

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Fluvanna County Library, 214 Commons Blvd.
Palmyra, VA 22963
November 10, 2020
Work Session 6:00 pm
7:00 pm (Virtual Meeting)**

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

STAFF PRESENT: Eric Dahl, County Administrator
Fred Payne, County Attorney
Don Stribling, FCPS Executive Director
Mary Anna Twisdale, Finance Director
Aaron Spitzer, Parks & Recreation Director
Calvin Hickman, Public Works Director
Douglas Miles, Community Development Director
Major David Wells, Fluvanna County Sheriff's Office
John Lye, Chief, Lake Monticello Water Rescue
Liz McIver, Financial Management Analyst
Jason Overstreet, Planner / GIS Technician
Valencia Porter, Administrative Program Specialist

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

- A. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:**
At 6:00 pm, Chairman Bibb called the Work Session to order, followed by the Pledge of Allegiance and a moment of silence.
- B. FINANCE DEPARTMENT COMMENTS:**
Liz McIver, Financial Management Analyst, provided a brief overview of this year's CIP with The CIP's project rankings to follow throughout the Planning Commission Work Session.
- C. PUBLIC COMMENTS:**
At 6:04 pm, Chairman Bibb opened the Public Comments. With no one coming forward online, or on the conference call line wishing to speak, Chairman Bibb closed the Public Comments at 6:05 pm.
- D. WORK SESSION:**

Planning Commission CIP Rankings

The Planning Commission is being asked to rank projects in the CIP using a rating of 1 (High), 2 (Medium) or 3 (Low) as described below:

- 1. High**
 - Project is important to the current and continuing operations of the County.
 - High importance to department, office or agency to expand/enhance services.
- 2. Medium**
 - County operations can continue, but some adverse impact could occur if not funded.
 - Adds value to department, office or agency's services.
- 3. Low**

- Project is not imminently necessary, but could become a higher priority in future.
- Long range objective, but not immediately necessary.

FY22-26 Request Report:

Department	Rankings	Projects
Parks & Recreation- Eric Dahl, County Administrator (representing Aaron Spitzer) Amount=\$191,000.00	1 1 1 2 2 1 1	Pleasant Grove Park Spray Ground Pleasant Grove Park Multi-Purpose Shelter Pleasant Grove Park Athletic Field Lighting New Pleasant Grove Park Athletic Fields (Baseball/Softball) Pleasant Grove Park Basketball and Tennis Courts Pleasant Grove Park Multi-Generational Center Pleasant Grove Park Outdoor Swimming Pool and Pool Hours
Public Works – Calvin Hickman, Public Works Director Amount= \$1,623,000.00	2 1 3 2 1 2 1 1	Renovate Exterior of Historic Courthouse Equipment Purchase & Replacement Plan Paving Administration-Public Safety Parking Lots HVAC Upgrade-Community Center & Social Services Carysbrook Equipment Storage Shed New Admin / DSS Building and Renovations Social Services Vehicles County Vehicles
Sheriff – Major David Wells Amount= \$362,000.00	1 1	Secure Courthouse Sally Port Replacement Vehicles
Fire & Rescue – John Lye, Chief Lake Monticello Water Rescue Amount= \$1,193,900.00	1 1 Dismissed	Fluvanna Fire and Rescue Apparatus Replacement Fluvanna Fire and Rescue Heart Monitor Replacement Upgrades to Ambulance 45
Schools – Don Stribling, FCPS Executive Director Amount=\$2,185,000.00	2 1 1 2 2 2 2 1 1	Technology-2 Carysbrook HVAC Upgrade- School Safety Vestibules Paving and Resurfacing FMS Athletic Field Lights (Football, Baseball, and Softball) FMS Annex Bleachers and Floor Abrams Abatement and Remodel School Buses Student Transport / Facilities Vehicles

Chairman Bibb closed the Work Session at 6:51 pm.

REGULAR MEETING:

1. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 7:00 pm, Chairman Bibb called the November 10, 2020 regular Meeting to order, followed by the Pledge of Allegiance and a moment of silence.

2. DIRECTOR’S REPORT: Douglas Miles, Community Development Director

Board of Supervisors Actions:

October 21, 2020

AFD 20:01 Tara Colley Hourihan – Withdrawal from Stage Junction – Request to withdraw Tax Map Parcel 44-A-32, totaling 44.08 acres, from the Stage Junction Agricultural and Forestal

District. The Stage Junction Agricultural and Forestal District is located in the Columbia Election District and consists of approximately 707.273 acres. **Approved Withdrawal 5-0**

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 the Palmyra Election District. **Approved Conditional Rezoning with proffered conditions 5-0**

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 13, 14, 14C1, and Tax Map 9, Section 13, Parcels A, B, C, D, 1 through 40 and 85 through 125, 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. **Approved the Proffered Amendment 5-0**

November 4, 2020:

Shepherds AFD Agricultural / Forestal District Renewal Request for an additional ten (10) year period of this AFD that was first approved on November 15, 2000, it was renewed on October 6, 2010 and is up for AFD renewal on November 15, 2020. There are fourteen (14) parcels that comprise the AFD district totaling 706 acres and generally they are located along Kent's Store Way and Parrish Lane within the Columbia Election District. **Renewed on the Consent Agenda until November 15, 2030**

Board of Zoning Appeals Actions:

There were no requests on October 20th Board of Zoning Appeals docket.

Community Development Director Virtual Meeting Attendance:

October 19, 2020: CARE Task Force Virtual Meeting

Eric Dahl, County Administrator, provided an enforcement update on TJ VDH Charlottesville Office staff's actions in the former Town of Columbia. The CARES Task Force is currently scheduled to go until June 30, 2021.

October 22, 2020: Ballinger Bluffs Subdivision – TRC Conference Call

Technical Review Committee members met with Tim Miller, PE, LS as the developer of Ballinger Bluffs Rural Cluster Subdivision that is proposed on Courthouse Road. Wastewater Treatment Units will require SUP approval.

October 22, 2020: TJ PDC Regional Housing Strategies & Policies Webinar

The Thomas Jefferson Planning District Commission facilitated the training session with regional housing partners. US Senator Tim Kaine was in the webinar and discussed housing successes as Governor and RVA Mayor.

October 29, 2020: Village Oaks Subdivision – Phase IV Zoom Meeting

Keith Lancaster, Southern Development Homes and their new engineer Timmons Group discussed preparing the Sketch Plans for the recently rezoned property for the single-family attached homes in Village Oaks.

October 30, 2020: VDOT VTRANS Mid-Term Prioritization Webinar

VTRANS Office of Intermodal Planning and Investment webinar topics covered were the I-64 Statewide Corridor Study from Virginia Beach to Staunton and ongoing I-81 Truck Traffic Study for goods and services.

Central Virginia Regional Housing Partnership – Regional Housing Locator:

The CVA Regional Housing Partnership is launching the “Regional Housing Locator” which will feature For-Sale and For-Lease home listings within the region, along with the resource links by locality, in a one-stop shop format.

The Regional Housing Locator will feature the City of Charlottesville and the Counties of Albemarle, Fluvanna, Greene, Louisa and Nelson on one website that will be launched on Thursday, November 12th by PDC staff.

Community Development Department Staffing Update:

Brad Robinson, Senior Planner his last day was on October 30th and he is now at the Spotsylvania County Planning Department in a similar position.

Jason Overstreet, Planner / GIS Technician he has accepted the Senior Planner position and he has started in that capacity on Monday, November 9th.

We are currently advertising for our Planner / GIS Technician position to work at the front counter area and be the GIS staff person for all mapping updates.

3. PUBLIC COMMENTS # 1:

At 7:08 pm, Chairman Bibb opened the first round of Public Comments. *Note: The Special Use Permit (SUP) for Ballinger Bluff Rural Cluster Subdivision was not on the scheduled agenda but there were several Fluvanna County residents who signed up to speak during Public Comments.*

William Talley, Jr at 14307 James Madison Hwy, he stated all of his concerns about the Rural Clustering provisions such as open space, wells and along with the shared resources and the developer’s limited costs. He stated that he felt Fluvanna County Staff members needed to review and potentially to rewrite the rural clustering provisions in the County Ordinances.

Tristana Treadway at 893 Courthouse Road: she stated she had Water table concerns and the number of the proposed wells in this development. She further stated knowing first hand that there are water capacity concerns she has had three attempts to stabilize her well. Water is an everyday need for eating, drinking, cleaning, and bathing and stated she has not been able to wash her car or water the lawn in years.

Rena Chiovaro at 1173 Courthouse Road: She had concerns about the water table and stated that with the 47 new homes coming and the new wells is a concern but how would this request affect the environmental drainage with existing steep slopes. Are there going to be an erosion issues? She suggested that if the site developer could reduce the number of lots that will help with their subdivision concerns as she and her family are surrounded by the new development.

Susan Scofield at 111 Fairview Lane: Her concern is with the 47 new wells. Once she bought her property they told her she had two wells already but did not tell her that only one well worked. She talked about the extended drought in the summer of 2002 when you could not even get a glass of water at a restaurant in Palmyra and area wells were dry or muddy during that period.

Overton McGehee - 924 Courthouse Road: He read the ordinance to the Planning Commission, and also stated that he felt that it would be unreasonable to have this property be developed based upon the lot yield, steep slopes, proposed wells and stated the developer needed to hire a certified hydrologist to test the capacity for the proposed number of wells in this subdivision.

Liz Palmer at 1384 Courthouse Road: she stated they are on their third well since she moved into her house. She is concerned if Louisa County experiences another earthquake and being near the existing fault line how will that affect new homes that are constructed on the slopes? *Note: She passed around several photographs of the existing steep slopes on these properties.*

Lois Fulks at 331 Oak Creek Road: she stated she had concerns about the septic systems along with the wells potentially going dry. If the septic systems are going to be along the steep slopes that means that if something happens to the septic system it could easily enter into our well. Water runs downhill not uphill. We are the citizens and we are at the top of the organizational chart in Fluvanna County as is shown on the County’s website and we would like to be heard.

With no one else coming forward, online, or on the conference call line wishing to speak, Chairman Bibb closed the Public Comments period at 7:35 pm.

4. MINUTES:

MOTION:	Planning Commission Minutes of October 13, 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:

None

6. PRESENTATIONS:

None

7. PUBLIC HEARINGS:

None

8. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS #2:

At 7:36 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 7:37 pm.

12. ADJOURNMENT:

Chairman Bibb adjourned the Planning Commission meeting of November 10, 2020 at 7:38 pm.

Minutes recorded by Valencia Porter, Administrative Program Specialist.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission