



FLUVANNA COUNTY PLANNING COMMISSION

WORK SESSION AND REGULAR MEETING AGENDA

Fluvanna County Library
214 Commons Boulevard
Palmyra, VA 22963

March 9, 2021

6:00 pm Work Session

7:00 pm Regular Meeting

TAB AGENDA ITEMS

WORK SESSION

A – Call to Order, Pledge of Allegiance to the Flag and Moment of Silence

B – Public Comments (Limited to 5 minutes per speaker)

C – WORK SESSION – 2040 Fluvanna County Comprehensive Plan Series

American Planning Association – Age Friendly Rural Planning in Fluvanna County

REGULAR MEETING

1 – Call to Order, Pledge of Allegiance to the Flag and Moment of Silence

2 – Community Development Director’s Report – Douglas Miles, AICP, CZA

3 – PUBLIC COMMENTS #1 (Limited to 5 minutes per speaker, not for the scheduled Public Hearings)

4 – Approval of Draft February 9, 2021 Minutes

5 – PUBLIC HEARINGS:

SUP 20:03 Steven L. & Codie C. Peters – A Special Use Permit request in the R-3, Residential, Planned Community District to permit both car wash and gas station uses with respect to 60.9 +/- 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. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

ZMP 21:01 Christian & Associates Excavating – A Conditional Rezoning from A-1, General Agricultural to the B-1, General Business District on 14 +/- acres of Tax Map 9 Section A Parcel 12A. The property is located on the north line of Lake Monticello Road and 0.1 miles west of River Run Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

SUP 21:01 Christian & Associates Excavating – A Special Use Permit request in the B-1, Business, General District to permit a contractor’s storage yard with respect to 14 +/- acres of Tax Map 9 Section A Parcel 12A. The property is located on the north line of Lake Monticello Road and 0.1 miles west of River Run Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

SUP 20:04 Cunningham Solar, LLC – A request for a Special Use Permit in the A-1, Agricultural, General District to construct a utility, major use (solar energy facility) on 62.4 +/- acres, Tax Map 18, Section A, Parcel 44. The property is located on the east side of South Boston Road (SR 600), approximately 0.2 miles north of its intersection with Thomas Jefferson Parkway (Route 53). The subject parcel is within the Rivanna Community Planning Area and the Fork Union and Palmyra Election Districts.

6 – Presentations: None

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7 – Site Development Plans: None

8 – Subdivisions: SUB 20:33 Ballinger Bluffs Rural Cluster Sketch Plan

9 – UNFINISHED BUSINESS:

SUP 20:02 Quigley Properties LLC – A request for a Special Use Permit to construct a central sewer system / utilities, major for a rural cluster subdivision in an A-1 district, with respect to 48.4 +/- acres of Tax Map 31, Section A, Parcel 41 and Tax Map 31, Section 1, Parcel A. The properties are located along Courthouse Road, and 0.6 miles east of its intersection with Georges Mills Road and Stoneleigh Road. The parcels are zoned A-1, Agricultural, General and are located within the Rural Residential and Rural Preservation Planning Areas and the Columbia Election District.

10 – New Business: None

11 – PUBLIC COMMENTS #2 (Limited to 5 minutes per speaker)

12 – Adjournment

Douglas Miles

Community Development Director Review

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PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE
 - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
 - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
 - Speakers should approach the lectern so they may be visible and audible to the Commission.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Commission.
 - All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
 - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
 - Speakers with questions are encouraged to call County staff prior to the public hearing.
 - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
 - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
 - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
 - Further public comment after the public hearing has been closed generally will not be permitted.

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