

**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**Fluvanna County Library  
214 Commons Boulevard  
Palmyra, VA 22963**

**June 7, 2022  
Regular Meeting 7:00 pm**

**MEMBERS PRESENT:**

Barry Bibb, Chair  
Gequetta “G” Murray-Key, Vice Chair  
Mike Goad, Commissioner  
Howard Lagomarsino, Commissioner  
Patricia Eager, Board of Supervisors Representative

**ABSENT:**

Ed Zimmer, Commissioner

**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 June 7, 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**

**Planning Development Projects – Updated information:**

**SUP 21:08 The Virginia United Methodist Housing Development Corporation** The applicant has withdrawn their Special Use Permit request for 120 senior apartments in front of Village Oaks.

**SDP 22:01 Colonial Circle Multi-Family Workforce Apartments** received Site Plan Approval for 124 multi-family apartments on May 12th located within the Colonial Circle R-3, Residential Planned Community.

**SUB 22:07 Colonial Circle Single-Family Dwellings and Townhouse Units** – Stanley Martin Homes is approaching Final Subdivision Plan Approval for 204 single-family, detached and townhouse homes.

**May 12th TRC meeting and May 26th TRC Field meeting**

**5/12 Ghost Pine Assembly Hall** proposed at 1035 Dobby Creek Road and it is not an Outdoor Gathering facility, but they could incorporate in community playhouse shows as well as being a wedding venue.

**5/26 Dominion Energy Breomo Power Station Demolition Sketch Plan** Fluvanna County, Dominion Energy and Golder Engineering Staff met on-site at 1038 Breomo Road to discuss demolition of the existing Breomo Power Station.

**Thursday, June 9th 2040 Comp Plan Open House Event**

**Location:** Fluvanna County Library Meeting Room—Final Event Draft GIS Maps and PDC Chapters for review with the staff and Fluvanna County community and public officials.

**Time:** 5:00 to 7:00 pm – **Brief Presentation:** at 6:15 – 6:30 pm Advisory Group: 5:00 to 6:00 pm in the Library conference room.

**Open House Stations:** County Administration & Economic Development; Planning & GIS Staff; and Thomas Jefferson Planning District Commission (TJ PDC) staff to review Fluvanna chapters.

**3. PUBLIC COMMENTS #1**

Chair Bibb opened up the Public Comments at 7:08 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.

With no one wishing to speak in person or online, Chair Bibb closed the first round of Public Comments at 7:10 pm.

**4. MINUTES:**

<b>MOTION:</b>	<b>To Approve the minutes of the Planning Commission of May 10, 2022.</b>				
<b>MEMBER:</b>	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
<b>ACTION:</b>			<b>Motion</b>	<b>Second</b>	
<b>VOTE:</b>	Yes	Abstained	Yes	Yes	Absent
<b>RESULT:</b>	<b>3-0-1 Approved, Zimmer Absent, Commissioner Goad - first meeting</b>				

**5. PUBLIC HEARINGS:**

None

**6. PRESENTATIONS:**

**Zoning Text Amendment Requests—Douglas Miles, Community Development Director**

**Proposed Zoning Text Amendments (ZTA)**

- Assembly Hall or an Even Facility
- (Farm) Brewery Agri-tourism Events
- (Limited) Brewery Licensed Tap Room
- Data Centers – Small Data Centers
- (Farm) Machinery Sales and Service
- Vehicle Impound Facility ( Tow Lot)

**Why are we Proposing all these ZTAs?**

- Modernizing the Zoning Ordinance
- Uses requested by Business owners
- Providing for Market driven services
- New County Business tax revenues
- Prepared when Opportunity knocks
- Turn key Zoning in existing buildings

**Enabling Zoning Ordinance Language**

**Sec. 22-20-1 Initiation of Zoning Change:**

**(C) By the adoption by the Planning Commission of a Resolution of intention to propose an amendment to Ordinance.**

- **Instruct County Staff to prepare the ZTAs**

**ZTA: Assembly Hall or Event Facility**

**Event Facility:** A place of public assembly for the hosting of anniversaries, banquets, conferences, receptions and weddings in a building, tent, an outdoor gathering space or combination thereof; that charges a fee to use the facility or a fee that is related to the event facilities. Facilities used by a membership group such a Fraternal Lodges (is a separate definition) would not be an event facility.

**Dance Hall:** an establishment that is designed with a dance floor, where an admission fee is collected for private compensation; except as civic, charitable or non-profit groups hosting community dance events.

**Lodge:** a facility for social, educational and recreational purposes, to which membership is required; and is not operated for a profit or to render any other services.

**Outdoor Gathering:** Any temporary, organized gathering that attracts 200 or more persons at one time in open spaces outside and enclosed structure. Typical uses would be music festivals and carnivals.

NOTE: Wedding venues, Family reunion gatherings and wedding anniversary celebrations do not meet this definition as they typically are conducted within an enclosed assembly hall building in a year round use.

**Event Facility:** A place of public assembly for the hosting of anniversaries, banquets, conferences, receptions and weddings in a building, tent, an outdoor gathering space or combination thereof; that charges a fee to use the facility or a fee that is related to the event facilities. Facilities used by a membership group such as Fraternal Lodges (is a separate definition) would not be an event facility.

**ZTA: Brewery – Farm and Tap Room**

**Farm Brewery:** the sale and consumption of beer and associated products produced by the licensee shall be permitted in accordance with State Alcohol laws and regulations governed by the ABC Board.

**Brewery License:** authorizes the licensee to sell, deliver and ship beer products at wholesale to entities, other wholesalers and distributors and other individuals outside Commonwealth of VA.

**ZTA: Data Centers / Small Data Centers**

**Data Center:** A facility used primarily for storage, processing and transmission of information in digital form, which houses computer network equipment systems and servers and may also include power generators, cooling and storage facilities, utility substations and other associated infrastructure to support data center operations.

**Small Data Center:** (accessory) exclusively supports small area plan or town center (like ZXR locations)

**ZTA: (Farm) Machinery Sales & Service**

**Machinery Sales and Service:** shall mean the sales and service of machinery such as, not necessarily limited to, farm tractors, and similar implements such as backhoes, bulldozers, and forklifts, along with attachments and implements for operation of machinery like harvesters, mowers, combines, etc.

NOTE: We have a request for retail and wholesale machinery sales and service along Route 250 in a rural county and this allows us to service our own farmers with the proper farm machinery.

**Vehicle Impound Facility:**

**Automotive Land Uses:**

**Automotive Repair Service:** A facility for the general repair, rebuilding, or the reconditioning of engines, motor vehicles, or trailers, or providing collision services, to include body, frame or fender repair and overall painting (towing as accessory use to an Automotive Repair Service use)

**Vehicle Impound Facility:** (22-22-1 Definitions) A facility that provides for the temporary, screened storage of operable or inoperable vehicles to be claimed by their titleholders or agents; or those vehicles that are awaiting insurance adjustments or claims within 30 days or less for insurance purposes (Proposed)

Vehicle Impound Facilities are used by Virginia jurisdictions to impound vehicles that have been left along public roadways or have not paid personal property taxes for years and;

They are used by the private vehicle recovery operators to temporarily store the damaged vehicles removed from the public roads for insurance claim purposes by vehicle owners.

**Salvage and Scrap Yard:** Facilities engaged in the storage, sale and dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms (I-2 with an SUP)

Typical land uses are retail or wholesale sales of used auto parts that are placed up onto racks

and is not a Vehicle Impound Facility that has a time limit and does not allow for disassembly of autos as insurance claims are being processed on them.

**Proposed Zoning Districts**

Proposed Zoning Text Amendment (ZTA) to define and to add Vehicle Impound Facility in the Zoning Ordinance to further define this as a new land use for the modern, vehicle recovery truck operators.

A Special Use Permit (SUP) in the A-1, B-1 and I-1 Zoning Districts and will make it a By Right use in I-1 District with required landscaping and screening for the temporary storage of the vehicles.

**Chair Bibb:** stated that he wanted to welcome Mike Goad, as the new Fork Union Planning Commissioner and Mr. Miles provided a brief introduction and stated he would be completing the remaining term of Lewis Johnson, who had retired from the Planning Commission in April.

**7. SITE DEVELOPMENT PLANS:**

**SDP 22:04 Dominion Energy Breomo Power Station Sketch Plan** – A Site Development Plan request for the demolition of the Breomo Power Station on Tax Maps 59 Section 6 Parcels 1, 1A, 2 & 2A. The subject properties are zoned I-1, Limited Industrial and are located at 1038 Breomo Road and in the Rural Residential Planning Area and the Fork Union Election District.

Dominion Energy is also requesting Sidewalk Waiver Approval until such time that a new, productive land use is built on the subject properties, as they are demolishing the existing walkways on the premises.

**Ms. Sarah Marshall**, manager of State and Local Affairs for Dominion Energy was representing the company in Fluvanna County and the Central Virginia Piedmont region and she provided her presentation of the Breomo Power Station demolition and decommissioning process. She also provided additional information for Mike Goad, new Fork Union Planning Commissioner on the closure of ash ponds and the CCR Landfill that was approved in June of 2021 on the property.

**Mr. Miles** stated that Fluvanna County staff does not have any conditions to place onto this request because it is highly conditioned by VDEQ and inspected on a regular basis by VDEQ.

**Chair Bibb** asked for a motion.

MOTION:	I move to Approve <b>SDP 22:04</b> , a Sketch Plan request in order to demolish the Breomo Power Station that is located at 1038 Breomo Road and known as Tax Maps 59 Section 6 Parcels 1, 1A, 2 and 2A.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	<b>4-0-1 Approved</b>				

MOTION:	I move to Approve a Sidewalk Waiver request to allow for the demolition of the Breomo Power Station that is located at 1038 Breomo Road and known as Tax Maps 59 Section 6 Parcels 1, 1A, 2 and 2A.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	<b>4-0-1 Approved</b>				

Chair Bibb requested the Planning Commission to take a five (5) minute recess at 7:50 pm.

Chair Bibb he resumed the Planning Commission meeting after their recess at 7:55 pm.

**SDP 22:05 Perkins and Orrison Warehouse Sketch Plan --** A Site Development Plan request for a 52,500 square foot warehouse building on 16.2 +/- acres of Tax Maps 59 Section 17 Parcels 1 and 1A. The subject properties are located in the northeast quadrant of Richmond Road (Route 250) and Edgecomb Road (SR 689) and are in the Zion Crossroads Community Planning Area and the Columbia Election District.

**Recommended Conditions:**

1. Meet all final site plan requirements which include, but are not limited to, providing parking, landscaping, and outdoor lighting;
2. Meet all required Erosion and Sedimentation Controls regulations;
3. Meet all VDOT and / or VDH requirements.

**Russell Orrison, PE, Applicant** along with Grant Bates, Commercial real estate broker discussed the proposed request after Mr. Miles had provided the background information on this Sketch Plan request to the Planning Commissioners and the general public in the room and also online.

Chair Bibb asked, do we have a motion.

MOTION:	I move to Approve <b>SDP 22:05</b> , a Sketch Plan request to construct a 52,500 square foot warehouse building on 16.2 +/- acres of Tax Maps 5, Section 17, Parcel 1 and 1A, subject to the conditions listed in the staff report.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:			Motion	Second	
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	<b>4-0-1 Approved</b>				

MOTION:	I move to Approve a Sidewalk Waiver to construct a 52,500 square foot warehouse building on 16.2 +/- acres of Tax Maps 5, Section 17, Parcel 1 and 1A.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:			Motion	Second	
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	<b>4-0-1 Approved</b>				

**8. SUBDIVISIONS:**

None

**9. UNFINISHED BUSINESS:**

None

**10. NEW BUSINESS:**

None

**11. PUBLIC COMMENTS #2:**

**Chair Bibb** opened up the Public Comments at 8:19 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.

With no one coming forward wishing to speak in person or online, Chair Bibb closed the Public Comments period at 8:20 pm.

**12. ADJOURNMENT:**

**Chair Bibb** adjourned the Planning Commission meeting on June 7, 2022 at 8:20 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

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