



FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING AGENDA

Carysbrook Performing Arts Center
8880 James Madison Hwy Fork Union, VA 23055
Wednesday, November 8, 2023
6:00 pm Work Session
7:00 pm Regular Meeting

TAB AGENDA ITEM

WORK SESSION

- A. Call to Order, Pledge of Allegiance and followed by a Moment of Silence**
 - B. County Administrator and Finance Director's CIP Project Rankings comments**
 - C. Work Session: Capital Improvement Plan FY 2024 - 2028 Project Rankings**
 - D. Work Session: Substantial Accord State Code requirements for Solar Facilities**
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- E. Adjournment**
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REGULAR MEETING

- 1 – CALL TO ORDER, Pledge of Allegiance and followed by a Moment of Silence**
 - 2 – DIRECTOR'S REPORT – Douglas Miles, AICP, CZA, Community Development Director**
 - 3 – PUBLIC COMMENTS #1 (5 minutes per speaker)**
 - 4 – MINUTES: Review and Approval of Draft Minutes from October 10, 2023 and October 18, 2023**
 - 5 – PUBLIC HEARINGS:**
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SUP 23:01 White Oak Tree Solar, LLC – A Special Use Permit request in the A-1, Agricultural, General District to permit a Utility-scale, solar generation facility under §22-4-2.2 on 439 +/- acres and known as Tax Map 49 Section A Parcels 1, 5 and 8; Tax Map 48 Section A Parcel 35; Tax Map 48 Section 14 Parcels 4, 5, 6 and 6-A. These parcels are generally located east of Rockfish Run Road (SR 683) and west of Shores Road (SR 640) in the Rural Preservation Area and Fork Union Election District.

SUP 23:08 James River Water Authority – A Special Use Permit request in the A-1, Agricultural, General District to permit Major Utilities under §22-4-2.2 on 75.5 +/- acres known as Tax Map 61 Section 1 Parcel 6 – raw water intake and pump station; Tax Map 53 Section A Parcels 54, 56, 58, 59 and 59A; Tax Map 53 Section 11 Parcels 6, 7, 8, 10, 11, 11A and 19; Tax Map 53 Section A Parcels 52, 53, 56A and 76; and Tax Map 61 Section A Parcel 1; and Tax Map 61 Section 1 Parcels 1 and 2B – that have a below ground 24-inch raw water pipeline. These parcels are generally located south of Bremono Road and along Bremono Road (SR 656) and then along East River Road (RT 6) in the Columbia Community Planning Area, Rural Residential and Rural Preservation Districts and the Columbia and Fork Union Election Districts.

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6 – PRESENTATIONS: None

7 – SITE DEVELOPMENT PLANS: None

8 – SUBDIVISIONS: None

9 – UNFINISHED BUSINESS: None

10 – NEW BUSINESS: None

11 – PUBLIC COMMENTS #2 (5 minutes per speaker)

12 – 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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