

FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room--Fluvanna County Courts Building
April 11, 2017
7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice 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: Tony O'Brien, Board of Supervisors Representative

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:

March 15, 2017
None

April 5, 2017
None

Board of Zoning Appeals Actions:
March 21, 2017

BZA 16:04 – Roger Stevens: An appeal of a zoning determination by the Zoning Administrator under Fluvanna County Code Section 22-18-4, that the appellant is in violation of Fluvanna County Code Sections 22-4-2, 22-4-2.1, 22-4-2.2 and 22-22-1 at the property identified as Tax Map 8, Section A, Parcel 25B. The subject property is located in the Palmyra Election District along Thomas Farm Lane approximately 0.2 miles north of Lake Monticello Road (Route 618). The property is zoned A-1, Agricultural, General. **(Meeting Cancelled)**

Technical Review Committee for March 9, 2017:
None

Public Comments:
None

Approval of Minutes
Minutes of March 7, 2017

Motion:
Gaines made a motion to approve the minutes of the March 7, 2017 Planning Commission meeting as presented.
Seconded by Zimmer. The motion carried a vote of 4-0-1 AYE: Johnson, Zimmer, Bibb, and Gaines NAY: None
ABSTAIN: Lagomarsino ABSENT: None

Motion:
Zimmer made a motion to approve the Planned Unit Development Ordinance discussed during the work session.
Seconded by Johnson. The motion carried a vote of 5-0-0 AYE: Zimmer, Johnson, Bibb, Gaines, and Lagomarsino NAY: None
ABSTAIN: None

Motion:
Johnson made a motion to accept the junkyard definitions from the work session meeting. Seconded by Lagomarsino. The motion carried a vote of 5-0-0 Aye: Johnson, Lagomarsino, Bibb, Gaines, and Zimmer. NAY: None ABSTAIN: None

Public Hearing:
None

Public Comment:
None

Presentations:
None

Site Development Plans:
None

Subdivisions:
None

Unfinished Business:
Sign Ordinance Discussion: James Newman, Planner: Gave a continued presentation for the Sign 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.

Stewart: What we’re asking is would the commission want to keep the 28 sq. ft. or change to the 40 sq. ft.

Bibb: 28 sq. ft. I think this is pretty normal. 40 sq. ft. is quite a bit of difference.

Gaines: I like the larger sign sizes, including the 40 sq ft..

Zimmer: Have you asked the business owners?

Stewart: Yes, we believe Mr. Smith has.

Bibb: Is someone going to then want 50 sq. ft. then at a board of supervisors say 60 sq. ft.? What’s the limit?

Gaines: In conversations I have had with people from the Chamber of Commerce, they want bigger signs. I think 40 sq. ft. is not ideal but better than 28 sq. ft.

Lagomarsino: What we’re talking about are the areas that are looking for growth right? The Community Planning Areas?

Stewart: Yes.

Bibb: Will 40 sq. ft. be our limit?

Lagomarsino: If you buy residential in that area you know its near commercial. I think the bigger signs for business owners would make sense.

Stewart: This is still a draft and can be changed at the public hearing next month.

Bibb: The proposal needs to wait until we have more of a visual display.

Stewart: We could have examples for our next public hearing in May 2017

New Business:
None

Public Comments:
None

Adjourn
Chairman Bibb adjourned the Planning Commission meeting of April 11, 2017 at 7:23 pm

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

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