

**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES**

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

**Tuesday, June 13, 2023  
Regular Meeting 7:00 pm**

**MEMBERS PRESENT:**

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

**ABSENT:**

Bree Key, Commissioner

**STAFF PRESENT:**

Eric Dahl, County Administrator  
Fred Payne, County Attorney  
Dan Whitten, County Attorney  
Kelly Harris, Assistant County Administrator  
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 the June 13, 2023 Regular Meeting to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

Fred Payne, County Attorney indicated that this would be his last Planning Commission meeting at Fluvanna County. He introduced Dan Whitten, new County Attorney who would be observing during tonight's meeting and he was recently hired full-time on June 5th at Fluvanna County.

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

**Thursday, June 8th Technical Review Committee meeting**

Fluvanna Louisa Housing Foundation is proposing Mountain Hill Rural Cluster Subdivision of up to 10 lots for senior housing units proposed behind the Fluvanna Community Holiness Church.

Caroline and Christopher Minsky are proposing to amend ZMP 19:02 2428 Richmond Road LLC conditional rezoning case that was approved on June 17, 2020 and they are proposing to permit a general retail furniture store land use.

**ZMP 23:03 Caroline and Christopher Minsky Amendment**

The applicants, are proposing a Community Meeting to discuss the amendment of a Conditional Zoning case to permit retail sales use on Thursday, June 22nd at 6:00 pm.

**SUP 23:03 Sun Reventon Farm LLC – Camp Land Use**

Reventon Farms Camp Applications have been filed in Fluvanna and Albemarle County and the applicant is hosting this meeting on Thursday, June 29th at 6:00 pm.

**Mr. Goad:** stated that Pinegate Renewables Solar has indicated that they will be conducting a Community Meeting on Thursday, June 27th at 6:00 pm.

**Ms. Morgan:** stated that the meeting would be at West Bottom Baptist Church for the residents of the West Bottom Road and Bremono Road area.

**Mr. Payne:** stated that Commissioners when they attend community meetings should mainly listen and avoid being at a community meeting with more than two Planning Commissioners.

3. **PUBLIC COMMENTS #1**

Chair Bibb opened Public Comments #1 at 7:22 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 7:22 pm.

4. **DRAFT MINUTES:**

<b>MOTION:</b>	<b>To approve the minutes of the Planning Commission of May 9, 2023.</b>				
<b>MEMBER:</b>	Bibb	Goad	Key	Lagomarsino	Morgan
<b>ACTION:</b>				<b>Motion</b>	<b>Second</b>
<b>VOTE:</b>	Aye	Aye	Absent	Aye	Aye
<b>RESULT:</b>	<b>4-0-1 Approved, as presented</b>				

5. **PUBLIC HEARING:**

None

6. **PRESENTATIONS:**

Jason Overstreet, Senior Planner, provided an overview of the current Agricultural Forestall District activity in the County and a summary of the 2020 Fluvanna Census demographics.

Douglas Miles, Community Development Director, provided an overview of Utility-Scale Solar Energy activity in the County and a summary of the Recommended SUP Solar Case Conditions.

Chair Bibb asked if there were any questions or comments from the Planning Commissioners.

Mr. Goad and Ms. Morgan asked questions about the Utility Scale solar community meetings and about the utility scale solar review process. Mr. Payne indicated that when attending the solar community meetings that as Commissioners you should listen and not ask questions.

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 9:04 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 9:05 pm.

12. **ADJOURNMENT:**

Chair Bibb adjourned the Planning Commission meeting on June 13, 2023 at 9:05 pm.

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

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