

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

**Carysbrook Performing Arts Center
8660 James Madison Hwy
Fork Union, VA 23055**

**December 13, 2022
Regular Meeting at 7:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair
Mike Goad, Commissioner
Andre-A'Bryanna Key, 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-Henderson, Administrative Programs Specialist

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

At 7:00 pm, Chair Bibb, called to order the Regular meeting of December 13, 2022 and after the Pledge of Allegiance there was a Moment of Silence observed during this time.

DIRECTOR'S REPORT – Douglas Miles, AICP, CZA, Community Development Director

S.B. Cox November 30th Community meeting and December 2nd Richmond Site visit

S.B. Cox Demolition Recycling – Materials Recovery Facility proposed at Amber Hill LLC, a 90 acre tract at the end of Memory Lane located off Route 250 and was previously zoned for auto parts recycling facility. The property is zoned I-2 and they are requesting a Special Use Permit for use.

S.B. Cox Richmond site visit with the Board Chair, PC Chair, Mrs. Eager and with the County Administrator, Community Development Director and Economic Development Director to view Cox's downtown Richmond HQs facility for noise and truck traffic and scheduled for Tuesday, January 10th Planning Commission Public Hearing it was a successful site visit at this location.

Fluvanna County January 2023 Organizational meetings

Day	Date	Time	Organizational meetings	Location
WEDS	JAN 4th	5:00 PM	Board of Supervisors Organizational Meeting	Performing Arts Center
TUES	JAN 10th	7:00 PM	Planning Commission Organizational Meeting	Performing Arts Center
TUES	JAN 17th	7:00 PM	Board of Zoning Appeals Organizational Mtg	Morris Room

3. PUBLIC COMMENTS #1

Chair Bibb opened up the Public Comments at 7:10 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 7:11 pm.

4. MINUTES:

MOTION:	November 9, 2022 Draft Minutes				
MEMBER:	Bibb	Goad	Key	Lagomarsino	Zimmer
ACTION:		Second		Motion	
VOTE:	Yes	Yes	Abstain	Yes	Absent
RESULT:	Approved 3-1-1 as presented				

5. PUBLIC HEARINGS:

FY 2024-2028 Capital Improvement Plan – Public review and recommendation of the Capital Improvement Plan (CIP) for fiscal years 2024 through 2028 (FY2024 – FY2028) which is to be submitted in conjunction with the fiscal year 2024 (FY2024) Fluvanna County Budget. The CIP lists the major construction and acquisition efforts planned for the next five (5) fiscal years and it describes proposed methods of financing for CIP projects as is prescribed in Virginia State Code.

Chair Bibb opened up the Public Hearing at 7:13 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 Public Hearing at 7:14 pm.

MOTION:	I move that the Planning Commission recommend Approval of the FY 2024-2028 Capital Improvement Plan (CIP) as presented, with a list of funding priorities as prepared by the Planning Commission members.				
MEMBER:	Bibb	Goad	Key	Lagomarsino	Zimmer
ACTION:		Motion		Second	
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	Approved 4-0-1				

ZMP 22:06 David W. Ordell - A request to rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 5 +/- acres of Tax Map 5 Section 2 Parcel 2B. The subject property is generally located along the north line of Richmond Road (Rte 250) and west of Troy Road (SR 631) and in the Zion Crossroads Community Planning Area and Palmyra Election District.

Jason Overstreet, Senior Planner: provided a brief overview of the B-1 rezoning case request.

David Ordell, Applicant: stated he had been in the farm machinery business for some time and he is rezoning this property so that he can combine everything onto one commercial property.

Chair Bibb opened up the Public Hearing at 7:25 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.

Debra Kurre at 19 Laguna Road: spoke in support of this local commercial business request.

With no one else coming forward wishing to speak in person or online, Chair Bibb closed the Public Hearing at 7:27 pm.

MOTION:	I move that the Planning Commission recommend Approval of ZMP 22:06, a request to rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 5 +/- acres of Tax Map 5 Section 2 Parcel 2B.				
MEMBER:	Bibb	Goad	Key	Lagomarsino	Zimmer
ACTION:		Motion		Second	
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	Approved 4-0-1				

ZMP 22:07 The Clean Machine Inc. – A request to rezone from A-1, General Agricultural to the I-1, Limited Industrial Zoning District of 6 +/- acres of Tax Map 4 Section A Parcel 24. The subject property is generally located in the southwest quadrant of Richmond Road (Rte 250) and Memory Lane (SR 698) and in the Zion Crossroads Community Planning Area and Palmyra Election District.

Douglas Miles, Community Development Director provided a brief presentation on the proposed I-1 zoning district rezoning case to construct small business contractor offices.

Kelsey Schlein, Shimp Engineering provided a brief presentation and was available for questions from the Planning Commissioners on behalf of The Clean Machine, applicant.

Chair Bibb asked if the applicant was attempting to make all of the I-1 zoning to be consistent with what has already been rezoned along Route 250 for future development as one project.

Ms. Schlein stated the type of clients that we would like to attract are small business trades and contracting uses that also need storage space for their contracting supplies in warehouse areas.

Chair Bibb opened up the Public Hearing at 7:41 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.

Ronald Moore at 2451 Richmond Road: stated he was concerned about screening along 250.

With no one else coming forward wishing to speak in person or online, Chair Bibb closed the Public Hearing at 7:45 pm.

Generally there was a discussion about the proposed site screening and buffering with Mr. Miles stating that the Staff Report contains all of the screening options for the applicant at the time of administrative site plan approval in conjunction with Shimp Engineering filing their site layout.

Mr. Payne explained to Commissioner Goad what could happen relative to buffering and screening which is required by the Zoning Ordinance and negating the need for proffers.

MOTION:	I move that the Planning Commission recommend Approval of ZMP 22:07, a request to amend the Fluvanna County Zoning Map with respect to approximately 6 +/- acres of Tax Map 4 Section A Parcel 24 to conditionally rezone the same from A-1 General Agricultural, to the I-1, Limited Industrial Zoning District with the proffers dated December 13, 2022.				
MEMBER:	Bibb	Goad	Bree	Lagomarsino	Zimmer
ACTION:			Second	Motion	
VOTE:	Yes	Abstained	Yes	Yes	Absent
RESULT:	Recommended Approval 3-0-1-1 with proffered conditions				

6. PRESENTATIONS:

None

7. SITE DEVELOPMENT PLANS:

None

8. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS #2:

Chair Bibb opened up the Public Comments at 7:58 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 at 6840 Thomas Jefferson Pkwy: stated there are six (6) Community Planning Areas and there are gateways into this County. These gateways should be welcoming to tourists and to the residents who live here and we need to continue to properly plan for better gateway areas.

Elizabeth Cating at 2451 Richmond Road (online): stated that she had concerns with buffers and site screening and that we should continue to properly plan for better site screening and sees it is now occurring in the Zion Crossroads Area or it could be a major issue going forward.

With no one else coming forward wishing to speak in person or online, Chair Bibb closed the Public Comments period at 8:07 pm.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on December 13, 2022 at 8:07 pm.

Minutes were recorded by Valencia Porter-Henderson, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission