

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION AND REGULAR MEETING MINUTES
County Administration Building, Morris Room
April 9, 2019
6:00 p.m. Work Session
7:00 p.m. Regular Meeting

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
Holly Steele, Planner
Fred Payne, County Attorney
Valencia Porter, Senior Program Support Assistant

ABSENT: None

A. Open the Work Session

At 6:00p.m., Chairman Bibb called the work session into session, followed by the Pledge of Allegiance and a moment of silence.

B. Director’s Comments : Jason Stewart, Planning Director

Planning Commission members are requested to save the date for a joint work session for both Planning Commission and Board of Supervisors meeting on June 19, 2019 at 4 p.m.

C. Public Comments

None

D. Work Session

Rural Cluster Subdivisions—Brad Robinson, Senior Planner

Island Hill timeline:

December 3, 2018	Application received
December 13, 2018	TRC Review
January 8, 2019	Planning Commission reviewed and deferred by a vote of 5-0
February 12, 2019	Planning Commission reviewed and approved by a vote of 5-0
March 20, 2019	Briefing to Board of Supervisors
March 25, 2019	Community Meeting at Library
April 3, 2019	Board of Supervisors discussion

Comprehensive Plan:

- “Rural clusters are small-scale residential areas surrounded by farmland, preservation zones, or otherwise environmentally sensitive land.”
- “Clusters should strive to maintain density similar to that of the neighborhood residential community element. This will maximize preserved land by clustering homes on small lots.”
- “The rural cluster element concentrates development in a compact area, leaving the remaining land for preservation and common use.”
- “Rural clusters provide an opportunity for open-space preservation, typically at the periphery surrounding the developed area. Open space should be clustered to maximize large areas of open space whenever possible.”

Discussion:

- Does the county need to review regulations for rural cluster development for future application?
 - What updates or changes are needed?
- Should rural cluster developments continue to be permitted countywide, or only in certain areas?

Bibb: Do you have a copy of the State Regulations?

Brad Robinson, Senior Planner: I do.

Bibb: 15.2-2286.1.

Zimmer: What are the other arguments that we have heard against this plan?

Brad Robinson, Senior Planner: The other primary concern were about the setbacks from the lots that's going to boarder those lots in Broken Island, and Riverside.

Bibb: (From the State Regulations Code)"If proposals for the clustering of single-family dwellings and the preservation of open space developments comply with the locality's adopted standards, conditions, and criteria, the development and open space preservation shall be permitted by right under the local subdivision ordinance. The implementation and approval of the cluster development and open space preservation shall be done administratively by the locality staff and without a public hearing. No local ordinance shall require that a special exception, special use, or conditional use permit be obtained for such developments. However, and such ordinance may exempt (a) developments of two acres or less and (b) property located in the Air Installation Compatible Use Zone from the provisions of this subdivision". So basically it puts a burden on the Planning Department from my understanding?

Brad Robinson, Senior Planner: That was the Code for back in 2004.

Payne: I think it's been amended.

Eager: I think one of the things we should look at are the setbacks A-1, 75, rear setbacks of 25.

Payne: I suggest that you divide them up into two types. Requestment of tweaking, if you want to make major changes, be ready for a long and very expensive project.

Bibb: Are we required to allow cluster subdivisions?

Payne: Yes.

Zimmer: Two years from now it might change.

Payne: We need to identify the problem and the solution.

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

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

2. **DIRECTOR'S REPORT—Jason Stewart, Planning Director**

March 20, 2019

SUP 19:01 National Communication Towers – A request for a special use permit to construct a 199' Self-Support Tower, with respect to 12.7 acres of Tax Map 39, Section A, Parcel 29. The property is located off of West River Rd. (State Route 6), approximately 0.6 miles northeast of the intersection with Rockfish Run Rd. (State Route 683). The parcel is zoned A-1 Agricultural, General and located within the Rural Preservation Planning Area and the Fork Union Election District. **(Approved 5-0)**

April 3, 2019

None

Board of Zoning Appeals Actions:

March 19, 2019

BZA 19:01 – Todd and Casey Robinson – A request for a variance to Fluvanna County Code Sec.22-4-3(E) of the Zoning Ordinance to allow for the reduction of the minimum front setback required along a public road, from 125 feet to 80 feet and, for the purpose of constructing an attached garage to their existing home and bringing the existing home into compliance with the front yard setback requirements for Tax Map 19, Section 13, Parcel 16. **(Approved 5-0)**

Technical Review Committee—March 14, 2019

None

3. **PUBLIC COMMENTS:**

➤ **Philip Ianna: 852 Broken Island Road, Palmyra, VA 22963**

The light fixtures are wonderful here and are much better than Albemarle and Charlottesville City. I have went to three different places here and I am needless to say that the ordinance requires 2 ½ feet of cabals and Food Lion has 9ft. The Exxon has 30 feet of them. The lights over at the library have no glare to them and they don't automatically cut off, which is a very good thing. I am happy to help with tweaking for the light source ordinance.

4. **MINUTES**

Minutes of March 12, 2019

Zimmer made a motion to approve the March 12, 2019 Planning Commission minutes as presented. Seconded by Lagomarsino. The motion carried by a vote of 5-0-0. AYE: Bibb, Johnson, Zimmer, Murray-Key, and Lagomarsino. **NAY:** None **ABSTAIN:** None **ABSENT:** None

5. **PUBLIC HEARINGS:**

None

6. **PRESENTATIONS:**

None

7. **SITE DEVELOPMENT PLANS:**

None

8. **SUBDIVISIONS:**

None

9. **UNFINISHED BUSINESS:**

None

10. **NEW BUSINESS:**

Affordable Housing Summit—Mrs. Murray-Key

There is a Regional meeting on April 19, 2019 that is for practical users. There will be another meeting coming later for the public. The commission need ideas on how it affects the rural areas. We don't know exactly what the correct numbers for affordable housing are. What price range in affordable housing would be reasonable for county residents? The commission is trying to meet the unmet numbers that we can't provide because of a lot of residents work in different localities. What is really affordable housing? This group is looking at this as a whole. Far as the medium income. We are trying to build what we need. How we can accommodate that into our county. This team is going out into the public and asking questions and trying to find the answers to be involved.

April 19, 2019 at the Omni Hotel in Charlottesville, VA from 8-4p.m.
TJPDC.org is the website.
Registration of \$35.00 fee.

11. **PUBLIC COMMENTS:**

None

12. **ADJOURN:**

Chairman Bibb adjourned the Planning Commission meeting of April 9, 2019 at 7:30p.m.

Minutes recorded by Valencia Porter, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission