

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
County Administration Building, Morris Room
September 11, 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
Holly Steele, 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:

August 15, 2018

SUP 18:03 Virginia Electric and Power Co. – A request for a special use permit to construct an electric transmission substation (major utility), with respect to 27 acres of Tax Map 58, Section A, Parcel 57. The property is located off James Madison Highway (US Route 15), approximately 0.2 miles northeast of the intersection with Bremono Bluff Road (State Route 657). The parcel is zoned A-1 Agricultural, General and located within the Rural Residential Planning Area and the Fork Union Election District. **(Approved 5-0)**

September 5, 2018

None

Board of Zoning Appeals Actions:

None

Technical Review Committee for August 9, 2018:

- I. **SDP 18:06 VSI Supply** – A site development plan request to construct a 10,000 sq. ft. building and associated parking for light industrial use, with respect to 1.651 acres of Tax Map 5, Section 24, Parcel 3. The property is located within the Zion Station Subdivision between Zion Station Road (Route 1021) and Richmond Road (Route 250). The parcel is zoned I-1, Industrial, Limited and located within the Zions Crossroads Community Planning Area and the Columbia Election District.
- II. **SUB 18:28 Mapledale LLC** – A rural cluster major subdivision request with respect to 329.34 acres of Tax Map 41, Section A, Parcels 44 & 46. The applicant is proposing 13 building lots with 249.27 acres designated as open space. The property is located along Carys Creek Road (Route 672), approximately 1.1 miles west of its intersection with James Madison Highway (Route 15). The parcels are zoned A-1, Agricultural, General and located within the Rural Preservation Planning Area and the Fork Union Election District.

Public Comments #1 (Limited to 3 minutes):

None

Approval of Minutes

Minutes of August 07, 2018

Motion:

Johnson made a motion to approve the Minutes of August 07, 2018 Planning Commission meeting as presented. Seconded by Zimmer. 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:

ZTA 18:05 – Density Text Amendment - Brad Robinson, Senior Planner

Amend Chapter 22, Article 7 of the Fluvanna County Code By Certain Amendments to Section and Subsection 22-7-8, Thereof, Concerning Permitted Residential Density in the R-3 District. The public purpose of these amendments is to bring density allowances in line with the Comprehensive Plan.

Gary Hanavin 953 Jefferson Drive: There has been talk about a rezoning and density buildings going in across the street by the condominium area that I live at. There has been no notifications. My neighbors and I that live across the street have been kept out of all planning. The people in the condominium association were told not to speak with us. We were actually kicked out of the meetings. When it comes to rezoning at the lake...

Bibb: Sir, what we're here talking about is the zoning text amendment. What you're talking about has nothing to do with this zoning text amendment. You could have spoken at the first public comment section about this particular item. But this is not in line with the zoning text amendment. If you like you may speak at the next public comment section.

Motion:

Lagomarsino made a motion that the Planning Commission recommend approval of ZTA 18:05, An Ordinance to Amend Chapter 22, Article 7 of the Fluvanna County Code by Certain Amendments to Section and Subsection 22-7-8, Thereof, Concerning Permitted Residential Density in the R-3 District. The public purpose of these amendments is to bring density allowances in line with the Comprehensive Plan. 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

ZTA 18:06 - Home Occupations Text Amendment – Brad Robinson, Senior Planner

Amend Chapter 22 Of The Fluvanna County Code By The Amendment Of Section 22-4-2.1, Regarding Uses Permitted By Right In The A-1 Agricultural District Relating To "Studios, Fine Arts"; Section 22-15-3 Regarding Certain Signs In The A-1 Agricultural, The R-1, R-2, R-4 and MHP Residential Districts, Relating To Home Occupations; Section 22-22-1, Definitions, Relating To Home Occupations And Studios, Fine Arts; And By The Addition Of A Subsection 22-17-19 Providing General Standards For Home Occupations. The public purpose of these amendments is to promote good planning practice and economic development.

Public Hearing Comments:

- **Rudy Garcia, 802 Rivanna Woods Drive:** Spoke in favor of ZTA 18:06 - Home Occupations Text Amendment
- **Andy Sorrell, 637 Courthouse Rd:** Spoke in favor of ZTA 18:06 - Home Occupations Text Amendment
- **Patricia Johnson, 317 Shannon Hill Rd:** Spoke in favor of ZTA 18:06 - Home Occupations Text Amendment
- **Linda Staiger, 2949 Ridge Road:** Spoke in favor of ZTA 18:06 - Home Occupations Text Amendment

Zimmer: Is there a part that addresses AirB&B's?

Stewart: We decided to address that separately. We will come back with another text amendment for that.

Eager: I was in St. Louis over the weekend visiting and went to a fine arts fair. There were hundreds of people from all over the country, with tents set up and art on display. It was remarkable. I was hoping we could do something like that on a smaller scale.

Stewart: For the benefit of the folks that came out tonight, the BOS advertisement in the Fluvanna Review for the Home Occupations Text Amendment didn't go out in time, and will not be heard until the next BOS meeting on October 17, 2018.

Murray-Key: I would like to say; even with me being new to the board and knowing that, we are servants of the public that this being a great interest of all the different entities that we are a part of as a community and hearing them represent other folks that we would not necessarily have interaction with. Those that do artwork, those that do home businesses; they contribute a lot to this community and maybe will be able to see more. We have to think of the children and their opportunities to display those things and how to do things right. I think by the work that's been put in prior to me being here and apart of the commission that it is important to me that the commission listens and processes what the community is asking for and making those decisions according to the Comprehensive plan.

Motion:

Zimmer made a motion that the Planning Commission recommend approval of ZTA 18:06, an ordinance to amend Chapter 22 of the Fluvanna County code by the amendment of Section 22-4-2.1, regarding uses permitted by right in the A-1 Agricultural District relating to "studios, fine arts"; Section 22-15-3 regarding certain signs in the A-1 Agricultural, the R-1, R-2, R-4 and MHP residential districts, relating to home occupations; Section 22-22-1, Definitions, relating to home occupations and studios, fine arts; and by the addition of a Subsection 22-17-19 providing general standards for home occupations. The public purpose of these amendments is to promote good planning practice and economic development. 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

PRESENTATIONS:

None

Site Development Plans:

SDP 18:06 - VSI Supply – Zion Station Lot 3 – Brad Robinson, Senior Planner

Approval of a sketch plan request to construct two warehouse/office buildings and associated parking with respect to 1.651 acres of Tax Map 5, Section 24, Parcel 3. The affected property is located within the Zion Station industrial subdivision between Zion Station Road (Route 1021) and Richmond Road (Route 250). This property was rezoned from A-1 to I-1 on August 5, 1985 (ZMP 85:02).

Recommended Conditions:

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

Zimmer: What is the use of the buildings?

Representative, Jenni Pack, Collins Engineering: VSI Supply, which are plumbing products.

Motion:

Murray-Key made a motion to approve SDP 18:06, a sketch plan request to construct two warehouse/office buildings and associated parking with respect to 1.651 acres of Tax Map 5, Section 24, Parcel 3, subject to the conditions listed in the staff report. Seconded by Zimmer. 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

Motion:

Murray-Key made a motion to approve a sidewalk waiver to SDP 18:06, a sketch plan to construct two warehouse/office buildings and associated parking with respect to 1.651 acres of Tax Map 5, Section 24, Parcel 3, pursuant to County Code Section 22-23-6.6.A Seconded by Johnson. 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:

None

New Business:

None

Public Comments:

Gary Hanavin, 953 Jefferson Drive: I believe you know what's going on with the situation at the lake?

Payne: The County doesn't have anything to do with that. We actually litigated that once and the county prevailed. There's been discussion of bringing it back; it has not been brought back. As far as your relationship with the condo association, technically they probably have a right to exclude you, it's not a public meeting. It's a private corporation meeting. This really isn't any affair of the county. The county has nothing before it; there's been discussion of it but no proposal. The matter you heard tonight doesn't apply to this property.

Adjourn:

Chairman Bibb adjourned the Planning Commission meeting of September 11, 2018 at 7:40 p.m.
Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission