

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION AND REGULAR MEETING MINUTES
Circuit Court Room--Fluvanna County Courts Building
October 10, 2017
6:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Lewis Johnson
Sue Cotellessa
Howard Lagomarsino

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: Ed Zimmer, Vice Chairman
Tony O'Brien, Board of Supervisors Representative

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

Director Comments:
None

Public Comments:
None

Work Session:

Discussion of Capital Improvement Plan FY 2019-23

A proposed Capital Improvement Plan (CIP) for fiscal years 2019 through 2023 (FY19 – FY23) has been prepared by County Staff (County Administration, Parks & Recreation, Public Works, Sherriff's Office, Schools, Fire & Rescue, etc.). The proposal has been forwarded to the Planning Commission for review, in accordance with Virginia Code §15.2-2239. The Planning Commission is being asked to rank projects in the CIP document using a rating of 1, 2 or 3 as described below:

1. Project is important to the current and continuing operations of the County.
2. County operations can continue but some adverse impact could occur if not funded.
3. Project is not imminently necessary but could become a 1 or 2 in the next fiscal year.

The sheet titled "MRR Projects Plan" (Maintenance, Repair & Renovation) lists projects that are considered maintenance and are ongoing repair or replacement projects. These projects do not need to be ranked by the Planning Commission. The Planning Commission will continue to review the proposed FY19-FY23 CIP in November with a public hearing tentatively planned for the December meeting. A recommendation to the Board of Supervisors will be forwarded thereafter

Open the Regular Session at 7: 01pm (Mr. Barry Bibb, Chairman)
The Pledge of Allegiance followed by a Moment of Silence.

Director's Report: Mr. Stewart
Board of Supervisors Actions:

September 20, 2017

- I. **SUP 17:03 – Mary E. Marks** – A request to amend Special Use Permit SUP 13:08 for a Commercial Kennel with respect to 26.602 acres of Tax Map 21, Section 12, Parcel 5. This amendment, if approved, would increase the number of dogs allowed from 20 to 40. The property is zoned A-1 (Agricultural, General) and is located on the north side of Bybee Farms Lane approximately 0.15 miles west of its intersection with Hollands Road (Route 630). The property is located in the Columbia Election District and is within the Rural Preservation Planning Area. **(Approved 5-0)**
- II. **SUB 17:28 Centre Hill Estates** – An ordinance to vacate portions of the Centre Hill Estates subdivision plat pursuant to Virginia Code Section 15.2-2272. The ordinance, if approved, would vacate a dry hydrant easement located between Lots 8 & 9 and a riding and hiking trail easement on portions of Lots 3, 4, 14 & 15. The property is zoned A-1 Agricultural, General and is located along Bybees Church Road (State Route

613) and Hollands Road (State Route 630). The property is located within the Rural Residential Community Planning Area and the Columbia Election District. **(Approved 5-0)**

October 4, 2017

None

Board of Zoning Appeals Actions:

None

Technical Review Committee for September 14, 2017:

- I. **SDP 17:07 – Greenberrys Coffee** – A request to establish an approximately 8,000 sq. ft. building and associated parking for a light manufacturing operation with respect to 1.095 acres of Tax Map 5, Section 24, Parcel 6. The property is zoned I-1 (Industrial, Limited) and is located at the intersection of Zion Station Road and Zion Station Court. The property is located within the Zion Crossroads Community Planning Area and the Columbia Election District.
- II. **SDP 17:08 – JRWA Project 1** – A request to construct a raw water intake and pump station with respect to 2.1 acres of Tax Map 61, Section A, Parcel 4A. The property is zoned A-1 (Agricultural, General) and located along the James River west of Columbia Road (Route 690). The property is located within the Rural Preservation Planning Area and the Fork Union Election District.

Public Comments:

None

Approval of Minutes

Minutes of September 12, 2017

Motion:

Lagomarsino made a motion to approve the minutes of the Planning Commission meeting as presented.

