

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION MEETING MINUTES
Circuit Court Room--Fluvanna County Courts Building
April 11, 2017
6:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson
Donald Gaines (Arrived 6:25)
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: 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:
Planned Unit Development, Ordinance Discussion – Presented by James Newman, Planner

- Ordinance language currently states that PUDs should be located “in designated growth areas of the county as set forth in the Comprehensive Plan.”
- Comp Plan Chapter 5, Goal A2: “Restrict approval of planned unit development (PUD) zoning to Zion Crossroads, to allow for increased flexibility for commercial, industrial, and residential uses while protecting the county’s rural areas” (pg. 160)
- Removed references to allowing PUD’s in non-Zion CPAs.
- *Amended Language: “Planned unit developments ~~should be located within the designated growth areas of the county as set forth in the comprehensive plan, and should implement the goals of each Community Planning Area.~~ must be located within the Zion Crossroads Community Planning Area, as set forth in the Comprehensive Plan.” Sec 22-14-1*
- *Amended language: “All uses and structures within a PUD district shall be served by both publicly provided central water and sewerage systems, ~~whether publicly or privately provided.~~” Sec. 22-14-13*

Payne: Check the definition to be sure but I think we need to change the wording to: Shall be served by public water and sewerage systems (not central)

Zimmer: Does the inquirer suggest where they want to place their proposed PUD?

Stewart: They have missed our two scheduled meetings; I have an idea...

Bibb: The density requirements - are they the same or changed?

Stewart: Same

Newman: All the changes are underlined in red in the presentation and handouts.

Zimmer: I know we studied this well in the comprehensive plan.

MOTION: I move that the Fluvanna County Planning Commission direct staff to initiate a Zoning Text Amendment to amend “Section 22-14, Planned Unit Development District”, and to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors.

The motion was deferred to the 7:00 regular meeting under unfinished business for voting

Junk Definition

Existing: *Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material*

Proposed: *Any scrap, discarded, dilapidated, dismantled or inoperable: vehicles, including parts or machinery thereof; household furniture and appliances; construction or building equipment and materials; iron, steel, and other old or scrap ferrous and nonferrous metals; tanks, containers, drums, and the contents thereof; and tires, pipes, wire, wood, paper, metals, rags, glass, plastic, food and related types of salvage or waste material.*

Junkyard Definition

Existing: *An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard, and the term shall include garbage dumps and sanitary fills. See Salvage and scrap yard use.*

Proposed: *Any area, lot, land, parcel, building or structure or part thereof used for the storage, collection, processing, dismantling, baling, recycling, salvaging, wreckage, purchase, sale or abandonment of junk, scrap, waste, reclaimable material or debris. The term "junk yard" shall not include items which are incidental and necessary to agricultural or industrial use.*

Related Definitions

Salvage and scrap yard: *Facilities engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in the original forms. Typical uses include, but are not limited to, paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.*

Self-storage facility: *A structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time.*

New Definitions

Storage, Outside: *The keeping of equipment, vehicles, implements or materials of any kind in a setting other than a completely enclosed structure. Outside storage shall not include outside display.*

Storage Yard: *The use of any space, whether inside or outside a building, for the storage or keeping of construction equipment, machinery, vehicles or parts thereof, boats and/or farm machinery.*

Payne: I want to make a comment on a case in 2015 and in no attempt was this to change anything in the ordinance in the previous case. Staff's position is that case brought to staff's attention that some changes need to be cleaner.

Zimmer: I'm concerned that there's no order of magnitude. We don't want to have a neighbor against neighbor for example removing their trash.

Payne: A good illustration, though if you try to plug every hole in an ordinance you will fail. It's not being done to get a warrant for a fridge sitting on a back porch.

Bibb: Don't we have another ordinance section about inoperable vehicles?

Payne: It's not in the zoning ordinance

Bibb: So there would not be any conflict with this and the language when it comes to parts of it?

Payne: No, it's not what's intended; another text would be automobile graveyard. I think this is a good definition.

MOTION: *I move that the Fluvanna County Planning Commission direct staff to initiate a Zoning Text Amendment to amend "Section 22-22-1 Rules of construction; definitions, of Article 22. Definitions", to amend or add definitions pertaining to junk and/or storage, and to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors.*

The motion was deferred to the 7:00 regular meeting after the minutes for voting

Sign Changes: Presented by James Newman, Planner

Sec. 22-15-3. Signs permitted.

(1) Agricultural (A-1) – The following signs shall be permitted in the A-1, Agricultural, General zoning district:

Type of Sign	Number Allowed	Max. Sign Area	Max. Sign Height
Awning Sign	1 per establishment	6 sq. ft.	N/A
Business Sign	1 per parcel	24 32 sq. ft. (freestanding or monument)	6 -10 feet
Entrance Sign	1 per entrance	<u>12 sq. ft.</u>	<u>4 feet</u>
Home Occupation Sign	1 per parcel	12 sq. ft.	4 feet
Projecting Sign	1 per establishment	9 sq. ft.	Roof line of the building
Subdivision Sign	1 per entrance	40 sq. ft.	6 feet
Temporary Subdivision Advertising Sign	1 per public road frontage	32 sq. ft.	8 feet
Wall Sign	1 per public road frontage	3 sq. ft. per 1 lineal foot of building/tenant frontage*	Roof line of the building

*No more than 50% of the total sign area may be displayed on the front of the building. The remaining 50% may be distributed on the sides and rear of the building, with a maximum of 25% distribution per side and a maximum of 50% distribution on the rear of the building.

(2) Residential (R-1, R-2, R-4, MHP) – The following signs shall be permitted in the R-1, Residential, Limited; R-2, Residential, General; R-4, Residential, Limited; and MHP, Manufactured Home Park zoning districts:

Type of Sign	Number Allowed	Max. Sign Area	Max. Sign Height
Business Sign	1 per parcel	20 32 sq. ft. (freestanding or monument)	6 10 feet
Entrance Sign	1 per entrance	<u>12 square feet</u>	<u>4 feet</u>
Home Occupation Sign	1 per parcel	9 sq. ft.	4 feet
Subdivision Sign	1 per entrance	40 sq. ft.	6 feet
Temporary Subdivision Advertising Sign	1 per public road frontage	32 sq. ft.	8 feet

(3) Residential (R-3), Business (B-1, B-C), Planned Unit Development (PUD), and Industrial (I-1, I-2) – The following signs shall be permitted in the R-3, Residential, Planned Community; B-1, Business, General; B-C, Business, Convenience; PUD, Planned Unit Development; I-1, Industrial, Limited; and I-2, Industrial, General zoning districts:

Type of Sign	Number Allowed	Max. Sign Area	Max. Sign Height
Awning Sign	1 per establishment	6 sq. ft.	N/A
Business Sign (standalone businesses or not part of business/industrial park)	1 per parcel	24 32 sq. ft. (freestanding) 28 40 sq. ft. (monument)	6 10 feet (freestanding) 8 12 feet (monument)

Business Sign (shopping centers or business/ industrial parks)	1 per shopping center or business park entrance	1.5 square feet of sign area for each lineal foot of building/tenant frontage – up to a maximum of 150 sq. ft. aggregate	10 feet (freestanding) 15 feet (monument)
Canopy Sign	1 per establishment	12 sq. ft.	N/A
Directory Sign	1 per establishment or development	16 sq. ft.	6 feet
Electronic Message Sign	1 per parcel	28 sq. ft.	8 feet
Entrance Sign	1 per entrance	<u>12 sq ft</u>	<u>4 feet</u>
Projecting Sign	1 per establishment	12 sq. ft.	Roof line of the building
Subdivision Sign	1 per entrance	40 sq. ft.	8 feet
Temporary Subdivision Advertising Sign	<u>1 per public road frontage</u>	32 sq. ft.	8 feet
Wall Sign	<u>1 per public road frontage</u>	3 sq. ft. per 1 lineal foot of building/ tenant frontage*	Roof line of the building

*No more than 50% of the total sign area may be displayed on the front of the building. The remaining 50% may be distributed on the sides and rear of the building, with a maximum of 25% distribution per side and a maximum of 50% distribution on the rear of the building.
(Ord. 6-16-10)

(4) Zion Crossroads Urban Development Area. The following signs shall be permitted in the Zion Crossroads Urban Development Area, and supersede other sign dimensions listed in this ordinance:

Type of Sign	Number Allowed	Max. Sign Area	Max. Sign Height
Awning Sign	1 per establishment	6 sq. ft.	N/A
Business Sign (standalone businesses or not part of business/ industrial park)	1 per parcel or 1 per public road frontage	24 32 sq. ft. (freestanding) 28 36 sq. ft. (monument)	6 20 feet (freestanding) 8 26 feet (monument)
Business Sign (shopping centers or business/ industrial parks)	1 per shopping center or business park entrance or 1 per public road frontage	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)
Canopy Sign	1 per establishment	12 sq. ft.	N/A
Directory Sign	1 per establishment or development	16 sq. ft.	6 feet
Electronic Message Sign	1 per parcel	28 sq. ft.	8 feet
Entrance Sign	1 per entrance	<u>12 sq. ft</u>	<u>4 feet</u>
Projecting Sign	1 per establishment	12 sq. ft.	Roof line of the building
Subdivision Sign	1 per entrance	40 sq. ft.	8 feet

Temporary Subdivision Advertising Sign	<u>1 per public road frontage</u>	32 sq. ft.	8 feet
Wall Sign	<u>1 per public road frontage</u>	3 sq. ft. per 1 lineal foot of building/tenant frontage*	Roof line of the building

Staff also added a new definition to the Zoning Ordinance:

Sign, temporary sale, announcement or merchandising: Any sign denoting a sale or special product, promotion, or announcing a grand opening, new management, or similar event or activity occurring on the premises. Only one such sign shall be permitted at a time per business. Such signs shall be treated as temporary signs, as defined herein and shall be of reasonable size and no larger than the largest permitted signs in the zoning district, unless otherwise specified in this Code. A permanently installed changeable letter panel shall not be considered a temporary sign.

Height regulations:

Buildings may be erected up to ~~forty-five feet (45')~~ sixty feet (60') in height from grade, except that:

- (A) 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').
- (B) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerals are exempt. Parapet walls may be up to four feet (4') above the height of the building on which the walls rest.
- (C) Any structure seeking to exceed a height of 60 feet must obtain a special use permit for that height exemption

Stewart: It seems when going through our ordinance the height restrictions are a bit antiquated with what will be going there. Also the women’s prison is zoned A-1 agricultural. There are potential developments surrounding it where there are restrictions on the setbacks because of the prison. We have talked about how to go about making either the zoning for that property or industrial setbacks more appropriate going forward.

Payne: It won’t be a problem for the prison now. I don’t know about the property owners.

Zimmer: If a business comes in and wants a smaller setback requirement, does that then go to the BZA?

Payne: It was already zoned when they bought the property so it would be hard to make a case.

Zimmer: So would rezoning the prison be the only real remedy?

Payne: Or amend the text. A prison like this one is more like industrial use than a residential use.

Stewart: Coming up you all can expect another text amendment for a third party reviewer for telecommunications towers.

Bibb: What about better definitions for home occupations and home industries?

Stewart: Yes, staff will be working on those.

Adjourn

Chairman Bibb adjourned the Planning Commission Work Session meeting of April 11, 2017 at 6:48 P.M.

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission