

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
County Administration Building, Morris Room
August 07, 2018
Regular Meeting 7:00pm**

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson
Gequetta "G." Murray-Key
Howard Lagomarsino
Patricia Eager, Board of Supervisors Representative

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

Absent: None

Open the Regular Meeting 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:

July 11, 2018

None

August 1, 2018

None

Board of Zoning Appeals Actions:

None

Technical Review Committee for July 12, 2018:

- I. **SDP 18:04 Fluvanna Self Storage Phase II** – A site development plan for Phase II of Fluvanna Self Storage, with respect to approximately 13 acres of Tax Map 9, Section A, Parcel 9. The property is located off Lake Monticello Road (State Route 618), approximately 0.6 miles west of the intersection with Manor Boulevard. The parcel is zoned A-1 Agricultural, General and located within the Rivanna Community Planning Area and the Palmyra Election District.

Public Comments #1:

None

Approval of Minutes

Minutes of July 10, 2018

Motion:

Lagomarsino made a motion to approve the minutes of July 10, 2018 Planning Commission meeting as presented. Seconded by Murray-Key. The motion was approved with a vote of 5-0-0 AYE: Johnson, Bibb, Zimmer, Murray-Key, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

Public Hearing:

None

PRESENTATIONS:

None

Site Development Plans:

SDP 18:04 – Fluvanna Self Storage – Brad Robinson, Senior Planner

Request for sketch plan approval to construct five additional self-storage buildings with respect to 12.868 acres of Tax Map 9, Section A, Parcel 9 Parcel is zoned B-1 and is located within the Rivanna Community Planning Area; Adjoining parcels are zoned A1, R4, BC.

- Existing two storage buildings, 11,000 sq. ft. (SDP 16:16)
- Five additional storage buildings proposed, 32,400 sq. ft.

C. 220' x 40' (8,800 sq. ft.)

D. 190' x 40' (7,600 sq. ft.)

E. 160' x 30' (4,800 sq. ft.)

F. 240' x 30' (7,200 sq. ft.)

G. 100' x 40' (4,000 sq. ft.)

- No office or parking areas on site
- No septic required

Recommended Conditions:

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

Motion:

Zimmer made a motion to approve SDP 18:04, a sketch plan request to construct five self-storage buildings with respect to 12.868 acres of Tax Map 9, Section A, Parcel 9, subject to the conditions listed in the staff report. Seconded by Murray-Key. The motion was approved with a vote of 5-0-0 AYE: Johnson, Bibb, Zimmer, Murray-Key, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

Subdivisions:

None

Unfinished Business:

Authorization for Home Occupations text amendment – Brad Robinson, Senior Planner

Proposed definition:

An accessory use of a dwelling unit and/or an accessory structure for gainful employment involving the production, provision, or sale of goods and/or services, which is clearly incidental to or secondary to the residential use of a parcel. Home occupations shall include the rental of rooms to tourists. Home occupations must be conducted in accordance with all applicable federal, state and local statutes and regulatory requirements.

Motion:

Johnson made a motion that the Fluvanna County Planning Commission direct staff to initiate a Zoning Text Amendment to amend Chapter 22 of the County Code, in order to amend definitions and add provisions for home occupations, and to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors. For the Public purpose of good Planning and Economic Development practice. Seconded by Lagomarsino. The motion was approved with a vote of 5-0-0 AYE: Johnson, Bibb, Zimmer, Murray-Key, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

New Business:

None

Public Comments:

None

Adjourn:

Chairman Bibb adjourned the Planning Commission meeting of August 07, 2018 at 7:25 p.m.
Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

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

Approved