Seconded by Johnson. The motion carried a vote of 3-0-1 AYE: Lagomarsino, Johnson, and Bibb. NAY: None

ABSTAIN: Cotellessa ABSENT: Zimmer

Public Hearing:

ZMP 17:03 Columbia Rezoning – Presented by Senior Planner, Brad Robinson

To approve an ordinance amending the Fluvanna County Zoning Map in order to establish county zoning districts within the limits of the former town of Columbia. The former town of Columbia is located in the southeastern corner of the county along Virginia Route 6.

Town voted to disband on March 17, 2015. General Assembly approved disbanding of Town Charter on March 4, 2016. Board of Supervisors approved ZMP 16:03 to amend the Fluvanna County Zoning Map to include within the Special Flood Hazard Districts of the Flood Protection Overlay District the area within the limits of the former Town of Columbia, pursuant to County Code Section 22-17-8A, on July 6, 2016. On July 11, 2017, the Planning Commission voted 4-0 to initiate an amendment to the zoning map and authorize staff to schedule a public hearing on this item. The Planning Commission held a public hearing on September 12, 2017. Due to an issue with the legal advertisement, the Commission voted 4-0 to adjourn the public hearing to its next meeting on October 10, 2017.

Public Comments:

Harold Morris of Kents Store, and Representing St. Joseph's Church in Columbia: At last month's meeting I raised the issue of the zoning of the town hall parcel. In the letter we received from the county, it does not identify the town hall parcel as being zoned residential. The question is: is it to be zoned business like it has been, or is it going to be included in as St. Joseph's property? Also, do you have any means for solving discrepancies? We have concerns with the surveying being done.

Attorney Payne: The properties the county is acquiring are being monitored. The tax maps shown on the website have many inaccuracies.

Harold Morris: The new septic system we put in backs right up to that lot. We have concerns about whether the county will think it's their property.

Attorney Payne: I don't know the specifics, but the surveyor is aware of your property.

Harold Morris: We would like to be able to see the survey to make sure whether it's going to be our problem or yours before things are finalized.

Mr. Bibb: Mr. Newman, have we looked into the town hall parcel's zoning from the last meeting?

James Newman, Planner: Yes, it's proposed to be zoned Business-Commercial, not residential. It shows as such on the proposed zoning map and in the letters and ad we sent out.

R.T. Harry, 467 Martin Kings Rd: I have two concerns. First, Lot 66 to be zoned business. It crosses over Route 6. I propose you zone this as split zoning, commercial on the north side and agricultural to go with Lot 82 on the south side.

Mr. Bibb: Are these lots currently zoned the same?

James Newman, Planner: Lot 66 is proposed to be zoned Business-Commercial on both sides of Route 6. The entire lot is proposed to have the same zoning.

R.T. Harry: This will never conform to anything with your zoning laws. I don't understand what the problem is for having a split zoning.

Mr. Bibb: The problem is its all one lot that was split when Route 6 was put in.

James Newman, Planner: There are other parcels that have split zoning in the county.

Mr. Bibb: How much space is the smaller split lot?

James Newman, Planner: I would have to check the GIS map.

Jason Stewart, Administrator: One thing to keep in mind is the proposed I-2 lot adjacent to Lot 66 would have considerable restraints on the potential development if Lot 66 is split zoned to agricultural south of Route 6.

Mr. Johnson: I assume if Mr. Harry owns the property, let the surveyor bring us something back to show us.

James Newman, Planner: Per your previous question, the GIS shows ½ acre combined for the north and south sides.

Mr. Bibb: If the Planning Commission approves it tonight as is, can the Planning Department look over this with Mr. Harry and then come back?

Attorney Payne: If you were to recommend to the BOS that the Planning staff has recommended something to you, then Mr. Harry could approach the BOS. Zoning is always subject to re-zoning.

Brenda Beasley, Dogwood Drive: Ms. Beasley reads from the ordinance regarding the issues of her lot sizes and by right uses. Stated her lots had no public water or sewer service.

Mr. Bibb: So all the lots are not served by public water?

Jason Stewart, Administrator: I believe Aqua Virginia provides water to some lots in Columbia.

Mr. Bibb: Does this concern the Planning Department as far as what these properties can be used for?

Jason Stewart, Administrator: When we proposed the new zoning, we realized some of the constraints for some of the smaller lots could have potential illegal nonconformities. A variance could possibly take place for this.

Attorney Payne: With a property adjustment or ordinance of vacation, you could make a four acre lot by combining the smaller lots, then it is big enough to use.

Ms. Cotellessa: The zoning prevents cluster development which in this case by combining various properties you can deal with both flood plan and the small properties.

Mr. Bibb: So the floodplain can be used as part of the open space?

Attorney Payne: Zoning it something else will not help.

Mr. Bibb: We have been working on this for months. There are going to be problems no matter what, but this is as good as it will get.

Motion

Lagomarsino made a motion that the Planning Commission recommend approval of ZMP 17:03, an ordinance to amend the Fluvanna County Zoning Map in order to establish county zoning districts on all parcels within the limits of the former town of Columbia. **Seconded by Johnson. The motion carried a vote of 4-0-0 AYE: Lagomarsino, Johnson, Bibb, and Cotellessa. NAY: None ABSTAIN: None ABSENT: Zimmer**

PRESENTATIONS:

None

Site Development Plans:

SDP 17:07 Greenberrys Coffee - Presented by Planner, James Newman

A site development plan request to establish an approximately 8,000 sq. ft. building and associated parking for a light manufacturing operation with respect to 1.095 acres of Tax Map 5, Section 24, Parcel 6.

The properties is zoned I-1, Industrial, Limited, and is located at the intersection of Zion Station Court and Zion Station Road. The property is located within the Zion Crossroads Community Planning Area and is in the Columbia Election District.

Recommended Conditions:

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, and screening;
2. Meet all required Erosion and Sedimentation Control regulations;
3. Meet all VDOT requirements

Motion

Johnson made a motion to recommend approval of SDP 17:07, a sketch plan to establish an approximately 8,000 sq. ft. building and associated parking for a light manufacturing operation with respect to 1.095 acres of Tax Map 5, Section 24, Parcel 6 subject to the three (3) conditions listed in the staff report.

Seconded by Cotellessa. The motion carried a vote of 4-0-0 AYE: Johnson, Cotellessa, Bibb, and Lagomarsino.

NAY: None ABSTAIN: None ABSENT: Zimmer

Motion

Johnson made a motion to recommend approval of a sidewalk waiver for SDP 17:07, a sketch plan to establish an approximately 8,000 sq. ft. building and associated parking for a light manufacturing operation with respect to 1.095 acres of Tax Map 5, Section 24, Parcel 6, pursuant to County Code Section 22-23-6.6.A **Seconded by Lagomarsino. The motion carried a vote of 4-0-0 AYE: Johnson, Lagomarsino, Bibb, and Cotellessa. NAY: None ABSTAIN: None ABSENT: Zimmer**

SDP 17:08 JRWA - Presented by Senior Planner, Brad Robinson

Approval of a sketch plan request to construct a raw water intake and pump station with respect to 2.1 acres of Tax Map 61, Section A, Parcel 4A. The affected property is located along the James River west of Columbia Road (Route 690). A special use permit (SUP 15:11) was approved January 20, 2016 for a major utility.

Recommended Conditions:

1. Meeting all final site plan requirements;
2. Meeting all VDOT requirements;
3. Meet all required Erosion and Sedimentation Control regulations.

Motion:

Cotellessa made a motion to approve SDP 17:08, a sketch plan request to construct a raw water intake and pump station with respect to 2.1 acres of Tax Map 61, Section A, Parcel 4A, subject to the conditions listed in the staff report. **Seconded by Lagomarsino. The motion carried a vote of 4-0-0 AYE: Cotellessa, Lagomarsino, Bibb and Johnson NAY: None ABSTAIN: None ABSENT: Zimmer**

Subdivisions:

None

Unfinished Business:

None

New Business:

None

Public Comments:

None

Adjourn:

Chairman Bibb adjourned the Planning Commission meeting of October 10, 2017 at 7:57 P.M.

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

**Barry A. Bibb, Chairman
Fluvanna County Planning Commission**