

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Fluvanna County Library, 214 Commons Blvd.
Palmyra, VA 22963
September 8, 2020
7:00 pm (Virtual Meeting)**

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: Eric Dahl, County Administrator
Fred Payne, County Attorney
Douglas Miles, Community Development Director
Brad Robinson, Senior Planner
Bryan Rothamel, Economic Development Coordinator
Jason Overstreet, Planner/GIS Technician
Valencia Porter, Administrative Program Specialist

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 7:01 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:
August 19, 2020

AFD 19:02 Patsy P. Griffin LE Et Al – Addition to Carysbrook – Request to add Tax Map Parcels 41-A-45, 41-A-45B and 51-A-128A, totaling 136.664 acres, to the Carysbrook Agricultural and Forestal District. The Carysbrook Agricultural and Forestal District is located in the Fork Union Election District and consists of approximately 1,504.0676 acres.

AFD 19:03 Allison W. & Ronald J. Unnerstall – Addition to Glenarvon Farm – Request to add Tax Map Parcels 60-A-21 and 60-A-21D, totaling 140.65 acres, to the Glenarvon Farm Agricultural and Forestal District. The Glenarvon Farm Agricultural and Forestal District is located in the Fork Union Election District and consists of approximately 1,730.362 acres.

September 2, 2020

No Planning Cases

Board of Zoning Appeals Actions:

No Zoning Cases

August 13th TRC Meeting and August 26th Neighborhood Meeting (Virtual):

SUP 20:01 Central Virginia Electric Cooperative – A request for a special use permit to construct an electrical substation (major utility), with respect to 4 acres of Tax Map 39, Section A, Parcel 34. The property is located along West River Road (Route 6), approximately 0.5 miles west of the intersection with Rolling Road South (State Route 620). The parcel is zoned A-1 Agricultural, General and located within the Rural Preservation Planning Area and the Fork Union Election District.

3. PUBLIC COMMENTS # 1:

At 7:05 pm, Chairman Bibb opened the first round of Public Comments. With no one coming forward online, or on the conference call line wishing to speak, Chairman Bibb closed the Public Comments at 7:05 pm.

4. MINUTES:

MOTION:	Planning Commission Minutes of August 11, 2020				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:			Motion		Seconded
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

5. 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.

Ross Stevens, Kimley-Horn, was on the conference call line representing the applicant.

There were no question or comments, or concerns with this project as presented.

MOTION:	I move to approve 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 Approved				

MOTION:	I move to approve a sidewalk exception to 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, pursuant to County Code Sections 22-12-11 and 22-23-6.6.A.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Motion		Seconded	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

6. PRESENTATIONS:

None

7. PUBLIC HEARINGS:

AFD 20:01 Tara Colley Hourihan - Withdrawal from Stage Junction – Brad Robinson

- Request to withdraw Tax Map 44-A-32 (44.08 acres)
- Stage Junction AFD totals 707.273 acres
- Renewed May 2020
- 13 parcels

Tara Colley Hourihan, Property Owner and Bambi Drumheller, Applicant, were on the conference call line. They stated they would like for the 44.08 acres to be removed from the Stage Junction Agricultural and Forestal District.

Chairman Bibb stated that the Planning Commission does not have the authority to answer tax related questions. The owner should contact the Commissioner of Revenue’s office during regular business hours.

Chairman Bibb opened the Public Hearing. With no one coming forward online or on the conference call line wishing to speak, Chairman Bibb closed the Public Hearing and opened up for discussion by the Commission.

Johnson: It seems like to me she is a victim of certain circumstances, so I feel the Planning Commission should move forward with this to remove the 44.08 acres from the district.

MOTION:	I move to recommend approval of the proposed withdrawal of Tax Map Parcel 44-A-32 totaling 44.08 acres from the Stage Junction Agricultural and Forestal District.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Motion	Seconded		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Recommended Approved				

SUP 20:01 – Central Virginia Electric Cooperative – Douglas Miles, Community Development Director

- Special Use Permit to construct an electrical substation as a major utility in A-1 Zoning
- Located on the south side of Route 6 on a four acre parcel adjacent to the transmission line
- Includes a new Firefly Broadband fiber hut

Questions, Comments, & Concerns:

Bruce Maurhoff, CVEC CEO, was on the Conference call line, representing the applicant:

Chairman Bibb stated that this is to help bring Firefly Broadband to county.

Douglas Miles, Community Development Director stated that this request will also help with increases of the electric service.

Chairman Bibb opened the Public Hearing. With no one coming forward online or on the conference call line wishing to speak, Chairman Bibb closed the Public Hearing and opened up for discussion by the Commission.

Murray-Key: She stated with the schools just opening, this would be a great opportunity for the kids with no internet to be able to have with this internet access.

MOTION:	I move that the Planning Commission recommend approval of SUP 20:01, a request to construct a major utility (electrical substation) on Tax Map 39, Section A, Parcel 34A, subject to the seven (7) 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 Recommended Approved				

Fred Payne, County Attorney: He advised Chairman Bibb that these are companion cases, but they should be voted on separately by the Planning Commission, ZMP 20:01 and ZMP 20:02.

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

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

Questions for the applicant:

Keith Lancaster, Southern Development Homes, Applicant: He stated these homes are going to be single family attached homes with one and two stories. The firewalls will be there to divide the homes. We are noticing that more and more families are downsizing. Talking with the engineer we are seeing all different size families. Such as retiree’s, teenagers, or the young newlyweds home buyers.

Robinson, Senior Planner: He received a letter from Mr. Mickey Myers and that he would like to state that he would recommend for this project to go forward with a recommendation for approval.

MOTION:	I move that the Planning Commission recommend approval of 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.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:			Seconded	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Recommended Approved				

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

- Request to amend proffers associated with rezoning case ZMP 04:02;
- Palmyra Election District;
- Rivanna Community Planning Area.
- To increase permitted entrances from 3 to 4 on Lake Monticello Road.

Keith Lancaster, Southern Development Homes, Applicant was present to represent this case request.

MOTION:	I move that the Planning Commission recommend approval of ZMP 20:02, 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 13, 14, 14C1, and Tax Map 9, Section 13, Parcels A, B, C, D, 1 through 40 and 85 through 125 and subject to the proffers dated August 6, 2020.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Seconded		Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Recommended Approved				

8. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS # 2:

At 7:52 pm, Chairman Bibb opened the second round of Public Comments. With no one coming forward online or on the conference call line wishing to speak, Chairman Bibb closed the Public Comments at 7:52 pm.

12. ADJOURN:

Chairman Bibb adjourned the Planning Commission meeting of September 8, 2020 at 7:53 pm.

Minutes recorded by Valencia Porter, Administrative Program Specialist.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

APPROVED