



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building
July 27, 2016 at 7:00 pm

TAB AGENDA ITEMS

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE

3 - DIRECTOR'S REPORT

4 - PUBLIC COMMENTS #1 (3 minutes each)

5 - APPROVAL OF MINUTES

Minutes of June 22, 2016

6 - PUBLIC HEARINGS

ZTA 16:02: An ordinance to amend and reenact Chapter 19, Article 9 of the Fluvanna County Code by certain amendments to Sections and Subsections 19-9-6, thereof, amending and reenacting the Fluvanna County Subdivision Ordinance to conform to the current enabling legislation, as amended.

SUP 16:06 Silver Lining Flowers LLC - A request for a special use permit to operate a commercial greenhouse, with respect to 35.26 acres of Tax Map 40, Section 19, Parcel D. The property is located south of Haden Martin Road (State Route 640), approximately one mile north-east of the intersection of Haden Martin Road and Forest Glen Lane. The parcel is zoned A1. The parcel is within a Rural Preservation Planning Area and the Fork Union Election District.

SUP 16:07 Sycamore Square - A request for a special use permit to operate an assisted living facility, with respect to 3.36 acres of Tax Map 9, Section A, Parcel 14. The property is located at the intersection Ashlawn Boulevard and Lake Monticello Road (State Route 618). The parcel is zoned R-3. The parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

ZMP 16:01– Nahor Village Amendment- A request to amend the Nahor Village Master Plan in regards to the number and type of single family dwellings, with respect to the entirety of Nahor Village, centered around 2.84 acres of Tax Map 17, Section A, Parcel 1F. The property is zoned R-3 Residential, and is located at the intersection of Village Boulevard and Thomas Jefferson Parkway (State Route 53). The property is located in the Cunningham Election District, and is within the Rivanna Community Planning Area.

ZMP 16:02 Rivanna Heights Rezoning-A request to rezone from A-1, Agricultural General, to R-3, Residential Planned Community, with respect to 13.81 acres of Tax Map 18, Section A, Parcel 10. The property is located on South Boston Road, roughly 1,000 feet south of the intersection of South Boston Road (State Route 600) and Lake Monticello Road (State Route 618). The parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

7 - PRESENTATIONS

None

8 - SITE DEVELOPMENT PLANS

SDP 16:08: A site development plan request to construct a 250' self-supported lattice tower, with a 12'x16' pre-fabricated concrete shelter, with respect to 100.288 acres of Tax Map 40, Section A, Parcel 16. The property is zoned A-1, Agricultural General, and is located approximately a half-mile from the intersection of West River Road (State Route 6) and Goldmine Road (State Route 671). The property is located in the Fork Union Election District and is within a Rural Preservation Planning Area.

SDP 16:09: A Site Development Plan to construct a 300 foot tall self-support lattice tower and peripheral ground-equipment with respect to a portion of 7.6 acres of Tax Map 43, Section A, Parcel 2, subject to the three (3) conditions listed in the staff report. The property is located in the Fork Union Election District and is within a Rural Preservation Planning Area.

9 - SUBDIVISIONS

-None

10 - UNFINISHED BUSINESS

-None

11 - NEW BUSINESS

-None

12 – OLD BUSINESS

-None

13 - PUBLIC COMMENTS #2 (3 minutes each)

14 - ADJOURN

Planning/Zoning Administrator Review

PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.

*For the Hearing-Impaired – Listening device available in the Board of Supervisors Room upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 591-1910.*

2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman and/or the County Planner shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

Fluvanna County Planning Commission PUBLIC HEARING RULES OF PROCEDURE

1. Purpose:

The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action. A hearing is not a dialog or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.

2. Speakers:

- Speakers should approach the lectern so they may be visible and audible to the Commission.
- Each speaker should clearly state his/her name and address.
- All Comments should be directed to Commission.
- Each speaker is limited to three minutes and time may not be donated from other audience members.
- All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion. Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
- Speakers with questions are encouraged to contact County staff prior to the public hearing.
- Speakers should be brief and avoid repetition of previously presented comments.
- County residents and taxpayers may be given priority in speaking order.

3. Action:

At the conclusion of the public hearing on each item, the Chairman will close the public hearing. The Commission will proceed with its deliberations and will act on or formally postpone action on such item prior to proceeding to other agenda items. Further public comment after the public hearing has been closed generally will not be permitted.