

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

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Donald Gaines (7:04 P.M.)
Lewis Johnson
Howard Lagomarsino
Tony O'Brien, Board of Supervisors Representative (7:11 P.M.)

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
James Newman, Planner
Frederick Payne, Fluvanna County Attorney
Deidre Creasy, Senior Program Support Assistant

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Barry Bibb, Chairman called the meeting to order at 7:00 p.m., followed by reciting the Pledge of Allegiance.

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

Board of Supervisors Actions:

April 6, 2016:

None.

April 20, 2016:

Approved – SUP 16:03– *A request for a Special Use Permit (SUP) to operate a small home industry with respect to 2 acres of Tax Map 11, Section 13, Parcel 8. The property is zoned A-1, Agricultural, General, and is located on the west side of Bybees Church Road (Route 613), approximately one-half mile northeast of its intersection with Barnaby Road. The property is located in the Columbia Election District and is within the Rural Residential Planning Area.*

Board of Zoning Appeals Actions:

April meeting cancelled and rescheduled for May.

Technical Review Committee for April 14, 2016:

SUP 16:05 - Dominion Power Communications Tower- *A request to relocate a private microwave communications tower with respect to 87.82 acres of Tax Map 59, Section 6, Parcels 1 and 2. The property is zoned I-1 Industrial, and is located on Bremo Road, roughly 4,000 ft. east of the intersection with Route 15, and is adjacent to the James River. The property is located in the Fork Union Election District and is within a Rural Residential Planning Area.*

SDP 16:05 – Fluvanna Self Storage – *A site development plan request to construct a series of self-storage buildings roughly 30 ft. wide with various lengths, with respect to 13.4 acres of Tax Map 9, Section A, Parcel 9. The property is zoned B1, Business General, and is located on Lake Monticello Road, approximately 3000 t. west of the intersection with Ashland Blvd. 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: Mr. Zimmer moved to accept the minutes of the March 23, 2016 meeting as submitted, **Mr. Johnson seconded. The motion carried a vote of 4-0-0. AYES: Bibb, Johnson, Zimmer & Lagomarsino NAYS: None. ABSTAIN: None**

****Mr. Gaines entered the meeting at this time and participated in voting thereafter****

PUBLIC HEARINGS:

SUP 16:04 – Raymond Bunch – A request for a Special Use Permit (SUP) to operate a small home industry with respect to 2.04 acres of Tax Map 27, Section 10, Parcel 4. The property is zoned A-1, Agricultural, General, and is located on the south side of Branch Road (Route 761), approximately one-third of a mile northeast of its intersection with Rolling Road South. The property is located in the Cunningham Election District and is within the Rural Preservation Planning Area.

Planner James Newman conducted a brief presentation and addressed the Board.

Chairman Bibb: Gave the applicant a chance to address the Board.

Applicant Alan Crummette: Spoke and explained the nature of the brewery.

Zimmer: Inquired about the hours of operation.

Applicant Alan Crummette: Explained the hours of operation are from 9am to 6pm.

Lagomarsino: Confirmed with the applicant what production would be done on site.

Public Hearing Comments

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

Patricia Eager-Mechunk Creek Dr.: Explained the applicants may want to extend their hours of operation due to having a primary job so they would have flexibility with brewing.

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

Zimmer: Offered clarification to Mrs. Eager's statement.

Applicant: Explained that he and his partner are only interested in brewing during the proffered hours.

Zimmer: Clarified and reiterated Mrs. Eager's suggestions with the applicant.

Applicant Alan Crumette: Declined time alteration suggestions.

Motion:

Mr. Gaines moved to recommend approval of SUP 16:04–Raymond Bunch, in which **Mr. Lagomarsino seconded. The motion carried with a vote of 5-0-0. AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

SITE DEVELOPMENT PLANS:

SDP 16:02 – CVEC- Approval of a sketch plan for two (2) phases to construct an office building, four parking lots, a truck bay, and a warehouse, with respect to 41.81 acres of Tax Map 10, Section A, Parcel 32. The subject property is located on the west side of James Madison Highway (Route 15), at the intersection of Cooperative Way, approximately 2,300 feet south of the intersection of James Madison Highway (Route 15) and Union Mills Road (Route 616).

Chairman Bibb: Gave the applicant a chance to address the Board.

Applicant: Came forward and ask the Board if they had any questions regarding the Site development plan.

O'Brien: Inquired about any changes in operations.

Applicant: Explained the site is one of the largest and needs to expand.

Planner James Newman conducted a brief presentation and addressed the Board.

Motion:

Mr. Zimmer moved to approve of SDP 16:02– CVEC, in which **Mr. Gaines seconded**. The motion carried **with a vote of 5-0-0. AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

PRESENTATIONS:

-Development Activity Report presented by Planner James Newman

Fred Payne: Offered clarification on growth percentages in rural areas of the Development Activity Report.

Chairman Bibb: Concurred

Motion:

Mr. Gaines moved to approve the 2016 Development Activities Report, in which **Mr. Johnson seconded**. The motion carried **with a vote of 5-0-0. AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

SUBDIVISIONS: None

UNFINISHED BUSINESS: None

NEW BUSINESS: None

OLD BUSINESS: None

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.

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of April 27, 2016 at 7:28 p.m.

Minutes recorded by Deidre Creasy.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission