

FLUVANNA COUNTY PLANNING COMMISSION **WORK SESSION MEETING
MINUTES**

Circuit Court Room--Fluvanna County Courts

September 28, 2016

6:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
Brad Robinson, Senior Planner
James Newman, Planner
Stephanie Keuther

Absent: Tony O'Brien, Board of Supervisors Representative
Donald Gaines
Howard Lagomarsino

Open the Work Session: (Mr. Barry Bibb, Chairman)
Pledge of Allegiance
Moment of Silence

Planning Director:
None

Public Comments:
None

ZMP 16:02 – Rivanna Heights rezoning updates

Mr. Newman made a brief presentation on a revised 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. This item was last heard by the Planning Commission on August 24, 2016 and was deferred due to concerns of road access.

Applicant: Some of the main concerns when we were previously here were about having a turnaround or crossover so that someone forgetting something would be able to go back to their home while still within the proposed subdivision. Vdot has a requirement of 225ft before you that you can see before you.

I talked to VDOT about doing one way traffic, and there is still one way until it hits traffic circles which are 225ft away from the entrances. If we were to do a crossover as one of the members suggested, it would have to loop into garden and that didn't feel beneficial. Instead we did traffic circles that will also grant access to South Boston.

Another concern regarding the emergency entrance for fire trucks and so on, were to combined emergency exits with the turnaround for county emergency staff.

The proposed turn around was moved to a point such that you have adequate sight distance.

Mr. Bibb: What is the width of emergency entrance?

Applicant: 20 feet.

Mr. Bibb: Isn't there a 24feet minimum?

Applicant: I thought it was a 20 ft. minimum

Mr. Bibb: VDOT told another applicant 24ft, would a fire truck for ex. be able to manipulate the traffic circles?

Mr. Zimmer: Is it a 50 feet radius circle?

Applicant: Yes.

Mr. Bibb: How would an emergency vehicle get to numbers 1, 2, 3 and 4 areas?

Applicant: They would have to come in per the one way traffic or turn on lights and come in the emergency entrance.

Mr. Bibb: Before coming back, maybe check with the fire dept. in case of requirements are not met. We don't want you to get shut down later. And have you talk to VDOT since the last meeting?

Applicant: Yes, said Mark Wood would get back to me before the meeting with any comments. He's swamped at this time.

Mr. Bibb: Let's make sure VDOT has approved and make sure they're satisfied. I do understand what he's trying to do but I still have questions and concerns.

Applicant: We will definitely address these concerns with emergency exits/entrances.

Mr. Bibb: Has VDOT changed any speed limit signs?

Applicant: No not yet.

Mr. Bibb: On that main road (South Boston), I'm noticing a lot of traffic and speeding violations. There's no real pull off it makes it hard to enforce the speed limit. Before going forward we need to make sure there's appropriate access.

Mr. Stewart: James will you follow up with VDOT?

Mr. Newman: Yes

Mr. Bibb: Going forward we need to know there's emergency access.

Applicant: Other than road requirements does this meet your approval?

Mr. Bibb: We would still have to discuss the situation, its better that I not state that until further notice.

Sign Ordinance Discussion

Mr. Stewart: Last month we discussed the sign ordinance of certain localities. You ask us to come back with more from Fluvanna Albemarle and Louisa counties. James will share a brief presentation on that discussion.

Mr. Newman: We looked at the comparisons on overall prohibitions on flashing signs, danger signs, moving signs, and restricted signs. Staff also looking into differences between portables and roof signs. The main takeaway is that the flashing and moving signs, all (3) three counties restrict these.

Mr. Zimmer: Does the sign at the High School constitute as a flashing sign?

Mr. Newman: I would have to check.

Mr. Stewart: Referenced to the sign ordinance and the time frame of the movement of a sign.

Mr. Bibb: I noticed a sign that does the same at a gas station.

Mr. Newman: Also talks about the time frames and what Albemarle constitutes as a flashing sign.

Mr. Bibb: Do we know or are any of the signs we permit already violate state laws?

Mr. Stewart: Not to my knowledge. We can check with VDOT to make sure.

Mr. Bibb: I'm reading here electronic signs may not flash or move in intervals of 20 seconds (for Albemarle).

Mr. Zimmer: The County needs to set examples that were following the laws.

Mr. Bibb: Yes, I believe we're in violation with several signs also noted by the county admin.

Mr. Stewart: The one you're referring to the high school sign, didn't need a permit.

I've noticed that a lot of the signs ordinances we're the same as other counties. Would it be better if the planning dept. got with businesses to find out about the concerns?

Mr. Stewart: I checked with Mr. Smith from Economic development about other business concerns and he said companies would like more flashing signs and fewer restrictions on signs.

Mr. Bibb: What are they talking about in regards to temporary and portable signs?

Mr. Stewart: I think it's the ones that move. I would like to get Mr. Smith here to talk to you more in regards to this.

Mr. Bibb: There's a portable by Sal's that's broken, and dilapidated.

Others may have been being used before we put portable into the ordinance.

Mr. Zimmer: That would be better, I think we need to try and get more businesses opinions and have less unnecessary restrictions.

Mr. Bibb: Another concern I have is if we change the ordinance can we enforce what we decide? What really bothers me is when signs are in violation on county property.

Mr. Zimmer: Mr. Miller does go and check upon any complaints?

Mr. Stewart: Yes. We really haven't had complaints pertaining to signs.

Mr. Bibb: We need to be concise and treat everyone fairly.

Mr. Stewart: Yes, especially with our churches. We've had several inquiries from churches about placing additional signs on their properties, and our ordinance is quite restrictive.

Mr. Johnson: We're going to come under enough criticism as it is.

Mr. Bibb: Could y'all come up with suggestion about what Louisa has that we don't?

Mr. Stewart: I will check with Alison (of Louisa) and get suggestions. However I'm unaware of any other complaints to the Planning Department.

Mr. Zimmer: I would like to encourage Jason Smith to bring some businesses that are affected by the ordinance.

Mr. Bibb: Do we need to discuss this more tonight?

Mr. Stewart: I will look more into this and in the meantime get with Jason Smith.

Mr. Bibb: Can you actually get a list with any previous business complaints?

Mr. Stewart: I will see the complaints. They may have just been what someone had said to him.

Older Business:

More about Columbia to be presented in the next Planning Commission Meeting

Public Comment: (Limited to Three (3) Minutes per Speaker) None

Adjourn:

Chairman Bibb adjourned the Planning Commission Work Session meeting of September 28, 2016 at 6:43 p.m.

Work Session Minutes by Stephanie Keuther

Barry A. Bibb, Chairman
Fluvanna County Planning Commission