

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION MEETING MINUTES
Circuit Court Room--Fluvanna County Courts Building
May 9, 2017
6:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Lewis Johnson
Donald Gaines
Howard Lagomarsino

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

Absent: Ed Zimmer, Vice Chairman
Tony O'Brien, Board of Supervisors Representative

Open the Work Session: (Mr. Barry Bibb, Chairman)
Pledge of Allegiance, Moment of Silence

Director Comments:
None

Public Comments:
None

Work Session:

Utilities and Ordinance Discussion – Wayne Stephens, Public Works Director

Existing Publicly Owned Water Systems in Fluvanna County

- Fork Union Water System (FUSD/County)
- Pleasant Grove 'West' Water System (County)
- Pleasant Grove 'East' Water System (County)
- Courthouse Water System (County)
- Zion Crossroads Water System (County-Proposed)
- High School Water System (Schools)
- Middle School Water System (Schools)

Existing County-Owned Public Sewage Facilities

- Palmyra WWTP
- Central WWTP (formerly Middle school)
- Carysbrook WWTP (formerly Carysbrook Elementary)
- Zion Crossroads Sewage Collection & Conveyance System (Proposed)

New Rules, Regulations and Standards or Significant Revisions to Existing Regulations are needed for:

- **Developer Services Procedures** – Rules for new & existing developments and customers to connect to public water & sewer systems
- **Rules & Regulations** – Rules governing use of public water and sewer systems
- **Utility Standards Manual** – Standards for design & construction of public water & sewer lines, appurtenances and facilities
- **Rates, Fees, Charges, Customer Service & Billing Procedures** - Define and set all rates, fees & charges associated with the public system; as well as billing, payment and collections procedures

The Following are Already in Place in Fluvanna County:

Cross-Connection & Backflow Policy – Details requirements for installation, operation & maintenance of backflow prevention devices (County Code, Chapter 21-2)

Pretreatment Ordinance – Sets requirements for customer pretreatment of non-municipal wastewater (County Code, Chapter 21-4-VII)

NOTE: It is anticipated that minor revisions will be needed to these existing regulations in order to expand their applicability and/or bring them up to date with the latest State & Federal regulatory requirements.

Stephens: I will be working with the planning director and building official closely regarding this matter.

In working with other authorities the Sewer & Water reviews would be the same time as the planning department would be. The sewer and water systems would need to be approved as part of the site plan process.

Stewart: We spoke to Culpeper County and how to possibly change the ordinance.

Stephens: I was a consultant for Fauquier County and I feel it would be a good place to look at as far as their rules which are more rigorous.

Bibb: Are we planning on having Water and Sanitary Authority or a combination of public works and planning handling this?

Stephens: It's ultimately up to the BOS. I would personally recommend a department of public utilities that lies within the public works department.

Bibb: And the rates schedule, would that be set by the BOS?

Stephens: Yes

Payne: I agree to the outline of his comments. We do have the JRWA/wholesale authority with two customers being Louisa and Fluvanna. We also have FUSD, the sanitary district.

Bibb: The FUSD is a county entity not a service authority?

Payne: It's a taxing district of the county itself.

Stephens: As part of all this we would like to fold all the public utilities entities that the county is associated with into whatever utilities dept. or authority that came about. There are ways that this could be done. However you could even leave the sanitary district on the map as a line and the county could purchase the assets for the amount it's indebted.

Payne: Or you can contract with the sanitary district to supply sewer and on water services.

Stewart: I believe the comprehensive plan calls for a master water and sewer plan, would that be something to make recommendation on?

Stephens: When starting at ground zero yes, absolutely. The number one goal would be to have this authority or department, this system, financially independent as soon as possible.

Stewart: addressing the ordinances

Bibb: We should go forward in developing all the procedures versus developing and then going over the regulations.

Payne: We need to have a policy on allowing people to reserve capacity, how much, how and how long is the reservation.

Bibb: Would we need to make a recommendation?

Payne: No the staff would bring you what they feel would be appropriate.

Stewart: We will be coming back with more information and even possible changes and drafts.

Industrial General, Zoning Ordinance Amendment – James Newman, Planner

Yard Regulations changed

When permitted uses adjoin I-1 or I-2 districts, there shall be no minimum side yard requirement except as otherwise required by law. When permitted uses adjoin agricultural, residential, or business A-1, R-1, R-2, R-3, R-4, PRD, PUD, B-1 and C-1 districts the minimum yard requirements shall be fifty feet (50'). The foregoing notwithstanding, there shall be no minimum side yard requirement for any property adjacent to any property owned and operated by the Virginia Department of Corrections.

Height regulations changed

- Buildings may be erected up to ~~forty-five feet (45')~~ seventy feet (70') in height from grade, except that:
- ~~A public or semi-public building such as a school, place of worship, library, hotel and general hospital may be erected to a height of sixty feet (60') from grade provided that required front, side and rear yard each shall be increased one foot (1') for each foot in height over forty-five feet (45').~~
- Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet (4') above the height of the building on which the walls rest.
- Any structure seeking to exceed a height of 70 feet must obtain a special use permit for that height exemption

Conclusion

- Eliminates yard restrictions on Industrial-2 properties adjacent to the Women's Prison
- Increased building height from 45 to 70 ft., with option of Special Use Permit if desire to exceed new limit
- Removed section pertaining to churches, hospitals, and other public/semi-public buildings, as increased structure height makes exception for those uses null (they were allowed to be up to 60ft tall, whereas other uses were restricted to 45 ft.).

Motion:

To be done during the regular session Planning Commission Meeting under New Business.

Adjourn:

Chairman Bibb adjourned the Planning Commission Work Session meeting of May 9, 2017 at 6:46 P.M.

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

Approved