

**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Circuit Court Room--Fluvanna County Courts Building  
March 7, 2017  
7:00 p.m.**

**MEMBERS PRESENT:** Barry Bibb, Chairman  
Ed Zimmer, Vice Chairman  
Lewis Johnson  
Donald Gaines (arrived 7:05)

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

**ABSENT:** Howard Lagomarsino  
Tony O'Brien, Board of Supervisors Representative

**Open the Regular Session at 7pm** (Mr. Barry Bibb, Chairman)  
The Pledge of Allegiance followed by a Moment of Silence.

**Director's Report: Mr. Stewart**

**Board of Supervisors Actions:**

*February 1, 2017*

*None*

*February 15, 2017*

I. **ZMP 16:06 Wilson Ready Mix Rezoning** – A request to rezone, from A-1 Agricultural, General to I-2 Industrial, General, 10.5 acres of Tax Map 4, Section A, Parcel 109. The property is located approximately 1,400 ft. west of the intersection of Richmond Road (Route 250) and Blue Ridge Dr. (State Route 708). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District. **Approved 5-0.**

II. **ZMP 16:07 Foster Fuels Rezoning** – A request to rezone, from I-1 Industrial, Limited to I-2 Industrial, General, 1.53 acres of Tax Map 5, Section 23, Parcel 8. The property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Zion Crossroads Community Planning Area and the Columbia Election District. **Approved 5-0.**

III. **SUP 16:12 Foster Fuels Propane Tank** – A request for a special use permit to install a petroleum distribution facility, with respect to 1.53 acres of Tax Map 5, Section 23, Parcel 8. The property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is zoned I-1 and within the Zion Crossroads Community Planning Area and the Columbia Election District. **Approved 5-0.**

IV. **EST 16:01 – Hotel Street Capital LLC et. al.** – An ordinance to establish a new Conservation Easement with respect to 232.003 acres of Tax Map 19, Section A, Parcel 39C and Tax Map 30, Section A, Parcel 110. The property is zoned R-3, Residential, Planned Community and is located on the western side of U.S. Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The property is located in the Palmyra Election District and is within the Rural Preservation Planning Area. **Approved 5-0.**

*March 1, 2017*

*None*

**Board of Zoning Appeals Actions:**

*None*

**Technical Review Committee for February 9, 2017:**

*None*

**Public Comments:**

*None*

**Approval of Minutes**

Minutes of January 25, 2017

**Motion:**

**Mr. Johnson moved to approve the minutes of the January 25, 2017 Planning Commission meeting as presented.**

**Mr. Zimmer seconded. The motion carried a vote of 4-0-0 AYE:** Johnson, Zimmer, Bibb, and Gaines **NAY:** None

**ABSTAIN:** None **ABSENT:** Lagomarsino

**Public Hearing:**

None

**Public Comment**

None

**Presentations:**

None

**Site Development Plans:**

SDP 16:19 Virginia Electric & Power Company - Presented by Brad Robinson, Senior Planner

Approval of a request to amend SDP 15:12 for an impoundment closure with respect to a portion of 284.045 acres of Tax Map 58, Section A, Parcel 10 (in part); Tax Map 59, Section 6, Parcels 1, 1A, 2, 2A, 3 & 4; Tax Map 59, Section A, Parcel 24; Tax Map 59, Section 7, Parcels 1, 1A (in part), 1B (two parts) & 26; and Tax Map 62, Section A, Parcels 1, 2, 3 and 4 (in part).

The affected property is located on the south side of State Route 656 (Bremo Road) approximately .97 miles southeast of its intersection with State Route 15 (James Madison Highway) Bremo Power Station has been operating at its current location since around 1930. A site plan was approved for a 4,800 square foot synthetic fuel facility on November 29, 2004, and a variance was approved to increase the height of the synfuel facility from 45 feet to 60 feet on December 7, 2004. Site plan SDP 13:05 was approved on May 22, 2013 for the coal to gas conversion. SDP 15:12 was approved November 23, 2015 for a closure of impoundment ponds.

**Gaines:** If converting coal into gas would there be any waste?

**Applicant:** Andrew North Project Manager with Dominion: It will convert to a low volume waste pond to collect station runoff.

**Gaines:** What type?

**Applicant:** Stormwater

**Zimmer:** Looks to be even better than before.

**Recommended Conditions:**

1. Meet all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, and outdoor lighting plans *when and where Applicable*;
2. Meet all required Erosion and Sedimentation Control regulations;
3. Meet all required Department of Environmental Quality regulations;
4. Meet all public agency requirements including but not limited to VDOT requirements.

**Mr. Zimmer made a motion to approve SDP 16:19. Seconded by Mr. Gaines. The motion carried a vote of 4-0-0 AYE:**

Zimmer, Gaines, Bibb, and Johnson **NAY:** None **ABSTAIN:** None **ABSENT:** Lagomarsino

**Subdivisions:**

None

**Unfinished Business:**

Sign Ordinance Discussion

**Motion:**

**Mr. Zimmer made a motion authorizing staff to schedule future public hearings for the purpose of amending the sign regulations in the zoning ordinance. Seconded by Mr. Johnson. Motion passed 4-0-0 AYE:** Zimmer, Johnson, Bibb, and Gaines **NAY:** None **ABSTAIN:** None **ABSENT:** Lagomarsino

**New Business:**

**Public Comments**

None

**Adjourn**

Chairman Bibb adjourned the Planning Commission meeting of March 7, 2017 at 7:15 pm

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.