

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Morris Room
August 11, 2020
7:00 pm Regular Meeting (Virtual)**

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

ALSO PRESENT: Douglas Miles, Community Development Director
Brad Robinson, Senior Planner
Fred Payne, County Attorney
Valencia Porter, Senior Program Support Assistant
Jason Overstreet, Planner

ABSENT: None

**Due to health concerns, Mrs. Eager is attending the meeting via phone conference call
-Patricia Eager, (Calling from 1107 Mechunk Creek Drive)*

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

At 7:00 pm, Chair Bibb called the Regular Meeting to order, followed by the Pledge of Allegiance and a moment of silence.

2. DIRECTOR'S REPORT-- Douglas Miles

Board of Supervisors Actions:

July 1, 2020

No Planning Cases

Board of Zoning Appeals Actions:

No Zoning Cases

Technical Review Committee for July 9, 2020:

ZMP 20:01 Sycamore Square LLC A request to rezone, from A-1 Agricultural, General to R-3, Residential, Planned Community, 13.65 acres of Tax Map 9, Section 14, Parcels 1, 2, 3, 4, 5 and 6. The property is located along Lake Monticello Road (Route 618) at the intersection with River Run Drive. The property is within the Rivanna Community Planning Area and in the Palmyra Election District.

ZMP 20:02 Village Oaks Proffer Amendment An ordinance to amend proffers associated with ZMP 04:02 of the Fluvanna County Zoning Map with respect to 38.869 acres of Tax Map 9, Section A, Parcels 13C, 14, 14C and 14C1, and Tax Map 9, Section 13, Parcels A, B, C, D, 1 through 40 and 85 through 102, all zoned R-3, Residential, Planned Community. This amendment, if approved, would increase the number of locations for access to the property from three to four. The property is located along Lake Monticello Road (Route 618) between River Run Drive and Ashlawn Boulevard, and is within the Rivanna Community Planning Area and the Palmyra Election District.

Neighborhood Meeting (Conference Call) on July 29, 2020 at 4:30 pm:

ZMP 20:01 Sycamore Square LLC and **ZMP 20:02 Village Oaks Proffer Amendment** representatives from Southern Development Homes, applicant attended the meeting and presented their two zoning case requests. These two zoning cases are for the planned expansion of Village Oaks Subdivision, an R-3, Residential Planned Community. New homeowners within Village Oaks asked questions about their plans in their community relative

to density and setbacks.

Planning Staff Attendance at Regional Planning (virtual Zoom) meetings:

July 21, 2020 – TJ PDC Rural Transportation Advisory Committee meeting was held to discuss the FY – 2021 Rural Transportation Planning Work Program that includes the Zion Crossroads Gateway Plan located in Fluvanna and Louisa that seeks to create shared design standards using similar transportation and infrastructure investments. The joint gateway plan is now slated to be completed by the end of the fiscal year due to COVID delays for both TJ PDC and VDOT staff.

PUBLIC COMMENTS # 1:

At 7:04 pm, Chairman Bibb opened the first round of Public Comments. With no one else coming forward wishing to speak, Chairman Bibb closed the Public Comments at 7:05 pm.

3. MINUTES:

MOTION:	Planning Commission Minutes of July 14 , 2020				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Motion		Seconded	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

4. PUBLIC HEARINGS:

Chairman Bibb stated that the developer has requested for a deferral until the next meeting in September. We would have to vote on whether or not to accept the deferral.

ZMP 20:01 Sycamore Square – Brad Robinson, Senior Planner

- Request to rezone Tax Map 9, Section 14, Parcels 1, 2, 3, 4, 5 and 6 from A-1, Agricultural, General to R-3, Residential, Planned Community
- Palmyra Election District
- Rivanna Community Planning Area Expansion of Village Oaks (Phase 4) with 35 lots for SFA dwellings

MOTION:	I move that the Planning Commission defer ZMP 20:01, a request to amend the Fluvanna County Zoning Map with respect to 13.65 acres of Tax Map 9, Section 14, Parcels 1, 2, 3, 4, 5 and 6, to rezone the same from A-1, Agricultural, General, to R-3, Residential, Planned Community and subject to the proffers dated August 6, 2020. Deferred until September 08, 2020 meeting.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:			Seconded	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Deferred				

ZMP 20:02 Village Oaks Proffer Amendment – Brad Robinson, Senior Planner

Chairman Bibb stated that since ZMP 20:01 was deferred, it’s no reason to go ahead and act on ZMP 20:02. This is the section that has the error in it. So we can just defer both projects.

Fluvanna County Attorney, Mr. Payne stated that this is a companion application to the first one, and they should be heard together.

MOTION:	I move that the Planning Commission recommend defer ZMP 20:02, an ordinance to amend proffers associated with ZMP 20:02 of the Fluvanna County Zoning Map with respect to 38.869 acres of Tax Map 9, Section A, Parcels 13C, 14, 14C and 14C1, and Tax Map 9, Section 13, Parcels A, B, C, D, 1 through 40 and 85 through 102				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:			Seconded	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Deferred				

Chairman Bibb stated that if anyone has any comments for these two applications, that we are asking you to hold them until our September 8, 2020 Planning Commission meeting.

5. PRESENTATIONS:

None

6. SITE DEVELOPMENT PLANS:

SDP 20:03 LKQ Automotive – Brad Robinson, Senior Planner

- Request for sketch plan approval to construct a salvage and scrap yard with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A.
- Parcel is zoned I-2 and is located within a Rural Residential Planning Area;
- Special Use Permit SUP 18:01 approved for this property by the Board of Supervisors on March 28, 2018.

After a brief discussion between the Planning Commission, applicants, and Planning Staff, the Planning Commission recommended to defer this to the next Planning Commission meeting on September 8, 2020 due to concerns with the sketch plan. The Planning staff agreed to help the applicants on what is required of the sketch plan.

MOTION:	I move to defer SDP 20:03, a sketch plan request to construct a salvage and scrap yard with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A, subject to the conditions listed in the staff report.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Motion			Seconded
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Deferred				

7. SUBDIVISIONS:

None

8. UNFINISHED BUSINESS:

None

9. NEW BUSINESS:

None

10. PUBLIC COMMENTS # 2:

At 7:32 pm, Chairman Bibb opened the second round of Public Comments. With no one coming forward to speak, Chairman Bibb closed the Public Comments at 7:33 pm.

11. ADJOURN:

Chairman Bibb adjourned the Planning Commission meeting of August 11, 2020 at 7:33 pm.

Minutes recorded by Valencia Porter, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

APPROVED