

**FLUVANNA COUNTY PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**County Administration Building, Morris Room**  
**June 11, 2019**  
**7:00 p.m. Regular Meeting**

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

**ALSO PRESENT:** Eric Dahl, DCA/Interim Director of Community Development  
Brad Robinson, Senior Planner  
Holly Steele, Planner  
Fred Payne, County Attorney

**ABSENT:** Howard Lagomarsino  
Valencia Porter, Senior Program Support Assistant

1. **Open the Regular Meeting:**  
At 7:00p.m., Chairman Bibb called the Regular Meeting into session, followed by the Pledge of Allegiance and a moment of silence.
2. **Director's Report: Eric Dahl, DCA/Interim Director of Community Development**

**Board of Supervisors Actions:**

May 15, 2019

**SUP 19:03 Mike Brookman** – A request for a special use permit to construct a specialty retail store for the sale of firearms, with respect to 10.549 acres of Tax Map 52, Section 8, Parcel 2. The property is located off of James Madison Highway (State Route 15), approximately 0.1 miles east of the intersection with East River Rd. (State Route 6). 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)**

June 5, 2019

A resolution to initiate a Zoning Text Amendment to amend Chapter 22 of the Fluvanna County Code for yard setback regulations of the I-1, Industrial, Limited and I-2, Industrial, General zoning districts, and to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors. **(Approved 5-0)**

*The Board of Supervisors agreed by majority to call a Special Meeting and have a Joint Public Hearing with the Planning Commission on July 9, 2019 to consider the above Zoning Text Amendment.*

**Board of Zoning Appeals Actions:**

May 21, 2019

**BZA 19:03 – Keith Bray:** A request for a variance to Fluvanna County Code Sec.22-4-3(G) of the Zoning Ordinance to allow for the reduction of the minimum rear setback, from 75 feet to 51 feet, for the purpose of constructing a new 42' x 70' garage building with a gable roof with respect to 2.5 acres of Tax Map 8, Section 6, Parcel 2. The subject property is located in the Palmyra Election District at the intersection of Lake Monticello Road (Route 618) and White Oak Drive. The property is zoned A-1, Agricultural, General and is within the Rivanna Community Planning Area. **(Deferred 5-0)**

**BZA 19:04 – Greenberry's:** A request for a variance to Fluvanna County Code Sec.22-11-5 of the Zoning Ordinance to allow for the reduction of the minimum building setback required from a street right-of-way, from 50 feet to 25 feet, for the purpose of constructing a light manufacturing facility with respect to 1.095 acres of Tax Map 5, Section 24, Parcel 6. The subject property is located in the Columbia Election District within the Zion Station industrial subdivision

at the intersection of Zion Station Road (Route 1021) and Zion Station Court (Route 1022). The property is zoned I-1, Industrial, Limited and is within the Zion Crossroads Community Planning Area. **(Deferred 5-0)**

**Technical Review Committee for May 9, 2019:**

**SDP 19:04 Virginia Electric and Power Co.** – A site development plan request to construct a new centralized water treatment system and remove the existing centralized source water treatment system, with respect to 87.82 acres of Tax Map 59, Section 6, Parcels 1 and 2. The property is zoned I-1, Industrial, Limited and located on the south side of State Route 656 (Bremo Road) approximately .97 miles southeast of its intersection with State Route 15 (James Madison Highway). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.

3. **Public Comments:**

None

4. **Minutes:**

Minutes of April 9, 2019

Murray-Key made a motion to approve the April 9, 2019 Planning Commission minutes as presented. Seconded by Johnson. The motion carried by a vote of 4-0. AYE: Bibb, Johnson, Zimmer, Murray-Key. NAY: None ABSTAIN: None ABSENT: Lagomarsino

Minutes of May 7, 2019

Murray-Key made a motion to approve the May 7, 2019 Planning Commission minutes as presented. Seconded by Zimmer. The motion carried by a vote of 4-0. AYE: Bibb, Johnson, Zimmer, Murray-Key. NAY: None ABSTAIN: None ABSENT: Lagomarsino

5. **PUBLIC HEARINGS:**

None

6. **PRESENTATIONS:**

None

7. **SITE DEVELOPMENT PLANS:**

**SDP 19:04—Virginia Electric & Power—Holly Steele, Planner**

- Request for approval of a sketch plan to install a new centralized water treatment system in an area formerly used for warehouse space, with respect to approximately 34.5 acres of Tax Map 59, Section 6, Parcels 1 and 2;
- Parcel is zoned I-1 and is located within the Rural Residential Planning Area;
- Adjoining parcels are zoned I-1 and A-1.

**Conclusion:**

- Sketch plan is a request to install a new centralized water treatment system in an area formerly used for warehouse space, with respect to approximately 34.5 acres of Tax Map 59, Section 6, Parcels 1 and 2.
- Appears to meet the requirements of zoning ordinance;
- Final site plan that complies with all aspects of the zoning ordinance must be submitted for final review and approval from all agencies;
- Staff recommends approval of SDP 19:04, subject to the three (3) conditions listed in the staff report and on the following slide.
- Sketch plan is a request to install a new centralized water treatment system in an area formerly used for warehouse space, with respect to approximately 34.5 acres of Tax Map 59, Section 6, Parcels 1 and 2.
- Appears to meet the requirements of zoning ordinance;
- Final site plan that complies with all aspects of the zoning ordinance must be submitted for final review and approval from all agencies;
- Staff recommends approval of SDP 19:04, subject to the three (3) conditions listed in the staff report and on the following slide.

**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 SDP 19:04:**

Zimmer moved to approve SDP 19:04, a sketch plan request to install a new centralized water treatment system in an area formerly used for warehouse space, with respect to approximately 34.5 acres of Tax Map 59, Section 6, Parcels 1 and 2; Seconded by Murray-Key. The motion carried by a vote of 4-0-1. AYE: Bibb, Johnson, Zimmer, Murray-Key. NAY: None ABSTAIN: None ABSENT: Lagomarsino

Murray-Key moved to approve an exception to Sec. 22-11-11 of the zoning ordinance to not install sidewalks along the paved interior roads within the Bremo Power Station facility. Seconded by Johnson. The motion carried by a vote of 4-0. AYE: Bibb, Johnson, Zimmer, Murray-Key. NAY: None ABSTAIN: None ABSENT: Lagomarsino

8. **SUBDIVISIONS:**

None

9. **UNFINISHED BUSINESS:**

None

10. **NEW BUSINESS:**

11. **PUBLIC COMMENTS:**

None

12. **ADJOURN:**

Chairman Bibb adjourned the Planning Commission meeting of June 11, 2019 at 7:25p.m.

Minutes recorded by Valencia Porter, Senior Program Support Assistant.

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