

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

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

**Tuesday, May 9, 2023
Work Session 6:00 pm
Regular Meeting 7:00 pm**

MEMBERS PRESENT:

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

ABSENT:

None

STAFF PRESENT:

Eric Dahl, County Administrator
Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Fred Payne, County Attorney
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 the May 9, 2023 Work Session to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

Douglas Miles provided an update to the Planning Commissioners on what had been recently filed with Fluvanna County by Sun Reventon Farm LLC for a Camp land use off Rolling Road S.

B. Reventon Farms Special Use Permit Applications – An Overview of the proposed Camp use:

- Applicant filed Camp applications on May 1st in both Albemarle and Fluvanna County
- No Recreational Vehicles will be permitted in the proposed Camp, none on rural roads
- Fluvanna County Staff members are meeting regularly with developer and consultants
- Kimley-Horn provided their Traffic Assessment document for Camp traffic estimates

Camp: A tract of land, complete with all necessary and accessory uses and structures used for the organized recreational activities under trained supervision. Seasonal accommodations may be provided, and such uses shall include boarding camps, day camps and summer camps.

Campground: An area to be used for transient occupancy by camping in tents, camper trailers, travel trailers, motor homes or similar transportable or temporary sleeping quarters of any kind. For purposes of this definition transient shall be for no more than 120 days.

Event Facility: A place of public assembly, used primarily as a facility for hosting functions including, but not limited to weddings, receptions, banquets, anniversaries, meetings or conferences.

Fluvanna County - Site Access Areas

The main Camp access area is within Fluvanna County on Briery Creek Road off Rolling Road:

- Guest Check-In in Fluvanna County – guests arrive in Fluvanna County from all points across Virginia along Fluvanna County roads, generally not through Albemarle County.
- Main Camp Exit in Fluvanna County – onto Rolling Road South in Fluvanna County all camp traffic leaves Camp sites on Fluvanna County roads and not Albemarle County.
- Emergency Access Only in Fluvanna County – out onto Rolling Road South in Fluvanna County with a bulk of necessary emergency responders coming from Fluvanna County.

C. Adjournment: 6:50 pm. Chair Bibb asked for a recess to resume at 7:00 pm for regular meeting.

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

At 7:00 pm, Chair Bibb, called the May 9, 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, May 11th Technical Review Committee meeting

Reventon Farms Camp, Central Water and Sewer and Event Facility SUP case requests

Camp and Outdoor Recreational uses proposed on about 745 acres, 300 in Fluvanna and 445 in Albemarle, with 250 cabins, with biking, hiking, birding, and an adventure forest and equestrian center on property with access in Fluvanna County on Rolling Rd S and Briery Creek Roads.

Sun Reventon Farm LLC filed on May 1st four Special Use Permit (SUP) requests; 1) Camp use 2) Central Water 3) Central Sewer and 4) Event Facility use. This Camp use would only permit the Cabin structures not Recreational vehicles which is a Campground land use for temporary uses.

Wednesday, May 10th at 6:00 pm Solar Community meeting

Pine Gate Renewables Solar – from Asheville, NC is at **Fluvanna Community Center** – 5725 James Madison Highway with a brief presentation at 6:00 pm and answering questions until 7:00 pm. Contact Lorraine Bergman at bergman@pgrenewables.com for follow-up meeting information.

Day	Date	Time	2040 Comprehensive Plan Work Session Events	Location
TUES	JUNE 13	6:00 PM	Planning Commission Comp Plan Work Session	Performing Arts Center
TUES	JULY 11	6:00 PM	Planning Commission Comp Plan Work Session	Performing Arts Center
TUES	AUG 8	6:00 PM	Planning Commission Comp Plan Work Session	Performing Arts Center

3. PUBLIC COMMENTS #1

Chair Bibb opened Public Comments #1 at 7:11 pm by giving each Public speaker a limit of five (5) minutes to speak and he 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 7:12 pm.

4. DRAFT MINUTES:

MOTION:	To approve the minutes of the Planning Commission of April 11, 2023.				
MEMBER:	Bibb	Goad	Key	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved, as presented				

5. PUBLIC HEARING:

ZMP 23:02 Renaud Consulting – A rezoning request to conditionally rezone from A-1, Agricultural, General and I-1, Industrial, Limited to the B-1, Business, General Zoning District with respect to 4.7 +/- acres of Tax Map 5 Section A Parcels 48, 51, part of 52 and part of 53; Tax Map 5A Section 1 Parcel L2 and Tax Map 5A Section 2 Parcels L1 and L1A. The subject properties are located in the southwest quadrant of Richmond Road (Route 250) and James Madison Highway (Route 15) in the Zion Crossroads Community Planning Area and the Columbia Election District.

Douglas Miles provided his Powerpoint presentation by indicating that this conditional rezoning case request is in compliance with the Comprehensive Plan and Zion Crossroads Gateway goals.

Ann Neil Cosby, Land Use Attorney, provided her Powerpoint presentation relative to the site developer’s design of the proposed Wawa convenience store use and by working in conjunction with Fluvanna County staff they have been able to present a very good site design for the Zion Crossroads gateway area and along with the suggested changes during the staff consultations.

Commissioner Morgan asked about the proposed right turn lane configuration on Route 15 in conjunction with a merge lane going from two lanes down to one coming into Fluvanna County.

Ms. Cosby indicated that with the new right turn lane design there will be a pass through lane and no longer the merging immediately into one lane which will allow for a better traffic flow.

After a brief discussion with the Planning Commissioners Chair Bibb opened the Public Hearing.

Chair Bibb opened the Public Hearing at 7:53 pm by giving each speaker a limit of five (5) minutes to speak and he 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 7:53 pm, returned it to the Planning Commission for a motion on the proposed rezoning request.

MOTION:	I move that the Planning Commission recommends Approval of ZMP 23:02 a rezoning request to conditionally rezone from A-1, Agricultural, General and I-1, Industrial, Limited to the B-1, Business, General Zoning District with respect to 4.7 +/- acres of Tax Map 5 Section A Parcels 48, 51, part of 52 and part of 53; Tax Map 5A Section 1 Parcel L2 and Tax Map 5A Section 2 Parcels L1 and L1A along with the proffers dated April 3, 2023.				
MEMBER:	Bibb	Goad	Key	Lagomarsino	Morgan
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Recommended Approval 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 Public Comments #2 at 7:57 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 7:58 pm.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on May 9, 2023 at 7:58 pm.

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

Barry A. Bibb, Chair
Fluvanna County Planning Commission