

FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room
February 12, 2019
7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson
Gequetta “G” Murray-Key
Howard Lagomarsino
Patricia Eager, Board of Supervisors Representative

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
Brad Robinson, Senior Planner
Fred Payne, County Attorney
Valencia Porter, Senior Program Support Assistant

ABSENT: Holly Steele

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE**

At 7:00p.m., Chairman Bibb called the meeting into session.

Chairman Bibb suggested the Commission change the agenda for tonight. VDOT needs to review the traffic plan for the ZMP 18:01, and SUP 18:05 of the Steven & Codie Peters/Colonial Circle. The commission can bring it back to the following meeting in March.

Fred Payne recommend that the plan be deferred before the public hearing.

Mr. Zimmer made a motion to defer ZMP 18:01, and SUP 18:05 to the next meeting on March 12, 2019. Mr. Johnson seconded. The motion carried a vote of 5-0-0 **AYE:** Bibb, Johnson, Zimmer, Murray-Key, and Lagomarsino. **NAY:** None **ABSTAIN:** None **ABSENT:** None

2. **DIRECTOR’S REPORT:**

None

3. **PUBLIC COMMENTS:**

- Erik Quackenbush, not in favor of the proposed rural cluster subdivision, “Island Hill”.
- Lee Hinkle, Not in favor of the proposed rural cluster subdivision, “Island Hill”.
- Ronda Beck, like the rural cluster, but wants the board to consider the traffic that will be coming through. Suggest at lease a left hand turn there, before the Chairman make a decision and consider one house on two acres

4. **MINUTES**

Mr. Johnson stated the motions for the election of the Chairman and the Vice Chairman in the January 8, 2019 minutes are incorrect. Mr. Johnson stated that he made a motion only for the Chairman.

Murray-Key made a motion to hear the audio in January 8, 2019 minutes, Mr. Lagomarsino seconded. The motion carried a vote of 5-0-0 **AYE:** Bibb, Johnson, Zimmer, Murray-key, and Lagomarsino. **NAY:** None **ABSTAIN:** None **ABSENT:** None

5. **PUBLIC HEARINGS:**

ZMP18:01—Steven & Codie Peters/ Colonial Circle—Deferred to March 12, 2019

SUP18:05— Steven & Codie Peter/ Colonial Circle—Deferred to March 12, 2019

6. **PRESENTATIONS:**

None

7. **SITE DEVELOPMENT PLANS:**

None

8. **SUBDIVISIONS:**

None

9. **UNFINISHED BUSINESS:**

SUB 18:48 Southern Development “Island Hill” – A rural cluster major subdivision request with respect to 115.553 acres of Tax Map 18, Section A, Parcel 54. The applicant is proposing 49 building lots with 91.28 acres designated as open space. The property is located along Broken Island Road (Route 1040), approximately 0.1 miles south of its

intersection with South Boston Road (Route 600). The parcel is zoned A-1, Agricultural General and located within the Rural Residential Planning Area and the Palmyra Election District.

Mr. Zimmer moved to approve the sketch plan request for a request for forty-nine (49) residential lots plus open space, with respect to 115.554 acres of Tax Map 18, Section A, Parcel 54, subject to the four (4) conditions listed in the staff report. Ms. Murray-Key seconded. The motion carried by a vote of 5-0-0 AYE: Bibb, Johnson, Zimmer, Murray-Key, and Lagomarsino. **NAY:** None **ABSTAIN:** None **ABSENT:** None

10. **NEW BUSINESS:**

None

11. **PUBLIC COMMENTS:**

- John Hinkle, Stated it's his house that will be affected by this cluster. The home and the cabin is both 75 feet from the back. I asked that the board will take inconsideration that my house will be the one affected. Chairman Bibb stated that no matter what the board still have to go by all codes and laws.
- Rhonda Beck, asking on behalf of someone that love their property, and that more of the retirement homeowners moved here to enjoy their land that they brought. Please adjust the plan to 6 homes into 2-3 lots? Or a 6 acre lot.
- Erik Quakenbush, Just finish up from Public Comments statement 1.

12. **ADJOURN:**

Chairman Bibb adjourned the Planning Commission meeting of February 12, 2019 at 8:06p.m..

Minutes recorded by Valencia Porter, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission