

**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**Carysbrook Performing Arts Center  
8880 James Madison Highway  
Fork Union, VA 23055**

**October 12, 2021  
6:00 pm Work Session  
7:00 pm Regular Meeting**

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

**MEMBERS ABSENT:** Lewis Johnson

**WORK SESSION:** Calvin Hickman, Public Works Director  
Aaron Spitzer, Parks & Recreation Director  
Captain Peterson, Fluvanna Sheriff's Office  
John Lye, Lake Monticello Water Rescue Chief  
Don Stribling, Fluvanna County Schools  
Tori Melton, Fluvanna Finance Department

**REGULAR MEETING:** Eric Dahl, County Administrator  
Douglas Miles, Community Development Director  
Jason Overstreet, Senior Planner  
Fred Payne, County Attorney  
Valencia Porter, Administrative Programs Specialist

**CAPITAL IMPROVEMENT PLAN (CIP) WORK SESSION – DEPARTMENT PRESENTATIONS**

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

At 6:00 pm, Chair Bibb called the Work Session to order, led in the Pledge of Allegiance and followed by a Moment of Silence.

**B. COUNTY ADMINISTRATOR COMMENTS:**

Eric Dahl, County Administrator, he provided a brief summary of the FY 2023 – 2027 Capital Improvement Plan (CIP) and indicated that Fluvanna County Department Directors and Public Safety representatives will be presenting capital funding requests for funding consideration.

**C. WORK SESSION:**

Fluvanna County's new Capital Improvement Plan (CIP) for FY23 – FY 27 has been prepared by the Finance Department in conjunction with the County Administrator. The CIP Plan has been forwarded to the Planning Commission for their review, in accordance with Virginia State Code §15.2-2239: Local Planning Commissions to prepare and submit annually capital improvement programs to the governing body, in our case it is to the Fluvanna County Board of Supervisors.

The Public Works Director, Parks and Recreation Director, Sheriff's Office Fleet Manager, Lake Monticello Fire Rescue Chief and Fluvanna County Schools Executive Director for Operations all provided brief presentations on their proposed funding projects and they answered questions.

Several of the same CIP requests from last year were presented so there was little change in these requests to the Planning Commissioners just more of status updates on these projects. The Schools Division had taken care of their additional school bus orders with other funding.

Mr. Dahl then summarized the next steps with in the CIP review process with Project Rankings scheduled to occur at the November 9th Planning Commission Work Session and then after the rankings a Public Hearing would be conducted on December 7th to complete the CIP process.

Chair Bibb closed the CIP Work Session at 6:45 pm.

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

At 7:00 pm, Chair Bibb called the October 12, 2021 Regular Meeting to order, followed by the Pledge of Allegiance and a Moment of Silence.

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

**Mr. Miles:** Welcomed everyone in attendance and online, to October 2021 as National Community Planning Month as had been proclaimed by the Fluvanna County Board of Supervisors back on September 15, 2021 in support of good Planning in the County.

**September 21, 2021 – TJ PDC Rural Transportation Technical Committee**

A 2021 Virginia General Assembly Special Session Update was provided by David Blount and 2022 TJ PDC Rural Transportation Work Program was completed with new VDOT Smart Scale projects being discussed to include the recently awarded Route 250 & Troy Road Round-about design in Fluvanna County and located in the Zion Crossroads UDA.

Jon-Mikel Whalen, Planner / GIS Technician he has begun to attend the quarterly Rural Transportation meetings, which included a Private Roads discussion on best practices within the Thomas Jefferson Planning District Commission’s rural county jurisdictions.

**September 24, 2021 – VDOT Smart Scale Funding – Round 5 Discussion**

The County Administrator, Community Development Director and the Planner / GIS Technician met online with VDOT Land Use Engineers from the Louisa Residency and the VDOT Planning Manager from the VDOT Culpeper District on our 2022 - Round 5 Smart Scale project submissions with an emphasis placed on the Route 53 Corridor.

**September 27, 2021 – APA Virginia Rural Transit Shuttle Planning Webinar**

The Community Development Director attended the APA Virginia rural transit shuttle planning webinar on how regional transit shuttle systems like JAUNT around Virginia can operate better in providing regional transit like the new Afton Shuttle Express.

3. **PUBLIC COMMENTS #1:**

At 7:07 pm, Chair Bibb opened the Public Comments and with no one coming forward or online wishing to speak, Chair Bibb closed the Public Comments period at 7:08 pm.

4. **MINUTES:**

MOTION:	I move that the Planning Commission approve the Minutes of September 14, 2021, as presented.				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:		Motion		Seconded	
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	Approved by a vote of 4-0-1				

5. **PUBLIC HEARINGS:**

**SUP 21:06 Carysbrook Solar, LLC** – A Special Use Permit request in the A-1, Agricultural, General District to construct a major utility use (solar generation facility) on 36 +/- acres of a 361.3 +/- acre parcel, Tax Map 42, Section 1, Parcel 1. The property is located on the east side of Carysbrook Road (SR 615) and generally north of James Madison Highway (Route 15) at 1084 Carysbrook Road. The subject parcel is within the Rural Preservation Area and the Fork Union Election District.

**Mr. Miles:** He presented the 3 megawatt solar generation facility request by Sun Tribe Solar, a Charlottesville based company, that was requesting a Special Use Permit (SUP) request on approximately 36 acres of a farm located along Carysbrook Road (SR 615).

Adjacent properties are zoned A-1, General Agricultural and either contain single-family dwellings or are vacant parcels. Carysbrook Elementary School and the County Schools Division Bus Garage is located to the south along with the Sun Tribe Solar array that now supplements the elementary school power needs that was installed back in 2020.

**Recommended Special Use Permit Conditions:**

1. This Special Use Permit is granted for a three (3) megawatt photovoltaic solar generation facility / major utility use to Carysbrook Solar, LLC or any successors as the owner or operator of such use located on a 36 acre portion of Tax Map 42 Section 1 Parcel 1.
2. All site activity required for construction, expansion and operation of the solar energy facility / major utility use shall be limited to the following days and times: All pile driving and site deliveries shall be limited to the hours from sunrise to sunset Monday through Saturday. All other site construction and expansion activity may occur Monday through Sunday from sunrise to sunset and be in compliance with the noise ordinance.
3. A Construction Traffic Management Plan, including certain mitigation measures shall be developed by the applicant, owner or operator and shall be submitted to the Virginia Department of Transportation (VDOT) and the County Administrator or his designee for review and approval. The Plan shall address traffic control measures along Carysbrook Road (SR 615) pre-and post-construction road evaluation and any necessary repairs to the public roads that are required as a result of any damage from the solar generation facility construction and/or expansion. All VDOT permits must be received and be approved by VDOT and an approved copy provided to the County Administrator or his designee prior to site construction or expansion occurring on the premises.
4. A Site Parking and Staging Plan shall be submitted as a part of the Site Development Plan approval process that demonstrates a site access plan directing both employee and delivery traffic to minimize conflicts with local traffic on Carysbrook Road (SR 615) and state roads leading to the site such as James Madison Highway (Route 15) to avoid traffic delays during peak construction times.
5. A Construction Mitigation Plan shall be submitted as a part of the Site Development Plan approval process that addresses dust mitigation where all construction roads and areas shall remain dust-free by the use of a water truck or other approved method to keep soil and sediment on the premises. Burning operations must follow all local and state burning restrictions and distances from property lines and combustibles. The plan must address both dust and smoke migration so as not to be of a general nuisance to adjoining property owners during site construction, expansion and/or burning operations on the premises.
6. A minimum fifty (50) foot setback shall be maintained from all public right-of-ways and all agriculturally and residentially zoned properties, either occupied or unoccupied, until such time that the property is converted to commercial or industrial uses, at such time the setback can become the underlying zoning district setback amount for such district.
7. A twenty-five (25) foot vegetative buffer utilizing double staggered rows of evergreen trees planted every ten (10) feet on center with a minimum planting height of four (4) feet and achieving eight (8) feet in height within three (3) years shall be installed when there is not mature vegetation on the perimeter of the premises along the public right-of-way or adjacent to agricultural or residential land uses. Site groundcover for the use should consist of a variety of native groundcovers that benefit bees, birds and beneficial insects and the use of any synthetic herbicides to control and maintain groundcover areas post-construction or post-expansion shall not be permitted on the premises.
8. The applicant, owner or operator shall coordinate directly with the Fluvanna County Fire Chief to provide solar energy educational information and/or training to the respective County personnel responding to the solar energy facility use in regards to how to respond to any emergencies that may occur on the premises. The Fire Chief shall be provided with the construction manager's direct contact information during construction or expansion and the remote manager's direct contact information during site operations.

9. A decommissioning plan shall be approved by the County Administrator or his designee prior to approval of a site development plan or any building permits being issued for the solar energy facility use. If the solar energy facility use is inactive completely or substantially discontinuing the delivery of electricity to an electrical grid for a continuous twenty-four (24) month period it shall be considered abandoned. The applicant, owner or operator shall provide notice to the County Administrator or his designee in writing once the property becomes inactive as a solar energy facility use. The decommissioning of the site shall commence within six (6) months of receipt of such notice from the applicant, owner or operator with Fluvanna County and a name and physical address of such entity that would perform such decommissioning of the site shall be provided for the premises.

**John Townsend, Sun Tribe Development:** presented the three (3) megawatt AC-Solar Generation Facility request by stating that they would clear less than three (3) acres and would use approximately thirty-six (36) acres of this 361 acre farm. He stated that this facility would produce enough energy to power about 500 homes and it would connect to the existing Dominion Energy distribution lines located on Tax Map 42 Section A Parcel 14 that is adjacent to the subject property. The proposed facility is setback 1,960 feet from Carysbrook Road and existing mature vegetation surrounds the proposed solar facility use.

He stated that the proposed solar generation facility would take about 4-6 months to be built with about twenty (20) construction employees and following all the recommended conditions in this request. The operation of the facility would take place remotely along with regular monthly site visits to check on the facility operations or to make any repairs. The eventual decommissioning would occur with the removal of all of the panels and the supporting equipment and the removal and/or recycling of everything from the premises.

At 7:33 pm, Chair Bibb opened the Public Hearing and requested that all public speakers provide their name and address when speaking on the item listed as a Public Hearing case.

**Julia Rose at 749 Carysbrook Road:** Stated that she and her husband, Richard, who was present, own Carysbrook Farm, and a portion of our farm it is the subject of this request.

**Suzu Morris at 6840 Thomas Jefferson Pkwy:** Stated that she has asked various people and that she has performed her own research about how and when solar panels and the related solar equipment is recycled or removed when solar projects are decommissioned. She was questioning this and did research as they specifically were approached to put one on their land and worked for several months to try to get answers about solar energy uses.

She stated she would hope that Fluvanna County and the solar companies installing the new solar facilities would look into the future decommissioning aspects. She even asked the CVEC person who works with Firefly broadband and solar panels by asking him the same question at a Fluvanna Farm Bureau meeting and he stated I really do not have an answer for that and that is a good question and an interesting question. She stated that no one from the federal government or state or local government seems to even look at that question because it is clean, green energy. She realized that actions have been taken to minimize the impact upon the viewshed and on the environment. Her research shows that you cannot put the panels in landfills, you cannot store them anywhere for more than three (3) months or there are potential fines. She stated that she is not saying this with Sun Tribe Solar but since solar energy is a new thing and it is being installed even faster now.

She guessed that is it could be difficult to track down the solar companies because some of them sell the solar use to another company. Then the landowner or the town or city if they cannot track down the current company that owns it they may be stuck paying the bill for decommissioning the site. She stated depending on how old the panels become or how long that they have been on the property it could be hundreds of thousands of dollars.

She also asked if a solar company is not found whomever happens to own the land is then responsible for these damaged panels? She indicated that damaged panels could have hazardous materials to leech into both the soil and water. She would like for this question to be answered by someone and just how many and where and who are the specific entities that are decommissioning the solar energy facilities? She hopes that Fluvanna County will require the solar energy companies to provide these answers in the approval process.

**Chair Bibb:** asked Mr. Townsend since Sun Tribe Solar is leasing the property would you be responsible for the decommissioning or would the property owner be responsible?

**Mr. Townsend:** Stated that Sun Tribe Solar, as the site developer, would be required to post a bond that would cover the entire removal of the solar facility. So, there is no way in our contract that the landowner can get stuck with the decommissioning responsibility. There is no way that Fluvanna County can get stuck with removing the solar panels so that is covered up front. I do understand that is a valid concern and we want to make sure that is not actually a concern for anyone. The optimal use for disposal at the end of the life of the solar panels is by recycling them. He stated there are eleven (11) states and approximately twenty (20) solar photovoltaic specific recycling facilities. The materials that make up the majority of the solar panel equipment is glass, aluminum and steel and there are recycling systems in place throughout the country that handle that sort of solar equipment and can turn around and put those materials back into new solar equipment.

Recycling is the best option in the next 25 to 40 years for the life of this project. It is very likely that there are government agencies and several industry groups that are specifically focused on increasing the recycling capability and capacity for photovoltaic panels and equipment. We found several additional studies about the leeching concern that was brought up is not as serious of a concern and there are a few high-tech reasons for that and I am not the expert to go into it about that question. We provided a report from NC State from 2017 to Mr. Miles in our report that goes into the details about how the panels overall are safe for people and the environment. I would also like to state that if any panels were damaged on-site during the operational life they would either be removed or be replaced.

**Mrs. Eager:** Asked Mr. Townsend what is the value of the bond?

**Mr. Townsend:** replied that we work with a professional engineer to determine the value of the bond and I can tell you for a similar size project it could be a couple hundred thousand dollars. We would have to come up with a specific number for this solar project.

**Mrs. Eager:** Stated because these solar energy facilities are so new that there probably have not been many solar sites being decommissioned?

**Mr. Townsend:** Stated while that part is true and if we are not taking the salvage value of the solar equipment. I am not accounting for the physical act of removing the equipment as the contractor views the cost and value to removing the steel pilings, cabling and then removing the other supporting equipment for the solar panels and the inverter equipment.

**Mrs. Eager:** Asked so would you be able to sell the aluminum, tin and steel metals?

**Mr. Townsend:** Replied if municipalities allow for the salvage value to be accounted for when they work with us on our bond and for the total cost in order to remove the facility. That recycling or solar panel manufacturers would be looking at the raw material value to purchase and resell it or reuse it in the process but that is not my industry to comment on.

**Mr. Miles:** Stated that from the County's perspective that the decommissioning process is not what is going on in the solar industry but however, we do see it regularly within the communication tower industry when they have changed their tower arrays from 3G to 4G and even now most are going to 5G arrays in the tower industry from at least 25 years ago.

The solar industry may change from static to tilting panels to whatever the next solar panel technology is so we have built that into the recommended conditions. We have made sure that any expansion or replacement work would follow the same conditions that they would under the initial construction of the solar project. The solar bonding process would go through the County Attorney's Office and we would be looking at it periodically and they are required to notify Public Safety officials on who the site manager is and we would work with them on the bonding to make sure that it is still a valid bond rather than expired.

**Mrs. Eager:** Asked are you saying that they would have to add more to their bond?

**Mr. Miles:** Replied, not necessarily add more to their bond but to make sure that it is still active and would be able to be utilized if in the worst case scenario the decommissioning was not done by them. In most cases we are not concerned about that at this point and Mr. Townsend did indicate as part of their application in the large Sun Tribe binder there

is about an 18 page document from NC State University from 2017 that talks about all the concerns that have been raised so far about panels and how they are recycled and the main manufacturer of most of the solar panels that companies use has a program to integrate the solar panel materials back into the construction cycle or to recycle and process them.

**Mr. Zimmer:** Asked Mr. Payne to be clear, so in the bond if Sun Tribe or their successor owner were to go bankrupt would the bond be protected from that bankruptcy or that bond would still exist and be available for the landowners to decommission the solar facility?

**Mr. Payne:** Replied, in most general terms that is the reason that we have surety that if for any reason the principal cannot honor a bond then we look to ensure that can be done but it can be a little more complicated within bankruptcy. I do not think it is going to prevent the collection of decommissioning funds when we pull it and will look at our legal options.

**Mike Holland resides at 2 Oliver Court and is an adjacent landowner:** He stated he thinks he is the only Carysbrook native in the room here and to be a Carysbrook native you had to come back here straight from the hospital. In 1984, when I graduated from Fluvanna High School I could tell you the first and last names of everyone that lived between Cary's Creek and Dixie. You know I looked at their plan and I read everything that was publicly available and it looks good. I do want to point out as one of the adjacent landowners that Carysbrook Holdings owns a hundred foot stretch of land from the back of their property all the way to the Rivanna River. You cannot see that on the GIS and Mr. Townsend assured me that their new fence will be 50 feet from Carysbrook Holdings. It is a 100-foot stretch of land and that separates my adjacent property from the Rose farm.

I think that it is time for Carysbrook to have something new like a solar facility. I see all of the activity up on Route 53, I read the minutes from the last meeting and I am glad that I was not at that long meeting. As I do try to attend these meetings about every 10 years. I will come back sooner next time, but if there is something going on in Carysbrook I like to show up and I will speak if I come every five or ten years. So, you know you have to make your own decision with that I do not know how you make your decisions. I always look to the past and see what I can learn from wise people and make my decisions for the future. I was reading the book of Matthew when the letter came from Sun Tribe Solar and I have been following some of their activity and I was reading that and Jesus said number one love God and number two love your neighbor. Well the Roses are easy to love so I can love on them. Sun Tribe Solar is a newcomer I am going to try to show them some love too. Carysbrook has always been a loving place, so maybe it is time for something new maybe it is time to give a little more attention to this part of the county and stop trying to put everything onto Route 53 by the Lake where you do have all the traffic problems.

**Brenda Finchum at 42 Colonial Road:** She stated that she was the person that sent Mr. Townsend the questions earlier, thank you so much for being so prompt, and Mr. Miles for forwarding those questions. I really do appreciate it, and I am not going to waste your time because five minutes would not do it with global warming, because my views are very different, and my question was these solar panels are not disposal? Or not handled as hazardous waste? When there is any sort of malfunction or replacement on these panels and exactly how many panels your photo showed a double row panels? Do you know the approximate panels in this particular setup? I do not have the right amount and I am glad to hear that the remainder of the land and is to remain with the landowners. I am strongly behind people's personal rights and especially landowners to do what they want to do with their land, so I definitely would not want to interrupt plans for their property. I do want the Planning Commission to please consider when you review these solar panels and wind farms to not take it lightly. I know the public relations now is that this is all wonderful and good but when you look out there and you see the land mass that is being consumed by the thousands of acres and if you go over to Louisa County or you turn on the TV news you see some of the problems, and the decommissioning that will have to be done there.

Yes, that large one down the road, I do not think it is as far as what people are saying down the road just because how the solar facilities are reacting right now because this is new and everybody got on-board. They are pushing them and I really do not know that everybody has thought this through and because it looked like every other energy resource. I just think that we are kind of getting ahead of it because we do not have enough land

mass to do it another way. I just hope that for the future growth that you will watch more when someone comes out for another one of these 2,000 acre facilities here and 1,800 acres there or you know like out west 25,000 acres we do not have that much land in Virginia but that is my point of view on solar energy and we should use good judgement.

At 7:53 pm, Chair Bibb he closed the Public Hearing, and opened it up to the Planning Commissioners for discussion purposes and any further information from the applicant.

**Mr. Townsend:** I would just like to point out two things, one is that we are only using about 36 acres of a large 360 acre parcel, so about 10 percent there so it is not one of the huge projects that was mentioned there, and again back to the decommissioning portion. There are thousands of solar panels that make up solar facilities, but that is exactly why the recycling facilities are designed to handle that sort of capacity. So, again the majority of the equipment the materials are recyclable it will be reused for new panels in the future. I commented about them not considered as toxic as far as I do know in the United States silicones are not considered toxic and that is definitely true in Europe with solar panels.

**Chair Bibb:** Stated that he was all over the country this Summer and he saw a lot of these solar facilities and most of the solar locations were very well maintained. He saw both the stationary and tilting type of panels but the ones that really bothered him the most were the wind farms and what they looked like compared to the solar facilities that were better.

**Mr. Zimmer:** Stated that with my own work at the Virginia Department of Forestry we get quite engaged with both the discussion and the impacts of some of the solar facilities that you do see across Virginia. I would say that this solar request does the least potential impact as it is fully screened, so there is little or no visual impact, it is not clearing forest land, it is utilizing some farmland which if this were to be decommissioned could go back into farmland. So, this is relatively small site and not taking up a large amount of acreage. I know that there is currently one proposed out in Charlotte County which is not all that far from here that is 21,000 acres in size. If this has thousands of solar panels I cannot even imagine what 21,000 acres would be it must be millions of solar panels on the site.

**Vice Chair Murray-Key:** Stated that she thought that the applicant’s representative did a good job of answering the community’s questions and you talked about other facilities that are around the country. I think it will be very helpful since we have had some of the individuals ask about where they are located. So, you know I would ask that you would submit that to Mr. Miles so that would be available, so the individuals that have those concerns about where they are and they can actually do a more focused study on what they are looking at and do some research, and Planning Commissioners can do it, as well.

MOTION:	I move that the Planning Commission recommends Approval of <b>SUP 21:06</b> , a special use permit request to allow for a major utility / solar energy facility on 36 +/- acres known as Tax Map 42 Section 1 Parcel 1 and subject to the nine (9) recommended conditions within the Staff Report.				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:		Motion			Second
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	Recommended Approval by a 4-0-1 with conditions				

6. **PRESENTATIONS:**

**2040 Comprehensive Plan Update – Douglas Miles, Community Development Director**

The Comprehensive Plan Process has to look at Housing, especially affordable housing, and that has been completed first and foremost in the Regional Housing Plan that has been on-going for two years and with citizen and business input since September 2019.

The next main topic that Fluvanna County has been working on is the Future Land Use and our fieldwork and GIS map work was completed during the Spring and the Summer of 2020 at the start of COVID-19 and went out into the field to perform our research.

Fluvanna County Staff is consistently working on our Rural Preservation efforts through Agricultural-Forestall Districts, Conservation Easements and general farm preservation via continued farming and ranching throughout most of Fluvanna County at this time.



## 2040 Comprehensive Plan Status Update

Chapters		Comprehensive Plan Status
1	Natural Environment & County Demographics	Update 2040 Environmental Chapter with the Regional data Completed Demographics in Fall 2020 / Add in 2020 Census
2	Public Safety (and CIP Future Building needs)	Worked with Captain Hill on Sheriff Department Updates Need to complete with County & Lake Fire and Rescue Staff
3	County Infrastructure and New Broadband Services	Zion Crossroads Water & Sewer Infrastructure completion Fourth Utility: Countywide Broadband Services completion
4	VDOT Transportation and Pedestrian Trail systems	Completed TRANS Subcommittee: Winter and Spring 2021 Completed VDOT Palmyra TAP Grant Application – Main St.
5	County Transportation: VDOT Thoroughfare Plan	Transportation Consultant interconnectivity of County roads in conjunction VDOT Smartscale funding - Secondary roads
6	Parks & Rec Master Plan	Pleasant Grove Master Plan Consultant - last done in 2011
7	Affordable Housing (Regional & County)	Completed the TJ PDC Regional Housing – Fluvanna Chapter Completed Seniors or Age in Place Housing options research
8	Education & Schools	Continued work with Schools Division on CIP infrastructure
9	Future Land Use	Commercial & Industrial Growth and Rural Preservation
10	Implementation Goals	Completion of Goals = Community and Board Priorities



