

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION AND REGULAR MEETING MINUTES
County Administration Building, Morris Room
December 11, 2018
Work Session 6:00pm
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, Director of Community Development
Brad Robinson, Senior Planner
Holly Steele, Planner
Fred Payne, County Attorney
Stephanie Keuther, Senior Program Support Assistant

Absent: None

Open the Work Session at 6: 00pm (Mr. Barry Bibb, Chairman)
The Pledge of Allegiance followed by a Moment of Silence.

Directors Comments

None

Public Comments

None

Work Session:

Columbia Rental Inspection District – Brad Robinson, Senior Planner

36-105.1:1. Rental inspections; rental inspection districts; exemptions; penalties. (Excerpt)

B. Localities may inspect residential rental dwelling units. The local governing body may adopt an ordinance to inspect residential rental dwelling units for compliance with the Building Code and to promote safe, decent and sanitary housing for its citizens, in accordance with the following:

- 1. Except as provided in subdivision B 3, the dwelling units shall be located in a rental inspection district established by the local governing body in accordance with this section, and**
 - 2. The rental inspection district is based upon a finding by the local governing body that (i) there is a need to protect the public health, safety and welfare of the occupants of dwelling units inside the designated rental inspection district; (ii) the residential rental dwelling units within the designated rental inspection district are either (a) blighted or in the process of deteriorating, or (b) the residential rental dwelling units are in the need of inspection by the building department to prevent deterioration, taking into account the number, age and condition of residential dwelling rental units inside the proposed rental inspection district; and (iii) the inspection of residential rental dwelling units inside the proposed rental inspection district is necessary to maintain safe, decent and sanitary living conditions for tenants and other residents living in the proposed rental inspection district.**
- Nothing in this section shall be construed to authorize one or more locality-wide rental inspection districts and a local governing body shall limit the boundaries of the proposed rental inspection districts to such areas of the locality that meet the criteria set out in this subsection,**

***Mr. Bibb closed the work session at 7:00pm and moved the Small Cell Telecommunications discussion to the unfinished business of the regular meeting.**

Small Cell Telecommunications – Holly Steele, Planner

Code of Virginia Definition: Small Cell Facility- “a wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet and (ii) all other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet, or such higher limit as is established by the Federal Communications Commission. The following types of associated equipment are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation boxes, back-up power systems, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.” (§ 15.2-2316.3.)

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:

November 20, 2018

None

December 5, 2018

None

Board of Zoning Appeals Actions:

None

Public Comments #1 (Limited to 3 minutes):

None

Approval of Minutes

Minutes of November 13, 2018

Motion:

Johnson made a motion to approve the Minutes of November 13, 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:

Capital Improvement Plan Ranking - FY 2020-24

Top 10 (Ten) Capital Projects As Recommended by the Planning Commission:

Rank #1 Schools, Capital Reserve Maintenance Fund

Rank #2 Public Works, Capital Reserve Maintenance Fund

Rank #3 Public Safety Fire and Rescue, Self-Contained Breathing Apparatus (SCBA) Replacement

Rank #4 Public Safety Sheriff, Courthouse Security Upgrades

Rank #5 Schools Fleet Replacement, School Buses

Rank #6 Public Safety Fire and Rescue, Heart Monitor Replacement

Rank #7 County Fleet Replacement, Sheriff Vehicles

Rank #8 Public Safety Fire and Rescue, Vehicle Apparatus – Replacement/Rechassis

Rank #9 Schools, Carysbrook Elementary Roof Replacement (Phase 2)

Rank #10 Schools, Computer Instructional Technology & Infrastructure Replacement

Public Hearing Comments:

None

Motion:

Murray-Key made a motion t that the Planning Commission recommend approval of the FY2020 – FY2024 Capital Improvement Plan (CIP) as presented, with a list of funding priorities prepared by the Planning Commission. 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

Unfinished Business:

Small Cell Telecommunications – Holly Steele, Planner

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PRESENTATIONS:

None

Site Development Plans:

None

Subdivisions:

None

New Business:

None

Public Comments #2 (Limited to 3 minutes):

None

Adjourn:

Chairman Bibb adjourned the Planning Commission Meeting of December 11, 2018 at 7:37p.m.
Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.


Barry A. Bibb, Chairman
Fluvanna County Planning Commission