

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION MEETING MINUTES
Circuit Court Room--Fluvanna County Courts Building
March 7, 2017
6:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson

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: Donald Gaines
Howard Lagomarsino
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

Sign Ordinance Discussion:
Mr. Newman, Planner: Gave a presentation for the Sign Ordinance. (*The definitions are drafted items only*)

Added definition for 'Special Advertising'

- Sign, special advertising: A type of sign featuring announcements such as "Grand Opening", "Under New Management" (listed as examples, but not all inclusive) or which advertises weekly specials or special services offered for a limited time. Special advertising signs shall be of reasonable size and no larger than the largest permitted signs in the zoning district, unless otherwise specified in this Code. Special advertising signs shall be treated as Temporary Signs as defined in the Fluvanna County Ordinance.

Exempt Signs- Two new signs

- Special Advertising
- Signs identifying municipal and governmental buildings or buildings used for religious purposes, when erected upon the building or property upon which such building is located

Sign Changes: A-1, R-1, R-2, R-4, MHP
Business Sign
1 per parcel
~~24~~ **32** sq. ft. (freestanding or monument) ~~6~~ **10** feet

Sign Changes: R-3, B-1, B-C, PUD, I-1, I-2
Business Sign (standalone businesses or not part of business/ industrial park)
(1 per parcel)
~~24~~ **32** sq. ft. (freestanding) ~~6~~ **10** feet (freestanding)
~~28~~ **40** sq. ft. (monument) ~~8~~ **12** feet (monument)

Business Sign (standalone businesses or not part of business/ industrial park)
1 per parcel, 2 if the lot fronts on two or more streets
~~24~~ **32** sq. ft. (freestanding) ~~28~~ **36** sq. ft. (monument)
~~6~~ **20** feet (freestanding) ~~8~~ **26** feet (monument)

Zion Urban Development Area-Sign Overlay

Business Sign (shopping centers or Business/ industrial parks)

1 per shopping center or business park entrance, 2 if the lot fronts on two or more streets

~~1-5~~ 2.5 square feet of sign area for each lineal foot of building/tenant frontage – up to a maximum of ~~150~~ 200 sq. ft. aggregate

~~10~~ 25 feet (freestanding) ~~15~~ 30 feet (monument)

Louisa signs in Commercial Zoned Properties

Business (not located in shopping centers or commercial/industrial parks)

1 per lot or premise, 2 if the lot fronts on two or more streets

2½ square feet of sign area for each lineal foot of building frontage - Up to a maximum of 200 square feet aggregated 20 ft.

Business (located in shopping centers or commercial/industrial parks - such sign may list the tenants within the center/park)

1 per shopping center or Business Park, 2 if the lot fronts on two or more streets

2½ square feet of sign area for each lineal foot of building frontage - Up to a maximum of 300 square feet aggregated 30 ft.

Business Owner comment: John Nunley

“The Better Living Business Park alone has 25 acres of undeveloped land which we have left undeveloped due to the lack of public water and sewer. My understanding is this will hopefully be changing in the near future. The existing sign we have at the entrance to our property cannot even hold the names of all the businesses that can be accessed by Better Living Drive. How could that size sign ever hold the names of the businesses once the raw land begins to be developed?”

Bibb: It looks like some are increasing a lot however I be leave there all in line with where we should be.

Smith: I know Macs auto that previously came to speak out about this would be on board.

Zimmer: Is this sufficient enough? **Smith:** yes

Zimmer: It's really not that big.

Smith: They will benefit in that area though. My question is will someone else say they want that as well or do we go ahead and make it broader now?

Stewart: We will need to refer to Fred Payne on the wording.

Payne: I noticed the two frontages. Street and public road let's use the term public road. Some entrances were discussing are not considered a public road.

Other than Louisa doing it this way can you articulate the justifying of these signs? It would be a good idea to identify the reasons for these sign heights. Also another question would the one at 12 ft. be high enough? Can you see under it?

Bibb: How would you word something like that?

Payne: I meant more for a practical matter.

Zimmer: There would need to be a setback for the signs so that there not in the right of way.

Payne: What's the justification for varying religious practices?

Newman: They would want to have multiple signs, and not just for directing traffic.

Payne: I have done the research and this would be unconstitutional. You would be favoring religious activities.

Bibb: Would adding public buildings in there with that make a difference?

Payne: It's not unlawful but my concern is someone comes in and says the church has 5 signs and I can only have one. If you do for one you need to do for the other. You cannot discriminate, unless you have a good reason why.

Newman: Could you do it for noncommercial uses instead of saying government and religious?

Payne: Yes, I be leave you could.

Stewart: I think you will run into the same problem.

Bibb: Could we do an ordinance exception for case by case bases.

Payne: You would have to have a very defined category of that. The Supreme Court is pretty clear by variance and hard to do.

Bibb: if the churches property is on a corner and the sign is on the road in front of the church but not on the other side/road to know the church is there.

Newman: If it said entrance here, exit only or even one way but it couldn't say Baptist church enter here..

Zimmer: Another issue needing to be addressed is folks down a state maintenance road having or wanting signs on the main road.

Smith: They can also go through Vdot for a tourism sign.

Zimmer: That will not work for the property I'm thinking of; witch had to be taking down.

Payne: James I would recommend you decide how much need there is for that and what to do to solve it.

Newman: We can look into that and put it into the motion.

Zimmer: Give an example for off premises signs also and how to address them.

Newman: Ok, that will be our next step.

Bibb: With Mr. Payne's suggestions we will need justification. Can we go ahead and initiate the motion?

Payne: We should wait until a regular session meeting in order to follow procedure.

Stewart: We can add it to the unfinished business. Also, we will be bringing a proposal in a few months' for text amendments for home business occupancies and bonding policies.

Bibb: Have we sent out questionnaire yet for Columbia?

Stewart: We will be sending them out this week.

Adjourn

Chairman Bibb adjourned the Planning Commission Work Session meeting of March 7, 2017 at 6:40 pm

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

Approved