## Comprehensive Plan Subcommittees

- **Future Land Use-ZXR Gateway Plan Subcommittee** for Mixed Use: commercial / industrial / higher density residential uses on planned Transit Lines with well planned Transportation improvements and Gateway design standards with Louisa County
- **Rural and Historic Preservation Subcommittee** review Rural Cluster provisions **Not be permitted in defined Community Planning Areas (CPA) rather in the Rural Preservation Area with true conservation**

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Mr. Miles indicated that those that would like to be considered for subcommittee appointments will be able to complete the Subcommittee Application for possible appointment in January 2022 for either Future Land Use or for Rural Preservation.

7. **SITE DEVELOPMENT PLANS:**

None

8. **SUBDIVISIONS:**

None

9. **UNFINISHED BUSINESS:**

None



**10. NEW BUSINESS:**

None

**11. PUBLIC COMMENTS #2:**

At 8:29 pm, Chair Bibb opened the second round of Public Comments and he asked that speakers provide their name and address and to limit their time to five minutes.

**Tom Diggs at 947 Jefferson Drive:** Stated that he appreciated the presentation on the Comprehensive Plan, but he would ask the Planning Commission to ask County staff to please put as much of this on the website, as possible. For the last three months he has been checking on a weekly basis for any information on the comprehensive plan and its development and there is nothing publicly available on the county's website regarding it. In particular, he would like to see the information that has been collected in the surveys by County Administration that Mr. Miles referenced, so that not only I but anyone in the county would be able to simply review what has already been done.

**Chair Bibb:** Stated that a lot of things have been done different this year due to COVID-19 and several things will balance back out once we move forward with the new plan.

**Mr. Miles:** Stated that we will be doing that on the existing Community Development as a blank page that will be converted over to a Comprehensive Plan webpage for the existing, completed documents and links to the completed Residential Survey data.

The Planning Commission Subcommittee Application will be posted on this same page for the residents who are interested in serving on one of these new subcommittees. Planning Commission subcommittees are created each year at their January meeting.

**Steve Smith at 6 Sunset Court:** Stated that he was looking down the items one through nine and it looks like we are doing a lot of studies and doing a lot of meetings. I do not see that community members are involved in these meetings. So, is there an advisory board or other subcommittees that will be formed to work on the comprehensive plan?

**Mr. Miles:** Replied yes the Zion Crossroads one that we have been working on with the TJ PDC is probably the largest one that we have done work on in the surveys, and the business owner meetings that we did hold prior to COVID with them. A lot of the work that we have done as you are stating has been studies and reports, but that is the goal now is to get some of the other subcommittees up and running and working on the final chapters of the document, especially Future Land Use and Rural Preservation.

**Suzu Morris at 6840 Thomas Jefferson Pkwy:** Stated that the most concerning thing is finally now we are given this tonight, and it would appear by the presentation that a lot of these things are deemed already finished and there has been no citizen input, except online surveys, no citizen notification, and when I checked with several other counties around one of the most important things is citizen participation. As some of them do it chapter by chapter, they take a chapter and have community meetings, some of them do it in various areas of the community, and the community people are allowed to have input and they consider that very important, and since this is deemed, and it says that this Comp Plan has been done with community input it would appear that there needs to really be a lot of community input and citizens need to participate in this process.

I know COVID shut some things down. I do not think that we need to say well we have done this and we have done that, and this chapter is done and that chapter is done and we can pick certain people who want to serve on things who want input on it and they can pick a chapter or a section. These things go with all of Fluvanna County and every area of this will impact and affect current residents and residents who come, children and grandchildren will affect this county and if we are looking at things to go and plan for the future to 2040 we need community input and citizen input. I am concerned

that it does not seem to be deemed necessary. It would appear that citizens do not have the knowledge or concerns that they should be encouraged, and asked and that you should go out and try to find them and allow for them to serve on a committee. I know that I gave one of the Board members a list and I apologize because my printer was not working and I do not type so I wrote it. I know it was given to the Planning Director on the ways to communicate on the new Comp Plan and he would be able to start conducting community outreach this Fall along with County Administration staff.

I care about this whole county and care about what happens and if you do not have a plan you have a future plan to just fail. So, I encourage you to figure out a way to get more citizens involved. I totally agree with what Mrs. Murray-Key says that citizens should be involved and encouraged. I noticed on this map you do not have the Rural Preservation areas because there are several right near the lake there on 53. I noticed that in 2015 it is important because each one of those areas matters and it preserves some of the rural character which has come out from day one, and through 2015. As, Rural Preservation and the word rural appears over 200 times in the 2015 Comp Plan.

**Chair Bibb:** Asked Mr. Miles that Planning Staff has not considered that anything has been completed yet in the new plan and there is still room for citizen participation?

**Mr. Miles:** Replied that there are certain chapters that yes have been completed by the Thomas Jefferson Planning District Commission staff in conjunction with all of our staff members. The Regional Housing – Fluvanna Housing Chapter has been completed with citizen input and that began in September 2019 and it was completed in August 2021.

**Chair Bibb:** Stated that as you have presented tonight it is the Planning Commission's document and so none of it is completed until we make our own recommendations.

**Mr. Miles:** Stated that I have provided information in my presentation tonight as we typically do during our Fluvanna Leadership Development Program presentations to let individuals understand as Mr. Payne indicated that you are in charge and County staff is just doing the main work for the Planning Commission and community to all review it.

**Mr. Lagomarsino:** Asked would it be better to characterize what you have provided tonight that on the specific tasks related to those chapters that have been completed but actually the chapter is not done but needs the community's input and comments?

**Mr. Payne:** Stated the document is not complete and it has not been presented to you for your endorsement which will require Public Hearings and community comments.

**Mr. Miles:** Stated that we have tried to do as much work on the Plan that was possible throughout the pandemic to include field work and especially virtual or website based with the other regional agencies online and through online survey work for any input.

The most involved survey was the 2020 Residents Survey that has been conducted and compiled by County Administration staff during the end of 2020. Fluvanna County does this survey outreach about every 4-5 years and the last one it was completed in 2016.

So residents and business owners can go online to read through the survey responses and the top three responses were more Economic Development growth, installation of water and sewer infrastructure and Growth management / Rural preservation balance.

The main goal of the Comprehensive Plan is to be a one-stop resource of information about Fluvanna County rather than having developers and residents having to search various websites throughout our region or in the County for the correct information.

Please remember that we are preparing the Comprehensive Plan in-house with all our County Staff members participating especially the Planning and GIS staff members and we have two very highly qualified GIS staff members who are preparing GIS maps and charts and have taken on mapping projects like Redistricting maps and Census analysis.

**Mrs. Eager:** Asked did you say that the Thomas Jefferson Planning District Commission has had the most input into our Comp Plan?

**Mr. Miles:** Replied yes of the completed documents like the Regional Housing Plan that contains the Fluvanna Housing chapter to be considered for adoption in our new Plan.

**Mrs. Eager:** Stated that she never felt that they really represented the uniqueness of Fluvanna County as there are several counties in the PDC and it focuses on Albemarle County and the City of Charlottesville's metropolitan needs and not the rural counties.

**Vice Chair Murray-Key:** Stated she can speak to that because she has been part of that along with Mrs. Mozell Booker from the Board of Supervisors, and working and looking at housing in general and the main purpose of the TJ PDC Regional Housing Plan goals.

The meetings over the past two maybe even two and a half years was to focus on each locality, so that folks can really look at the cost of living for each locality, and the cost of traveling to commute and the types of homes that can go into areas and yes there had been a strong focus on Charlottesville and Albemarle County due to their housing costs.

For a long period of time my focus has been the rural community and we have put a lot of work into doing that. If you log onto the website of the Thomas Jefferson Planning District Commission Regional Housing Partnership it talks about all those specific areas, and worked with Fluvanna County Staff and residents to get a lot of that information.

I would encourage people to get involved in series that are going on maybe for a year where we are talking about different options of housing and opportunities and it is open to the community. There are several speakers and several series and I would encourage people to go there and look at what has come out thus far because it is definitely not where it was two and a half maybe three years ago on their website.

**Mr. Miles:** Stated that Mrs. Murray-Key, Christine Jacobs, as Housing Coordinator and now she is the Executive Director and I conducted the Fluvanna Housing Chapter public engagement sessions in September and October of 2019 prior to the start of COVID-19. They were open to the general public and we were able to get some valuable feedback.

**Mr. Dahl, County Administrator:** Stated that the planning research that is done by the TJ PDC regional staff members is not just them putting their own ideas into documents. They are acting as an extension of our Planning Staff because we have limited staff and with them and Fluvanna County being a member of the PDC they work together on the projects with our staff to get the work done. There were business and resident surveys that have been completed for the Zion Crossroads Gateway Plan and the Housing Plan.

I do not care if it was in person, if it was online like the Residents Survey, or by paper copy answers for those without proper internet or they just preferred answering by paper and dropping it off at our office. We also have increased our Facebook and Twitter social media postings along with weekly FAN Mail or County website posts to get the word out during the pandemic. We have returned to some additional paper documents and that will probably be the same with the Draft Comprehensive Plan chapters and subcommittee work. So, when I do hear the community is not already involved in the process we are definitely providing many opportunities to be more involved and we do look forward to do that more this Fall and into the New Year.

**Donna D'Aguanno at 148 Crepe Myrtle Drive:** Stated that she is really confused now. I moved here right at the start of the pandemic back in March of 2020. So, maybe you put out surveys during that time or before that time. I do not know I have never seen any of the surveys maybe other people have. I have been to the website and I like Mr. Diggs and Mrs. Morris we have been checking in and you must have that well hidden somewhere in there because we do our searches. We try and look for it and all of this is a real mystery all of it. So, if you guys are doing what you are saying you are doing I do not know where it is, so maybe what I would suggest is putting things on your landing page. So, instead of seeing where you are landing and just seeing the county page you are telling residents we have a Draft Comp Plan. So you are really doing that and also the public notices I have to say doing whatever cursory you know searches when those all started back in the 1950s that was the way people did things there was no internet.

You know because people had the newspapers they did not have community television and you know the closed captioned televisions, but that is very old-fashioned and even the way you do public announcements are sometimes so laden with legal text in it that it is hard to understand and everything could be simplified for the public. Just like the warnings on cigarette packages things on your medication why at this point are we all trying to decipher public notices that to me is strange. It is almost like written in code for you guys and the lawyers but not for the general public. So, it should be changed immediately because you are working for the citizens and we do want to be involved.

Mrs. Morris is a tremendous wealth of information and also you can do an insert into the Fluvanna Review paper. So, there are many more ways, you have got community centers and senior centers, places for handouts. Burying stuff on your website is not a community service, so if you want people to be engaged get it right out to the people.

**Chair Bibb:** Replied we are as a Planning Commission are now getting involved in this ourselves because we could not do the same things because of COVID-19 and all the restrictions we had so many things we had to do online. As we all could not really get together and discuss the things that we are going to have to these two committees that are going to be appointed are covering a lot of what is involved in the Comp Plan, and you have to realize too we are citizens. We are not Board members we are also citizens on the Planning Commission, we are appointed members and we serve at the pleasure of the Board. We are citizens and we are going to give our own input on anything that comes before us. We will work on this Comp Plan together in the new subcommittees.

**Debra Kurre at 19 Laguna Road:** Stated that this has been a great meeting and for the individual who comes every 10 years. I used to come a lot more and I have been out for five years and am now coming back and listening to everyone and being able to get information about the overall community is wonderful. COVID has been a very really interesting time to be alive and I appreciate that in the sense that it is teaching us all how to communicate better how to be more aware and to be aware and I appreciate everything that everyone said. Mr. Chair Bibb I do appreciate you all serving as the appointed volunteers that is very powerful. I would like to thank Douglas Miles for being very thorough tonight in what they are doing what is going on with the new comprehensive plan. I think that being able to move this to an every two year event, you know have it being an on-going thing and looking at everything within the Plan.

So that maybe by every five years you have looked at everything but because this is a 2040 Comprehensive Plan. I have also been on the TJ PDC website and I have looked at several other counties too. As one county in particular stood out for me and that they had a full summary kind of an executive summary of community input and what the community input was and I just thought I was fascinated by that. I mean it was right on the top of the page and when you went into the Comprehensive Plan on their Planning Department webpage, and I was pretty fascinated by that. So, it told me that they were coming from the bottom up at least to get the community input. On the better communications you know I get envelopes from the County because we have several

properties and personal property so I get like four or five envelopes twice a year, and it might be a way to you pony up and do two things at one time and put your surveys in those envelopes so that people who do not use Facebook, who are not on that all the time or online have access. We live in a rural community so broadband does not exist for everybody, but I get envelopes in fact I just got some and so that would be a great place to be able to put a written letter to the community. Here is what is going on and here are some updates and by the way what do you think or are you interested in these upcoming committees that are going to be formed and would you like to serve on one.

There are a lot of retired people in Fluvanna County and are a wealth of information or are in the Fluvanna County Leadership Development Program. A lot of those people are also new to the area which is wonderful, but they may not have all of the wealth of information or the history to understand kind of where we have come from. I have only been here for 30 years and as I talk with Mrs. Morris and as I talk with other people and even used to love to talk to Lynn Gardner and other people that have been around that were here when Lake Monticello was developed and other people down in Fork Union.

My husband he used to work at the Thomasville Furniture plant and there were about 300 people working in that plant at one time. All I am saying is I would like to see you make an application to be real easy I mean like you know one page and another way to get communication out is to go through the churches and the clubs within the County.

With no one else coming forward or online Chair Bibb closed the Public Comments period at 8:59 pm.

**12. ADJOURNMENT:**

Chair Bibb adjourned the Regular Planning Commission meeting of October 12, 2021 at 8:59 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

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