

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION AND REGULAR MEETING MINUTES
FLUVANNA COUNTY ADMINISTRATION BUILDING, MORRIS ROOM
6:00 p.m. Work Session 7:00 p.m. Regular Meeting
June 12, 2018

MEMBERS PRESENT:	Barry Bibb, Chairman Ed Zimmer, Vice Chairman Lewis Johnson Sue Cotellessa 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:	Fred Payne, County Attorney Patricia Eager, Board of Supervisors Representative (Present for work session)

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

Director Comments:
None

Public Comments:
None

Work Session:

Home Occupations – Presented by Brad Robinson, Senior Planner
Brad Robinson: gave a brief presentation on proposed amendments to regulations for home occupations.

Existing Home Occupation definition: *Home occupation:* An occupation, carried on by the occupant of a dwelling as a secondary use in connection with which there is no display, no one is employed other than members of the family residing on the premises, there is no substantial increase in traffic, and provided that not more than twenty-five (25%) of the gross floor area of such dwelling shall be used for such occupation.

- Display
- Employees
- Traffic
- Gross floor area

~~*Proposed revision:* An occupation, carried on by the occupant of a dwelling as a secondary use in connection with which there is no display, no one is employed other than members of the family residing on the premises, there is no substantial increase in traffic, and provided that not more than twenty-five (25%) of the gross floor area of such dwelling shall be used for such occupation.~~ **An accessory use of a dwelling unit and/or an accessory structure for gainful employment involving the production, provision, or sale of goods and/or services, which is clearly incidental to or secondary to the residential use of a parcel. Home occupations shall include the rental of rooms to tourists. Home occupations must be conducted in accordance with all applicable federal, state and local statutes and regulatory requirements**

Proposed home occupation types
Minor: A lower intensity home occupation suitable for more densely occupied residential areas.
Major: A higher intensity home occupation suitable for agricultural and rural areas of the county.

Commission Comments and Discussion:
The commission discussed the differences between a minor home occupation and a major home occupation and proposed regulatory standards as presented by staff. The commission recommended changing the 10% percent of gross usage for minor home occupations to 25% usage for all home occupations.

Open the Regular Session at 7: 00pm (Mr. Barry Bibb, Chairman)
The Pledge of Allegiance followed by a Moment of Silence.

Director’s Report: Mr. Stewart:

Board of Supervisors Actions:
May 16, 2018

SUP 18:02 Lake Monticello Owners Association – A request for a special use permit to construct an outdoor recreation facility, with respect to 6.134 acres of Tax Map 18, Section A, Parcel 38E. The property is located between Bunker Boulevard and South Boston Road (Route 600), approximately 0.1 miles west of the Slice Road gate entrance to Lake Monticello. The parcel is zoned A-1 Agricultural, General and located within the Rivanna Community Planning Area and the Palmyra Election District. **(Denied 4-1)**

ZTA 18:04-Board of Zoning Appeals Fees – An Ordinance to Amend Chapter 22, Article 17 of the Fluvanna County Code By Certain Amendments to Section and Subsection 22-17-7, Thereof, Amending the Fluvanna County Zoning Ordinance. The public purpose of these amendments is to bring fees in line with costs. **(Approved 5-0)**
June 6, 2018

None

Board of Zoning Appeals Actions:
May 15, 2018

BZA 18:03 – 2428 Richmond Road LLC: 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 22-4-2.1, 22-4-2.2, 22-23-2 and 22-19-2 at the property identified as Tax Map 4, Section A, Parcel 27. The subject property is located in the Palmyra Election District along Richmond Road (U.S. Route 250) approximately 0.16 miles west of the intersection of Zion Road (Route 627) and Memory Lane (Route 698). The property is zoned A-1, Agricultural, General. **(Denied 5-0)**

Technical Review Committee for May 10, 2018:
None

Public Comments:
None

Approval of Minutes
Minutes of May 8, 2018

Motion:
Lagomarsino made a motion to approve the minutes of May 8, 2018 Planning Commission meeting as presented. Seconded by Johnson. The motion was approved with a vote of 5-0 AYE: Cotellessa, Johnson, Bibb, Zimmer, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

Public Hearing:

None

PRESENTATIONS:

None

Site Development Plans:

None

Subdivisions:

None

Unfinished Business:

None

New Business:

R-3 Density Increase Authorization – James Newman, Planner

A DRAFT TEXT for a Zoning Text Amendment for Article 7. Residential, Planned Community, District R-3.

The purpose of these changes is to bring the maximum gross residential density for R-3 zoning in line with the density goals of the Comprehensive Plan.

Changes:

Sec. 22-7-8. Permitted residential density.

Maximum gross residential density: 2.9 residential units per acre.

Maximum gross residential density between 3 and 10 residential units per acre may be permitted by special use permit only

(C) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials may be erected to a height of sixty feet (60') from grade. Parapet walls may be up to four feet (4') above the height of the building on which the walls rest.

(D) No accessory building which is within fifteen feet (15') of any property lot line shall be more than one (1) story high. All accessory buildings and structures, other than those permitted under subsection (C) above, shall be less than the main building or structure in height.

Sec. 22-7-8. Permitted residential density.

Maximum gross residential density: 2.9 residential units per acre.

Maximum gross residential density between 3 and 10 residential units per acre may be permitted by special use permit only

MOTION:

Zimmer moved that the Fluvanna County Planning Commission direct staff to initiate a Zoning Text Amendment to amend “*Section 22-7-8 Permitted Residential Density*”, allow for an increase in the maximum gross residential density allowed by special use permit, and to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors. The public purpose of these amendments is to bring density allowances in line with the Comprehensive Plan. Seconded by Cotellessa. The motion was approved with a vote of 5-0 AYE: Cotellessa, Johnson, Bibb, Zimmer, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

Public Comments:

None

Adjourn:

Chairman Bibb adjourned the Planning Commission meeting of June 12, 2018 at 7:12 p.m.

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission