

**FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION AND REGULAR MEETING MINUTES
Morris Room
March 10, 2020
6:00 pm Work Session
7:00 pm Regular Meeting**

MEMBERS PRESENT:

Barry Bibb, Chair
Gequetta "G" Murray-Key
Ed Zimmer, Vice-Chair
Howard Lagomarsino
Patricia Eager, Board of Supervisors Representative

ALSO PRESENT:

Douglas Miles, Community Development Director
Brad Robinson, Senior Planner
Fred Payne, County Attorney
Valencia Porter, Senior Program Support Assistant

ABSENT:

Lewis Johnson

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

At 6:00pm, Chairman Bibb called the work session to order. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

B. PLANNING DIRECTOR COMMENTS

None were provided as time was yielded for additional time for the Rural Cluster discussion.

C. PUBLIC COMMENTS

None were provided.

WORK SESSION:

Rural Cluster Subdivisions—Brad Robinson, Senior Planner

The Planning Commission briefly discussed rural cluster subdivisions and whether any changes need to be implemented to the regulations based on concerns from the Island Hill project. Planning Staff would like to obtain input from the Planning Commission on a potential buffering requirement, better use of the open space area and whether lot sizes are large enough to permit for future additions. Some discussion points included:

- What is the problem, how to address putting a buffer on a Rural Cluster, and by adding the buffer will it solve the problem?
- Need to determine whether open space versus buffers are an issue.
- Should the buffer be 100 feet? Should the distance of the buffer be relative to the size of the lot?

Planning Department staff will further examine the difference between large lots and rural clusters. The Planning Commission indicated it would not like to buffer residential to residential.

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

At 7:00pm, Chairman Bibb called the Regular Meeting to Order, followed by the Pledge of Allegiance and a moment of silence.

2. DIRECTOR'S REPORT-- Douglas Miles

Board of Supervisors Actions:

February 19, 2020
No Planning Cases

March 4, 2020
No Planning Cases

Board of Zoning Appeals Actions:
No Zoning Cases

Technical Review Committee meeting for February 13, 2020:

SDP 20:01 Zion Crossroads Self Storage – A site development plan request to construct a 50’ x 150’ building with respect to 10.25 acres of Tax Map 5, Section 7, Parcel 9B. The property is zoned B-1, General Business and located along Richmond Road (U.S. Route 250) approximately 0.3 miles west of the intersection with James Madison Highway (U.S. Route 15). The parcel is located within the Zions Crossroads Community Planning Area and the Columbia Election District. The proposed climate controlled, self-storage building will replace the outdoor recreational vehicle and boats storage area on the property.

Site Plan Submittals:

Sun Tribe Solar – Fluvanna Middle School at 3717 Central Plains Road

Planning Staff Attendance at Regional Planning meetings:

March 5, 2020 – TJ Health District Comprehensive Plan meeting was held within the Planning Department with the Thomas Jefferson Health District staff members to update the current Plan and further provide additional resources available through the Virginia Department of Health to Fluvanna County businesses and residents for healthy living options and recreational programs.

March 10, 2020 – VDOT Smart Scale Projects meeting was held at the TJPDC Office with Chuck Proctor, VDOT who facilitated the regional transportation funding meeting. Fluvanna County Smart Scale projects should include the Route 53 and Turkeysag Trail VDOT Roundabout; and intersection and turn lane improvements at Route 250 and Troy Road and Route 15 and Troy Road that meet the VDOT requirements.

Upcoming VDOT Town Hall Meeting: The Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (SR 618) VDOT Roundabout construction town hall meeting will be held at: Lake Monticello Fairway Clubhouse at 51 Bunker Blvd on Wednesday, March 18th at 6:00 pm.

Certified Planning Commissioner Program Training

The Certified Planning Commissioner (CPC) Program through VCU’s Center for Public Policy:

Summer 2020: June 29th & 30th until September 14th & 15th, 2020

Fall 2020: September 28th-29th until November 30th-December 1st, 2020 with both programs at Virginia Commonwealth University campus: 1001 West Franklin Street Richmond, VA 23284.

The CPC program consists of three parts: In-person Opening session, home study assignments each week, and an in-person Closing session allowing for networking with other commissioners.

3. **PUBLIC COMMENTS # 1:**
None were provided.

4. **MINUTES:**

MOTION:	Planning Commission Minutes of February 11, 2020				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:				Seconded	Motion
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0 Approved as written				

5. **PUBLIC HEARINGS:**
None

6. **PRESENTATIONS:**
None

7. **SITE DEVELOPMENT PLANS:**

SDP 20:01—Zions Crossroads Self Storage—Douglas Miles, Community Development Director

Approval of a sketch plan to construct a fifty (50) foot by one hundred and fifty (150) foot climate controlled self-storage building in place of their recreational vehicle storage area.

The property is located along the south line of Richmond Road (US Route 250) and located at the intersection of Better Living Drive and down the self-storage facility gravel access road.

MOTION:	I move to approve SDP 20:01, a sketch plan request to construct a 50' x 150' self-storage building with respect to 10.25 acres of Tax Map 5, Section 7, Parcel 9B, subject to the two (2) conditions listed in the staff report.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Seconded		Motion	
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	Approved 4-0 with two (2) conditions				

8. **SUBDIVISIONS:**
None

9. **UNFINISHED BUSINESS:**
None

10. **NEW BUSINESS:**
None

11. **PUBLIC COMMENTS # 2:**
No comments were provided.

12. **ADJOURN:**
Chairman Bibb adjourned the Planning Commission meeting of March 10, 2020 at 7:10 pm.

Minutes recorded by Valencia Porter, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission