

**FLUVANNA COUNTY PLANNING COMMISSION
ACTIONS TAKEN ON JANUARY 09, 2018**

No.	Item- 7:00 pm Regular Meeting	Action
1	<p>2018 Organizational Meeting of the Fluvanna County Planning Commission</p> <ul style="list-style-type: none"> • Election of Chairman Zimmer moved to elect Barry Bibb as Chairman of the Fluvanna County Planning Commission for the calendar year of 2018. Cotellessa seconded the motion. • Election of Vice Chairman Mr. Johnson moved to elect Ed Zimmer as Vice Chairman of the Fluvanna County Planning Commission for the calendar year of 2018. Cotellessa seconded the motion. • Selection of Dates for the Planning Commission Meeting Cotellessa moved to accept the selected dates of the Fluvanna County Planning Commission meetings for the calendar year of 2018 with the August meeting being changed. Lagomarsino seconded the motion. • Resolution entitled “ Organizational Meeting of the Fluvanna County Planning Commission” On a motion by Mr. Zimmer seconded by Mr. Johnson, and carried by a vote of 5-0-0 The “<i>Organizational Meeting of the Fluvanna County Planning Commission 2018</i>” resolution was adopted. • Adoption of the Planning Commission By-Laws and Rules of Procedure Johnson moved to adopt the Fluvanna County Planning Commission By-Laws and Rules of Procedure for 2018. Mr. Lagomarsino seconded the motion. 	<p style="text-align: center;"><u>Commission Approved</u> 5-0</p> <p style="text-align: center;"><u>Commission Approved</u> 5-0</p> <p style="text-align: center;"><u>Commission Approved</u> 5-0</p> <p style="text-align: center;"><u>Commission Approved</u> 5-0</p> <p style="text-align: center;"><u>Commission Approved</u> 5-0</p>
2	<p>Minutes of December 12, 2017</p>	<p style="text-align: center;"><u>Commission Approved</u> 5-0</p>
3	<p>SUP 17-05 Jackson Automotive – Brad Robinson, Senior Planner Request for a special use permit to construct an automobile repair service establishment with respect to 4.009 acres of Tax Map 17, Section A, Parcel 57C. The affected property is located along Thomas Jefferson Parkway (Route 53) approximately 0.07 miles north of the intersection with Turkeysag Trail (State Route 1015). The parcel is within the Rivanna Community Planning Area and the Cunningham Election District.</p>	<p style="text-align: center;"><u>Commission Approved</u> 5-0</p>
4	<p>SDP 17-09 Lake Monticello Pool Replacement – James Newman, Planner A sketch plan to replace the existing pool structure at Lake Monticello community with a new pool structure, with respect to approximately 7.5 acres of Tax Map 18A, Section 1, Parcel 70B, R-4, Residential Limited District.</p>	<p style="text-align: center;"><u>Commission Approved</u> 5-0</p>
5	<p>SDP 17-10 Cunningham United Methodist Church – James Newman, Planner A sketch plan to establish an approximately 3,238 sq ft Assembly Hall, with respect to approximately 3.3 acres of Tax Map 18, Section A, Parcel 15,A-1 Agricultural General.</p>	<p style="text-align: center;"><u>Commission Approved</u> 5-0</p>

<p>6</p>	<p>Strategic Zoning Authorization – James Newman, Planner Draft Language of proposed amendment to County Code:</p> <p>Sec. 20-4-8. Roll-back taxes generally.</p> <p>(A).....</p> <p>(D) Except as provided in subsection (E) of this section, real property rezoned to a more intensive use, at the request of the owner or his agent, shall be subject to the roll-back tax at the time the zoning is changed. Real property rezoned to a more intensive use before July 1, 1988, at the request of the owner or his agent, shall be subject to the roll-back tax at the time the qualifying use is changed to a nonqualifying use. No real property rezoned to a more intensive use at the request of the owner or his agent shall be eligible for taxation and assessment under this article; provided, that these provisions shall not be applicable to any rezoning which is required for the establishment, continuation or expansion of a qualifying use. If the property is subsequently rezoned to agricultural, horticultural or open space, it shall be eligible for consideration for assessment and taxation under this article only after three (3) years have passed since the rezoning was effective.</p> <p>(E) Notwithstanding the provisions of subsection (D), above, in the case of property located within the Zion Crossroads Community Planning Area as designated in the then current Comprehensive Plan, (i) when a change in zoning of real estate to a more intensive use at the request of the owner or his agent occurs, roll-back taxes shall not become due solely because the change in zoning is for specific more intensive uses set forth in the ordinance, (ii) such real estate may remain eligible for use value assessment and taxation, in accordance with the provisions of this article, as long as the use by which it qualified does not change to a nonqualifying use, and (iii) no roll-back tax shall become due with respect to the real estate until such time as the use by which it qualified changes to a nonqualifying use.</p>	<p><u>Commission Recommended</u> <u>Approval</u> 5-0</p>
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