

**FLUVANNA COUNTY PLANNING COMMISSION**  
**WORK SESSION AND REGULAR MEETING MINUTES**  
**Circuit Court Room--Fluvanna County Courts Building**  
**November 06, 2017**  
**6:00 p.m.**

**MEMBERS PRESENT:** Barry Bibb, Chairman  
Ed Zimmer, Vice Chairman  
Lewis Johnson  
Sue Cotellessa  
Howard Lagomarsino  
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 Program Support Assistant

**Absent:** None

**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.

**Eric Dahl:** Finance Director/Deputy County Administrator: Advised going forward for the Planning Commission to only rank the current year, not the out years.

**GOVERNMENTAL**

**County Capital Depreciation Fund: (Funded at "1 cent" per year) Rank 1**

**Schools Capital Depreciation Fund: (Funded at "1 cent" per year) Rank 1**

**SCHOOLS – Ranking postponed to the next public hearing meeting.**

**SCHOOLS FLEET REPLACEMENT**

- School Buses: (Baseline Funding - \$150K/yr) Rank 1
- Student Transport / Facilities Vehicles: Rank 1

**Fire & Rescue**

- CPR Assist Devices: Rank 1
- Vehicle Apparatus - Replacement/ Rechassis: Rank 1
- Vehicle Apparatus - Replacement - Lake Monticello: Rank 1
- Self Contained Breathing Apparatus (SCBA) Replacement: Rank 1

- **Heart Monitor Replacement:** Outer year

**COMMUNITY SERVICES**

- **PG Playground Expansion: Rank 1**
- **PG Athletic Field Lighting (4 fields): Rank 1**
- **PG Multi-Purpose Shelter:** Outer year
- **PG New Athletic Fields:** Outer year
- **PG Multigenerational Center:** Outer year
- **PG Basketball and Tennis Courts:** Outer year
- **PG Outdoor Swimming Pool & Pool House Building:** Outer year
- **PG Spray Ground Park:** Outer year

**Open the Regular Session at 7: 00pm** (Mr. Barry Bibb, Chairman)

The Pledge of Allegiance followed by a Moment of Silence.

**Director’s Report: Mr. Stewart**

**Board of Supervisors Actions:**

*October 18, 2017*

**ZMP 17:02 Village Oaks** – An ordinance to amend one proffer associated with ZMP 04:02 of the Fluvanna County Zoning Map with respect to 38.869 acres of Tax Map 9, Section A, Parcels 13 & 14C and Tax Map 9, Section 13, Parcels A, B, 1, 2, 3, 4, 5, 6 & 7, all zoned R-3, Residential, Planned Community. This amendment, if approved, would remove the restriction that at least 80% of occupied units must be occupied by at least one person who is 55 years of age or older. The property is located along Lake Monticello Road (Route 618) between River Run Drive and Ashlawn Boulevard, and is within the Rivanna Community Planning Area and the Palmyra Election District. **(Approved 4-0)**

**ZMP 17:03 Columbia Rezoning** – An ordinance to amend the Fluvanna County Zoning Map, as shown on the Map recommended by the Planning Commission, in order to establish county zoning districts on all parcels within the limits of the former town of Columbia. **(Approved 4-0)**

*November 1, 2017*

None

**Board of Zoning Appeals Actions:**

None

**Technical Review Committee for October 12, 2017:**

None

**Public Comments:**

None

**Approval of Minutes**

Minutes of October 10, 2017

**Motion:**

**Cotellessa made a motion to approve the minutes of the Planning Commission meeting as presented. Seconded by Johnson. The motion carried a vote of 4-0-1 AYE: Cotellessa, Johnson, Bibb and, Lagomarsino. NAY: None ABSTAIN: Zimmer ABSENT: None**

**Public Hearing:**

None

**Public Comments:**

None

**PRESENTATIONS:**

None

**Site Development Plans:**

None

**Subdivisions:**

None

**Unfinished Business:**

**Continued:** CIP Ranking Discussion amongst Board members and County Department Heads

**PUBLIC WORKS**

- Capital Reserve Maintenance Fund: (Previous Funding Note) Rank 1
- Equipment Purchase & Replacement Plan: Rank 1
- Public Safety Building Addition: Rank 1
- Historic Courthouse Exterior Renovation: Rank 1
- Public Water System for Pleasant Grove: Outer Year
- Combined Administrative Services/School Admin. Building: Outer Year

**COUNTY FLEET REPLACEMENT**

- County Vehicles: Rank 1
- Sheriff Vehicles: (Baseline Funding - \$125K/yr) Rank 1
- Social Services Vehicles: Rank 1

**New Business:**

Accessory Homestay - Brad Robinson, Senior Planner gave a brief presentation.

**Public Comments:**

None

**Adjourn:**

Chairman Bibb adjourned the Planning Commission meeting of November 6, 2017 at 7:57 P.M.

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

\*No audio due to technical difficulty\*

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

Approved