

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION MEETING MINUTES
Circuit Court Room--Fluvanna County Courts Building
January 25, 2017
6:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson
Tony O'Brien, Board of Supervisors Representative

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
Brad Robinson, Senior Planner
James Newman, Planner
Fred Payne, County Attorney
Stephanie Keuther, Senior Support Assistant

Absent: Donald Gaines
Howard Lagomarsino

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

Director Comments: Jason Stewart
None

Sign Ordinance Discussion:

Mr. Jason Smith: Community and Economic Development

In May of 2016 we had a business forum with some of the community business owners. A lot of the feedback we received from business owners is that most were not even aware of the sign ordinance. The Business owners that are aware would like to make it more flexible.

Mr. Bibb: I don't mind being more flexible however we cannot have the banners becoming raggedy and faded.

Mr. Smith: We could do a special use permit (SUP) application for up to 30 to 60 days to allow for yard signs. (Ex. Feathered flags)

Mr. Stewart: A lot of our businesses are having trouble getting there business name out there.

Mr. Zimmer: Many business signs don't allow for adequate space needed.

Mr. Jason: Yes, some businesses would need more space for their signs.

Mr. Bibb: Usually the first signs that you can see a presentable then the further back you get they tend to go downwards.

Mr. Zimmer: We have compared already, I wonder if moving forward with your guidance (Jason Smith) if we get more business' to come with proposals of what their looking for.

Mr. Smith: How about we come back in March with a proposal.

Mr. Bibb: Some signs also need to be larger when in a faster speed limit zone.

Mac: Macs auto center: As a business owner when we first arrived we had a grand opening with banner flags at Starlight Park. We were opening at 7am, I went out to get something and when I got back there was a violation waiting for me. A temporary sign could be ideal, yet one small aspect of it. You're correct when looking at a small sign while trying to drive is hard to do. We do have an idea of a digital mini board with a colorful design while adding more technology that all the businesses would be able to profit from. We would like to have something enough to let people know that there are businesses towards the back.

Mac: I didn't think a grand opening sign would be an issue, its temporary.

Mr. Stewart: I want to note that the code compliance officer is complaint driven only.

Mr. Bibb: Maybe we should put in the ordinance about temporary signs. But again if businesses still don't ask about the sign ordinance how will that change anything regardless.

Mr. Stewart: It should happen when we're doing the site plan.

Mr. Bibb: We do like and want to work with owners, that's how we originally came up with the ordinance that we have, but we do have to have a balance.

Mr. Stewart: I believe sign height is also an issue.

Mr. Bibb: We did notice the height being an issue when comparing.

Mr. Payne: You're never going to be able to come to a census when people will always disagree.

You also cannot regulate based on its content. For example if it were to say grand opening that's ok, but a shoe sale is not. I have no feeling on it I just want to make sure you have a rational decision on it.

Mr. Bibb: Can different areas have different heights?

Mr. Payne: Yes.

Mr. Bibb: We will have to continue to talk about this some more.

Columbia Zoning Discussion:

Mr. Robinson: As you know Columbia dissolved back in July 2016.

We're handing out a draft questionnaire for the residents of Columbia to see if there is any particular zoning they would like to see happen.

Mr. Stewart: We have spoken to one of the business owners who would like to come in and participate.

Mr. Bibb: I like the drafted questionnaire; will we send it out soon?

Mr. Stewart: Yes, we would like to send it out to other business owners as well.

Mr. Bibb: Will we send maps with the proposed zoning as well or just the questionnaire?

Mr. Stewart: That's still in the preliminary stage.

Mr. Johnson: Most of the zoning there is residential property.

Mr. Stewart: The residents there should already know what their property is zoned.

Mr. Payne: You may want to tweak the language a little.

Mr. Stewart: I think it may be a good idea to send out a map also.

Mr. Zimmer: Yes, we need to be clear.

Mr. Bibb: What happened back in May with the lapidated properties?

Mr. Nichols: The Fema grant was approved for \$190,000.00 we have finished the preliminary phase for the appraisals. 3 of the 5 parcels have different owners. If they agree to appraisals we will be able to proceed. If we can't agree then I'm not sure what would happen.

Mr. Zimmer: Are they all in the flood zone? **Mr. Nichols:** Yes

Mr. Payne: We have authority to remove them if BOS says there a hazard and they cannot be repaired.

Mr. Nichols: We were to be done by September but were already coming up on that.

Mr. Bibb: What could Columbia be revitalized as? I see the ravaging from the floods when I drive through their. Yes we could tear down some of the buildings but they may be being used.

Mr. Nichols: Significant or even light removal would open the gates, removing the old vehicles along the highway would be a big change too. We won't see much more there then what's there now if this was to continue.

Mr. Payne: The problem is the location and there are no obvious signs to draw you to it anymore, no rivers ex.

Mr. Nichols: No, but it's still a scenic area.

Mr. Bibb: At one time it was talked about making a park there.

Mr. Bibb: We need to get the surveys done and back on the resident's concerns and information on the dilapidated buildings in order to move forward.

Mr. Zimmer: People are excited to move forward with this.

Mr. Bibb: Let's wait until we get the surveys back before moving forward.

Adjourn

Chairman Bibb adjourned the Planning Commission Work Session meeting of January 25, 2017 6:53 p.m.

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission