

FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room--Fluvanna County Courts Building
December 12, 2016
7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Lewis Johnson
Howard Lagomarsino
Tony O'Brien, Board of Supervisors Representative

ALSO PRESENT: Jason Stewart, Director Planning and Zoning
Brad Robinson, Senior Planner
James Newman, Planner
Fred Payne, County Attorney
Stephanie Keuther, Planning Department Senior Support Assistant

Absent: Ed Zimmer, Vice Chairman
Donald Gaines

Open the Regular Session at 7pm (Mr. Barry Bibb, Chairman)
The Pledge of Allegiance followed by a Moment of Silence.

Director's Report: Mr. Stewart

Board of Supervisors Actions:

December 7, 2016

Approved 5-0

December 20, 2016

I. SUP 16:11 – Gardenkeepers of Virginia, LLC– A request for a Special Use Permit to authorize a Landscape Materials Supply use with respect to 4.0 acres of Tax Map 10, Section A, Parcel 33. The property is located on James Madison Highway (State Route 15), approximately 400 ft. south of the intersection of Union Mills Road (State Road 616) and James Madison Highway. The parcel is zoned A-1 Agricultural, General. The parcel is within the Rural Residential Community Planning Area and the Columbia Election District.

Board of Zoning Appeals Actions:

None

Technical Review Committee for December 8, 2016:

I. ZMP 16:07 Foster Fuels Rezoning- A request to rezone, from I-1 Industrial, Limited to I-2 Industrial, General, 1.53 acres of Tax Map 5, Section 23, Parcel 8. The property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Zion Crossroads Community Planning Area and the Columbia Election District.

II. SUP 16:12 Foster Fuels Propane Tank- A request for a special use permit to install a petroleum distribution facility, with respect to 1.53 acres of Tax Map 5, Section 23, Parcel 8. The property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is zoned I-1 and within the Zion Crossroads Community Planning Area and the Columbia Election District.

III. SDP 16:08 Southern Development Dental Office- A request for sketch plan approval for a Dental Office, with respect to 3.25 acres of tax map 17A, Section 1, Parcel E. The office is to be located in an existing vacant building which is 26.7' x 81.7', approximately 2,160 sq. ft., and one-story in height. The property is located in Nahor Village, at the intersection of Nahor Manor Road (State Rt. 636) and Thomas Jefferson Parkway (State Route 53). The parcel is zoned R-3 Residential Planned Community, and is within the Rivanna Community Planning Area and Cunningham Election District.

IV. ZMP 16:06 Roy Simmons Industrial Rezoning- A request to rezone, from A-1 Agricultural, Limited to I-2 Industrial, General, 10.5 acres of Tax Map 4, Section A, Parcel 109. The property is located in the Zion Crossroads Industrial Park, approximately 1,400 ft. west of the intersection of Richmond Road (Route 250) and Blue Ridge Dr. (State Route 708). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District.

Public Comments:

None

Approval of Minutes

Minutes of November 14, 2016 meeting:
Motion to approve by Mr. Johnson seconded by Mr. Lagomarsino. Motion carried a vote of 2-0-1 AYE: Bibb, Lagomarsino NAY: None ABSTAIN: Johnson ABSENT: Zimmer and Gaines

Public Hearing:
None

Presentations:

Group	Current Schedule	Proposed Schedule
Board of Supervisors	1 st & 3 rd Wed	No Change
School Board	2 nd Wed	No Change or 1 st Tue
Planning Commission	4 th Wed	2 nd Tue
Board of Zoning Appeals	2 nd Tue	3 rd or 4 th Tue

Meeting Dates Realignment Proposal – Steve Nichols, County Administrator
This proposal would affect the Planning Commission and School Board in the coming year calendars with your approval. With this realignment proposal we would increase efficiency, reduce waiting times and save money.
Note: This would have no impact on the FY 2018 Budget.
Mr. Bibb - Before we did it this way so we didn’t double on the same night as the school board meeting. With this idea I don’t see where it would be an issue.

SITE DEVELOPMENT PLANS:

SDP 16:16 Fluvanna Self Storage – Brad Robinson, Senior Planner
Approval of a sketch plan request to construct two self-storage buildings with respect to 13.4 acres of Tax Map 9, Section A, Parcel 9.T The affected property is located on the south side of Lake Monticello Road (State Route 618), approximately ½ mile west of the intersection of Lake Monticello Road and Ashlawn Boulevard (The Main Gate to Lake Monticello) A previous sketch plan (SDP 16:05) for this same property was reviewed and approved by the Planning Commission on May 25, 2016 by a vote of 5-0-0. This sketch plan requested approval to construct thirteen (13) self-storage buildings of various sizes for a total of 49,200 square feet. A variation from the sidewalk requirement of the B-1 district was also approved with this sketch plan request by a vote of 5-0-0.

Mr. Bibb: Will this site plan with this proposal overlap the Sketch Plan 16:05 that was approved?
Mr. Robinson: Yes.
Mr. Payne: You can’t have two plans that are not consistent for the same thing approved at the same time.
Mr. Bibb: When we approved the original application the front was going to be commercial and the backwards part was to be storage. Now they propose adding the storage to the front and making the commercial area somewhere else.
Applicant: Speaking on behalf of the applicant, Mr. Shimp: There is or would be a little bit of overlapping.
Mr. Bibb: How much would it actually overlap?
Mr. Shimp: About 50ft.
Mr. Bibb: If we approved it and it does overlap would it cause problems with the previous site plan?
Mr. Payne: Yes, it’s inconsistent. They would need to correct SDP 16:16.
Mr. Bibb: Have you talked to brad about withdrawing application 16:05?
Applicant: Yes, we talk about the final plan but not the sketch plan. I didn’t speak clearly or understand the difference between the site plan and the sketch plan.
Mr. Bibb: I’m looking at an email that asks to withdraw previous site plan SDP 16:05. You would need to withdraw 16:05 because it’s sitting on top of another site plan.
Mr. Payne: You can approve 16:16 but with no action on 16:05 or withdraw 16:16 and submit a new sketch plan that coordinates the two. Not two at the same time.
Mr. Bibb: In regards to the side walk waiver with the previous application, Jason could they come back in January and get a sidewalk waiver without issue?
Mr. Stewart: Yes, they will have to come back.
Mr. Payne: The Planning Commission can approve with the understanding of the side walk waiver.

Recommended Conditions:

- 1. Meeting all final site plan requirements which include, but are not limited to, providing parking, tree protection, and outdoor lighting plans;
- 2. Meeting all VDOT requirements;
- 3. Meet all required Erosion and Sedimentation Control regulations.

Motion to approve SDP 16:16 with sidewalk waiver by Mr. Johnson seconded by Mr. Lagomarsino 3-0-0 AYE: Bibb, Johnson, and Lagomarsino NAY: None ABSTAIN: None ABSENT: Zimmer and Gains

SDP 16:17 Colonial Circle Phase 1 – Brad Robinson, Senior Planner

The applicant is requesting sketch plan approval to construct phase 1 of a commercial shopping center to be known as “Colonial Circle” that will contain six buildings totaling 32,500 square feet on a 21.5-acre portion of property zoned B-1. The buildings would include a bank (financial institution), car wash, convenience store (gas station), pharmacy and retail stores. In accordance with Sec. 22-9-2.1 of the Fluvanna County Zoning Ordinance, all of the aforementioned uses are permitted by right.

A minimum building setback of 50’ from adjoining agriculturally zoned parcels and a 25’ parking setback is required per Sec. 22-9-6 of the Zoning Ordinance. The sketch plan is in compliance with these requirements.

Based on the submitted sketch plan, this development will be accessed from both Lake Monticello Road (State Route 618) and Thomas Jefferson Parkway (State Route 53) by way of five (5) entrances, three of them right-in/right-out. The intersection of Lake Monticello Road and Thomas Jefferson Parkway is proposed to become a roundabout in the future as the result of a successful application in 2015 requesting state funding. VDOT has indicated construction is planned for 2018 or 2019. The development of this project will have to be coordinated with construction of the roundabout.

Mr. Bibb: We have discussed this on several occasions I don’t have any concerns at this time.

Motion to approve SDP 16:17 by Mr. Lagomarsino seconded by Mr. Johnson 3-0-0 AYES: Lagomarsino, Johnson, and Bibb
NAYS: None **ABSTAIN:** None **ABSENT:** Zimmer and Gains

Subdivisions:
None

Unfinished Business:
None

New Business: James Newman, Planner
Discussion of Family Subdivision Requirements

Virginia State Code: § 15.2-2244. Provisions for subdivision of a lot for conveyance to a family member.
Section A...For the purpose of this subsection, a member of the immediate family is defined as any person who is a natural or legally defined offspring, stepchild, spouse, sibling, grandchild, grandparent, or parent of the owner. In addition, any such locality may include aunts, uncles, nieces and nephews in its definition of immediate family.

Mr. Payne: What you need to look at is what the purpose of the statute is.

The planning commission gave a brief discussion as to why the Planning commission should leave the ordinance the way that it is.

Mr. Bibb: The planning commission is unanimous to leave the ordinance without change.

Mr. Nichols: I will let the board know as to your decision.

Public Comments
None

Adjourn
Chairman Bibb adjourned the Planning Commission meeting of December 12, 2016 at 8:09 p.m.

Minutes recorded by Stephanie Keuther

Barry A. Bibb, Chairman
Fluvanna County Planning Commission