

**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES**

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

**Work Session 6:00 pm**

**Tuesday, March 7, 2023  
Regular Meeting 7:00 pm**

**MEMBERS PRESENT:**

Barry Bibb, Chair  
Howard Lagomarsino, Vice Chair  
Mike Goad  
Bree Key  
Lorretta Johnson-Morgan  
Patricia Eager, Board of Supervisors

**ABSENT:**

None

**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

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

At 6:00 pm, Chair Bibb, called to order the Work Session of March 7, 2023. After the recitation of the Pledge of Allegiance, a Moment of Silence was observed during this time.

**B. 2040 Comprehensive Plan Land Use Work Session**

Mr. Miles provided a 2040 Comprehensive Plan summary to the Planning Commissioners on the most recent Planning & GIS Staff analysis that was conducted relative to the vacant B-1, General Business, I-1, Limited Industrial Zoning and I-2, General Industrial Zoning, located within the Fork Union and Zion Crossroads areas.

Chair Bibb closed the Work Session at 6:45 pm until the Regular Meeting at 7:00 pm.

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

At 7:00 pm, Chair Bibb, called the March 7, 2023 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**

**Thursday, March 9th Technical Review Committee meeting**

**ZMP 23:01 B-C Business Convenience Conditional Rezoning Request**

Applicant owns former dentist office building from R-4/A-1 to B-C to permit daycare center, medical and dental offices, and small retail.

**SDP 23:03 Ballenger Creek nature Preserve Site Development Plan**

Minor Site Plan to construct a nature trails parking lot and access road for private, conservation easement area along Ballenger Creek.

**SUP 23:02 Hardware Hills Vineyard Event Facility**

At 5199 West River Road (Route 6) for an Agricultural Enterprise and Event Facility use.

**Thursday, March 23rd at 6:00 pm Solar Community Meeting**

Pine Gate Renewables Solar from Asheville, NC is proposing to build a 16 Megwatt utility-scale solar energy facility located off of Bremono Road and west of Walkers Lane. We have been working

with Pine Gate Solar for the past two years, as they have been preparing wetland analysis studies, and have been developing other solar projects within Virginia.

Fluvanna Community Center at 5725 James Madison Highway with a brief presentation at 6:00 pm and available until 7:30 pm. Please contact Lorraine Bergman [lbergman@pgrenewables.com](mailto:lbergman@pgrenewables.com)

Day	Date	Time	2040 Comprehensive Plan Work Session Events	Location
TUES	MAR 7	6:00 PM	Planning Commission Comp Plan Work Session	Performing Arts Center
FRIDAY	MAR 24	ALL DAY	TJ PDC Regional Housing Summit – Charlottesville	Omni Hotel
TUES	APR 11	6:00 PM	Planning Commission Comp Plan Work Session	Performing Arts Center
TUES	MAY 9	6:00 PM	Planning Commission Comp Plan Work Session	Performing Arts Center

**3. PUBLIC COMMENTS #1**

Chair Bibb opened the Public Comments at 7:29 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 7:29 pm.

**4. MINUTES:**

<b>MOTION:</b>	<b>To approve the minutes of the Planning Commission of February 7, 2023.</b>				
<b>MEMBER:</b>	Bibb	Goat	Key	Lagomarsino	Morgan
<b>ACTION:</b>		<b>Motion</b>		<b>Second</b>	
<b>VOTE:</b>	Aye	Aye	Aye	Aye	Abstain
<b>RESULT:</b>	<b>4-0-1 Approved, as presented</b>				

**5. PUBLIC HEARINGS:**

None

**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 7:30 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 7:30 pm.

**12. ADJOURNMENT:**

Chair Bibb adjourned the Planning Commission meeting on March 7, 2023 at 7:31 pm.

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

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

APPROVED