

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

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

**March 8, 2022
Regular Meeting 7:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair
Gequetta “G” Murray-Key, Vice Chair
Lewis Johnson, Commissioner
Ed Zimmer, Commissioner
Howard Lagomarsino, Commissioner
Patricia Eager, Board of Supervisors Representative

ABSENT:

STAFF PRESENT:

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

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

At 7:00 pm, Chair Bibb, called the March 8, 2022 Regular Meeting to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

2. DIRECTOR’S REPORT – Douglas Miles, AICP, CZA, Community Development Director

February 24th Technical Review Committee Meeting:

SUB 22:02 Village Gardens – A Sketch Plan request for a rural cluster major subdivision consisting 49 lots was discussed with Southern Development and Timmons Group along with Aqua Virginia, Fire Officials, Planning and VDOT to meet the rural cluster subdivision standards.

March 10th Comprehensive Plan Open House Event:

The first of four (4) Open House events will be held on Thursday, March 10th from 4:00 pm to 6:00 pm in the Fluvanna County Library meeting room. It will be an opportunity to meet with Fluvanna County Staff and Planning Commissioners and to provide comments on the existing 2015 Plan maps and the proposed 2040 Plan maps and provide input on the planning process.

3. PUBLIC COMMENTS #1

Chair Bibb opened up the Public Comments at 7:04 pm by giving each public speaker a limit of five (5) minutes to speak and asked that they state their name and their address for the record.

Suzy Morris, 6840 Thomas Jefferson Parkway (spoke for Sandra Radford, 121 Mulberry Drive) with concerns of high density residential off Route 53, traffic safety around the Villages of Nahor subdivision, and the potential for soil erosion issues with all of the new residential development.

With no one wishing to speak in person or online, Chair Bibb closed the first round of Public Comments at 7:11 pm.

4. MINUTES:

MOTION:	To approve the minutes of the Planning Commission of February 8, 2022, as presented.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second			Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

5. **PUBLIC HEARINGS:**

None

6. **PRESENTATIONS:**

None

7. **SITE DEVELOPMENT PLANS:**

None

8. **SUBDIVISIONS:**

SUB 22:02 Village Gardens – A Sketch Plan request for a rural cluster major subdivision with respect to 116.8 acres of Tax Maps 8 Section A Parcel 18A and 17 Section 9 Parcels 1 and 2. The applicant is proposing 48 cluster lots with one residual parcel of 93.8 acres designated as open space that permits one house. The subject properties are located along Garden Lane (SR 636) with access to Thomas Jefferson Parkway (SR 53) to serve the rural cluster development.

Mr. Miles provided a Staff Presentation of the Village Gardens rural cluster major subdivision.

Mr. Miles stated the proposed rural cluster subdivision request had met the requirements of the Fluvanna County Subdivision and Zoning Ordinances and that the density and open space requirements of rural cluster subdivisions in the A-1 Zoning District have been met. According to the revised Sketch Plan, he stated the proposed development does not exceed the maximum allowable density of one dwelling unit per two acres, and stated the required 75% of open space had been provided for in this rural cluster request. Planning Staff recommended Approval of SUB 22:02 Village Gardens with the recommended conditions as found within the staff report.

Recommended Conditions:

1. The rural cluster subdivision will contain no more than forty-nine (49) separate residential lots, as shown on the revised Sketch Plan dated February 28, 2022;
2. Prior to final plat approval, the applicant shall meet VDEQ and VDOT requirements;
3. Prior to final plat approval, the applicant shall meet Health Department requirements;
4. Preliminary and Final Subdivision plat approvals shall be granted for the use;
5. Site Development Plan and E&SC Plan approvals shall be granted for the use.

MOTION:	I move that the Planning Commission Approve SUB 22:02 Village Gardens, a Sketch Plan request for a rural cluster major subdivision with respect to 116.8 acres of Tax Maps 8 Section A Parcel 18A and 17 Section 9 Parcels 1 and 2, and subject to the five (5) conditions, as listed in the staff report.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:				Second	Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

9. **UNFINISHED BUSINESS:**

None

10. **NEW BUSINESS:**

Appointment of Resident Advisory Groups:

Appointment of Resident Advisory Groups: Zion Crossroads Stakeholders Group; Rural Crossroads & Rural Preservation Advisory Group and Historic Preservation Advisory Group to be selected from the Fluvanna County residents who have applied to provide input into the new 2040 Comprehensive Plan.

Zion Crossroads Stakeholders Group: Joshua Bower; Steven Hurwitz; Andy Sorrell and Steve Smith.

Rural Crossroads & Rural Preservation Advisory Group: Overton McGehee; Kathy Swenson Miller; Suzy Morris; Marvin Moss and Gibson Worsham.

Historic Preservation Advisory Group: Donna D’Aguanno; Judith Mickelson; Marvin Moss; Deborah Murdock and Haden Parrish.

	Appointment of Resident Advisory Groups				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second			Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

11. PUBLIC COMMENTS #2:

Chair Bibb opened up the Public Comments at 8:32 pm by giving each speaker a limit of five (5) minutes to speak and asked that they state their full name and property address for the record.

Suzy Morris, 6840 Thomas Jefferson Parkway: she spoke on her concerns with the evolving Comprehensive Plan. Will the Fluvanna County residents ever modify the Comprehensive Plan? As it would be appropriate to have every section of the plan to have resident input and review and she will attend first Open House to provide her comments into the Comprehensive Plan.

Tom Diggs, 947 Jefferson Drive: stated thank you for the Resident Advisory groups, but he was disappointed in the selection process of the Resident Advisory Groups meeting information, with no other information. He stated he agreed with Mrs. Morris about every section in the Comprehensive Plan should be reviewed by all Fluvanna County residents as a part of the public review process and understood the Open Houses would be able to provide that opportunity.

Donna D’Aguanno, 148 Crepe Myrtle Drive: stated that she agreed with what Mrs. Morris and Mr. Diggs said about the Comprehensive Plan process and she stated she has a marketing and an advertising background and she looks forward to working on the new Comprehensive Plan.

Debra Kurre, 19 Laguna Road: stated she agreed with Mr. Diggs and Mrs. Morris. She was happy about how the February 23rd Zion Crossroads Small Area Plan Study Zoom meeting went as it was informative. Although there is still no infrastructure up there and she feels like the TJ PDC staff they just tell Fluvanna County what to do and have not allowed for it to progress any.

With no one else coming forward wishing to speak in person or online, Chair Bibb closed the Public Comments period at 8:52 pm.

Chair Bibb stated that last month we were talking about affordable housing and there was a lot of talk about housing and even a resident mentioned bringing an expert in from Washington which I would be entirely against that. I have read about how we are suppose to do affordable housing and the comprehensive plan is supposed to be about the residents of Fluvanna County.

Chair Bibb stated he did research and found out that Fluvanna County is probably the most economical and affordable place to live in this area. As Fluvanna County’s average household income is \$76,873 and individual income is \$39,633. Owner occupied homes in Fluvanna are 85% the medium value of houses in Fluvanna is \$234,200. The poverty rate in Fluvanna is 6.8% which is 2.4% less than the state average, but if we go to Charlottesville, which somebody a lot of times lumps us into Charlottesville. The median price listing of housing in Charlottesville is \$450,000, but they have a medium income of only \$59,400. Their poverty rate is 24%, like I said somebody suggested bringing somebody in from Washington. So I saw what they did in Charlottesville because I lived there when I was younger before moving to Fluvanna County.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on March 8, 2022 at 8:52 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission