not be installed on this property.

**Motion:**

Mr. Gaines moved to recommend approval of SDP 15:19 – Ja-Zan, LLC, and seconded by Mr. Johnson. The motion carried with a vote of 3-0-1: Ayes, Bibb, Johnson, Gaines, NAYS: None. Abstain, Lagomarsino

**SUBDIVISIONS:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**OLD BUSINESS:**

**Senior Planner Steve Tugwell** conducted a brief presentation and addressed the Board.

**ZMP 15:06 – Gardner Trust** - An ordinance to amend the Fluvanna County Zoning Map with respect to 13.4 acres of Tax Map 9, Section A, Parcel 9 to rezone the same from A-1, Agricultural, General to B-1, Business, General (conditional). The affected property is located on the south side of State Route 618 (Lake Monticello Road) approximately ½ mile northwest of its intersection with Ashlawn Boulevard (The Main Gate to Lake Monticello). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

**Commission comments and discussion:**

Mr. Bibb referenced his comments from the December 14, 2015 meeting siting other possible options for use of this property. No further commissioners comments.

**MOTION:**

**Mr. Gaines moved to** recommend approval of ZMP 15:06 – Gardner Trust, seconded by Mr. Lagomarsino. The motion carried with a vote of 3-0-1: Ayes, Bibb, Gaines, NAYS: None. Abstain, Johnson.

**NEW BUSINESS:** None

**PUBLIC COMMENTS #2**

Chairman Bibb opened the floor for the second section of public comments.

With no one wishing to speak, Chairman Bibb closed the second public comment section.

**APPROVAL OF MINUTES:**

**Mr. Johnson moved to accept the minutes of December 14, 2015, Mr. Gaines seconded. The motion carried with a vote of 3-0-1 (Mr. Lagomarsino not voting).**

**ENGINEERING REPORT:**

Justin Shimp, Shimp Engineering, gave an update on the Round-About to be constructed at the intersection of Highway 15 and 53.

**ADJOURN**

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of January 27, 2016 at 7:36 p.m.

Minutes recorded by Joann Rawls

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Barry A. Bibb, Chairman  
Fluvanna County Planning Commission

Approved