



FLUVANNA COUNTY PLANNING COMMISSION

WORK SESSION AND REGULAR MEETING AGENDA

Fluvanna County Library
214 Commons Boulevard
Palmyra, VA 22963

July 12, 2022

Work Session 6:00 pm

Regular Meeting 7:00 pm

WORK SESSION

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

Fluvanna County Comprehensive Plan – Douglas Miles, AICP, CZA Spring Open House results and the ongoing Advisory Groups update: Rural and Historic Preservation Advisory Group work and the Zion Crossroads Stakeholders Group work and draft document preparation for Board of Supervisors retreat.

2022 Zoning Text Amendments – the discussion of Brewpubs, Data centers, Emergency centers, Event facilities, (Farm) Machinery sales & service, Microbreweries and Vehicle impound facilities as the new commercial land uses proposed based upon market driven factors and small business owner requests.

REGULAR MEETING

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

Community Development Director's Report – Douglas Miles, AICP, CZA

Review and Approval of Draft Minutes: June 7, 2022

PUBLIC COMMENTS # 1 – (Limited to 5 minutes per speaker)

PUBLIC HEARINGS:

ZMP 22:03 Wolfpack Properties LLC - A request to rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 35 +/- acres of Tax Maps 9 Section A Parcels 11, 11B, 11C, 11D, 11F and 11G. The subject properties are generally located along the south line of Lake Monticello Road (SR 618) and west of Glen Burnie Road, approximately two (2) miles east on Lake Monticello Road from its intersection with Thomas Jefferson Parkway (SR 53) and are in the Rivanna (Lake Monticello) Community Planning Area and Palmyra Election District.

ZTA 22:01 An Ordinance to amend Chapter 22 Zoning of the Fluvanna County Code by the Addition of Definitions and the Amendment of a Definition known as Agricultural Enterprises under 22-22-1 Definitions; Uses Permitted by Special Use Permit in A-1 Zoning Under 22-4-2.2 to Permit an Event Facility, Machinery Sales and Service, Microbrewery and Vehicle Impound Facility; Uses Permitted by Right in R-3 Zoning Under 22-7-9.1 to Permit a Brewpub; Uses Permitted by Special Use Permit in R-3 Zoning Under 22-7-9.2 to Permit a Microbrewery; Uses Permitted by Right in B-1 Zoning Under 22-9-2.1 to Permit a Brewpub, Emergency Center, Event Facility, Machinery Sales and Service, and Microbrewery; Uses by Special Use Permit in B-1 Zoning Under 22-9-2.2 to Permit a Vehicle Impound Facility; Uses Permitted by Right in B-C Zoning Under 22-10-3 to Permit a Brewpub; Uses Permitted by Special Use Permit in B-C Zoning Under 22-10-4 to Permit a Microbrewery; Uses Permitted by Right in I-1 Zoning Under 22-11-2.1 to Permit a Data Center, Machinery Sales and Service and Vehicle Impound Facility; Uses Permitted by Right in I-2 Zoning Under 22-12-2.1 to Permit a Data Center, Machinery Sales and Service and Vehicle Impound Facility.

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Presentations: None

Site Development Plans: None

Subdivisions: None

Unfinished Business: None

New Business: None

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

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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