

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION AND REGULAR MEETING MINUTES
County Administration Building, Morris Room
January 8, 2019
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

ABSENT: None

ALSO PRESENT: Jason Stewart, Director of Community Development
 Fred Payne, County Attorney
 Brad Robinson, Senior Planner
 Holly Steele, Planner
 Valencia Porter, Senior Program Support Assistant

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

At 6:00pm, Chairman Bibb called the work session to order.

After the recitation of the Pledge of Allegiance, a moment of moment of silence was observed.

B. PLANNING DIRECTOR COMMENTS

None

C. PUBLIC COMMENTS (Limited to 3 minutes per speaker)

None

D. WORK SESSION:

- **ZMP 18:01 & SUP 18:05 – Steven & Codie Peters / Colonial Circle** - Brad Robinson, Senior Planner

This request for a rezoning and special use is permit is located at t the intersection of Route 53 (Thomas Jefferson Parkway) and State Route 618 (Lake Monticello Road). The subject parcel is Tax Map 8-A-A14A and is identified in the Comprehensive Plan as being within the Rivanna Community Planning Area. The current zoning of the property is B-1 (Business, General) & A-1 (Agricultural, General). The requested zoning is R-3 (Residential, Planned Community).

Proposed Uses:

- 81,000 sq. ft. commercial space
- 40 Single Family Detached Dwelling Units
- 128 Single Family Detached & Townhomes
- 250 Townhomes & Multi-Family Units

SUP 18:05 has also been submitted for proposed density increase above 2.9 units per acre.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

At 7:00pm Jason Stewart closed the work session and opened the regular meeting of the Planning Commission.

2. 2019 ORGANIZATIONAL MEETING OF THE PLANNING COMMISSION

- **Election of Chairman** Mr. Johnson moved to elect Mr. Barry Bibb as Chairman of the Fluvanna County Planning Commission for calendar year 2019. Seconded by Mr. 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

- **Election of Vice Chairman**
Mr. Lagomarsino moved to elect Mr. Ed Zimmer as Vice Chairman of the Fluvanna County Planning Commission for calendar year 2019. Seconded by Murray-Key. The motion was approved with a vote of 5-0-0 AYE: Johnson, Bibb, Zimmer, Murray-Key, Lagomarsino, NAY: None ABSTAIN: None ABSENT: None
- **Selection of Dates for the Commission Meetings**
Zimmer moved to accept the selected dates of the Fluvanna County Planning Commission for the calendar year of 2019, with May being on the first Tuesday of the month instead of the second Tuesday of the month. . Seconded by Murray-Key. Motion carried with a vote of 5-0.
- **Resolution entitled “Organizational Meeting of the Fluvanna County Planning Commission 2019.”**
On a motion by Mr. Zimmer, seconded by Mr. Johnson, and carried with a vote of 5-0 The “Organizational Meeting of the Fluvanna County Planning Commission 2019” 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 2019. Lagomarsino seconded the motion which carried with a vote of 5-0.

3. **DIRECTOR’S REPORT**

Board of Supervisors Actions:

December 19, 2018

None

Board of Zoning Appeals Actions:

None

Technical Review Committee for December 13, 2018:

- I. **SDP 18:11 Carbon Core** – A site development plan request to construct a warehouse facility including office space, 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 Limited Industrial, and located within the Zion Crossroads Planning Area and the Columbia Election District.
- II. **SUB 18:48 Southern Development “Island Hill”** – A rural cluster major subdivision request with respect to 115.553 acres of Tax Map 18, Section A, Parcel 54. The applicant is proposing 50 building lots with 91.28 acres designated as open space. The property is located along Broken Island Road (Route 1040), approximately 0.1 miles south of its intersection with South Boston Road (Route 600). The parcel is zoned A-1, Agricultural General and located within the Rural Residential Planning Area and the Palmyra Election District.
- III. **ZMP 18:01 Steven L. & Codie C. Peters / Colonial Circle** – A request to rezone, from A-1 Agricultural, General and B-1 Business, General to R-3, Residential Planned Community, 61.95 acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District.
- IV. **SUP 18:05 Steven L. & Codie C. Peters / Colonial Circle Density** – A request to increase density above 2.9 dwelling units per acre with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District.

4. **PUBLIC COMMENTS #1 (3 minutes each)**

5. **APPROVAL OF MINUTES**

Mr. Bibb moved to approve the minutes of the December 11, 2018 Planning Commission meeting as presented. On a second by Lagomarsino, the motion passed with a vote of 5-0. AYE: Johnson Bibb, Zimmer, Murray-Key, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

6. PUBLIC HEARING

None

7. PRESENTATIONS

None

8. SITE DEVELOPMENT PLANS

SDP 18:11 Carbon Core – Holly Steele, Planner

A sketch plan request to construct a warehouse with office space, with respect to 1.651 acres of Tax Map 5, Section 24, Parcel 3.

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.

Motion

Murray-Key made motion to approve a sidewalk waiver for SDP 18:11, which was seconded by Johnson. The motion passed with a vote of 5-0. Murray-Key made a motion to approve SDP 18:11, a sketch plan to construct a warehouse with office space with respect to 1.651 acres of Tax Map 5, Section 24, Parcel 3, subject to the three (3) conditions listed in the staff report. Seconded by Zimmer. The motion was approved with a vote of 5-0. AYE: Johnson, Bibb, Zimmer, Murray-Key, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

9. SUBDIVISIONS

SUB 18:48 Island Hill Rural Cluster – Brad Robinson, Senior Planner

Request an approval for the sketch plan of a rural cluster major subdivision with respect to 115.554 acres of Tax Map 18, Section A, Parcel 54.

- Sketch plan is for a rural cluster major subdivision with 49 lots and 50 dwelling units
- Appears to meet the requirements of zoning and subdivision ordinances
- Preliminary and final plats must be submitted for final review and approval from all agencies
- Staff recommends approval of SUB 18:48, subject to the four (4) conditions listed in the staff report.

Motion

Motion to refer SUB 18:48 back to the Planning department for clarification and study and defer to the February 12, 2019 meeting. Lagomarsino, Second by Murray-Key. The motion was approved with a vote of 5-0. NAY: NONE, ABSTAIN: NONE, None Absent: None.

10. UNFINISHED BUSINESS

Authorization for Small Cell Telecommunications Amendment – Holly Steele, Planner

- 2017 HB 1282: Zoning for Wireless Communication Structures
 - 15.2-2316.4. Zoning; small cell facilities.
- Localities cannot require a SUP or variance for small cell facilities installed on existing structures as long as the provider:
 - Has permission from the structure owner to co-locate
 - Notifies the locality
 - However, the locality may require administrative review of the permit application.

Motion

Murray-Key moved to direct staff to initiate a Zoning Text Amendment to amend "Section 22-27, Regulation of Telecommunication Facilities" to amend the regulations and associated definitions in regards to Small Cell Telecommunications, and to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors. Seconded

by Zimmer. The motion was approved with a vote of 5-0. NAY: NONE, ABSTAIN: NONE, None
Absent: None

11. NEW BUSINESS

None.

12. PUBLIC COMMENTS #2

Chairman Bibb opened the second round of Public Comments.
With no one wishing to speak, Chairman Bibb closed Public Comments.

13. ADJOURN

At 8:03p.m., Chairman Bibb moved to adjourn the regular meeting of Tuesday, January 8, 2019.

Minutes recorded on January 8, 2019 by Valencia Porter, Senior Program Support Assistant.

Fluvanna County Planning Commission

Barry A. Bibb, Chair

APPROVED