

FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Morris Room
June 9, 2020
7:00 pm Regular Meeting (Virtual Meeting)

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

ALSO PRESENT: Douglas Miles, Community Development Director
Brad Robinson, Senior Planner
Jason Overstreet, Planner/GIS Technician
Fred Payne, County Attorney
Valencia Porter, Senior Program Support Assistant

ABSENT: None

**Due to health concerns, Mrs. Eager are attending the meeting via phone conference call
- Patricia Eager, (Calling from 1107 Mechunk Creek Drive)*

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.

Chairman Bibb read the following statement regarding guidelines for virtual meetings:

As a public body, the Fluvanna County Planning Commission is allowed to meet by utilizing the virtual meeting procedures and policies as outlined in Item 4.0-01 of the Virginia State Budget, HB 29. Item 4.0-01 It allows for public bodies to meet through electronic communication means during emergency declarations such as the current COVID-19 emergency.

The Governor has declared a state of emergency, the nature of this declared emergency makes it impracticable or unsafe for the public body to assemble within a single location: The purpose of meeting is to discuss or transact the business statutorily required or necessary to continue operations of the public body: Fluvanna County shall make available a written transcript of the meeting on its website in accordance with the timeframes established in 2.2-3707 and 2.2-3707.1 of the Code of Virginia. The nature of the emergency, the fact that the meeting was held by electronic means, and the type of electronic communication means by which the public meeting was held shall be stated in the minutes of the public body.

2. DIRECTOR’S REPORT- Douglas Miles

None.

3. PUBLIC COMMENTS # 1:

None were provided.

4. MINUTES:

MOTION:	Planning Commission Minutes of March 10, 2020				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Motion		Seconded	
VOTE:	Yes	Yes	Abstain	Yes	Yes
RESULT:	4-0-1 Approved				

Mr. Johnson stated that he abstained due to his absence on March 10, 2020.

5. **PUBLIC HEARINGS:**
None

6. **PRESENTATIONS:**
None

7. **SITE DEVELOPMENT PLANS:**

SDP 19:08 Sidewalk Waiver – Brad Robinson, Senior Planner

Request for a variation to the sidewalk regulations of county code Sections 22-11-11 and 22-23-6.6A.

Comments, Questions, & Concerns:

Bibb: I personally don’t have a problem with this at all.
Zimmer: If we never have anyone do this, then everyone would have to do a sidewalk waiver. I think with new businesses being developed we have to start somewhere.
Bibb: Would the sidewalk on Route 15 be allowed by VDOT? A lot of times VDOT doesn’t put sidewalks there because it’s on a main road, and it can be hazardous.
Brad Robinson: We would have to seek VDOT input on that. VDOT did not comment about this at the time of the TRC meeting.
Murray-Key: I agree with Mr. Zimmer, but to me if the area can’t be developed then but if it is in the Comp Plan then something needs to be done.
Bibb: With the sidewalk going all the way around, what is it going to accomplish?
Zimmer: It’s on the road.
Bibb: So with it being on the road, we don’t know if VDOT is going to approve this or not?
Robinson: Correct.
Bibb: Does the applicant have any regulations on what VDOT has in mind?
Josh Turner, Representative: No, not at this time.
Bibb: I would like to know if any of the adjoining properties have been notified. I feel like we just need more facts in order to go forward.

MOTION:	I move to defer SDP 19:08, a sketch plan request to construct a self-storage facility with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59, subject to the conditions listed in the staff report.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Motion			Seconded
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	Deferred 5-0				

To be reviewed again at the July 14th Planning Commission Meeting.

SDP 20:02 Sun Tribe Solar – Fluvanna Middle School - Brad Robinson, Senior Planner

Approval of a sketch plan request to construct a solar array with respect to 83.185 acres of Tax Map 41, Section A, Parcels 6A and 16, Tax Map 41, Section 1, Parcel 3, and Tax Map 41, Section 4, Parcels 1, 2 and 3.

The affected property is located along Central Plains Road (Route 649) approximately 0.1 miles west of the intersection with James Madison Highway (U.S. Route 15).

The submitted sketch plan appears to meet the sketch plan requirements of Section 22- 23-8.A of the Fluvanna County Zoning Ordinance. Prior to final approval, a site development plan that meets the requirements of Sections 23-26 of the Fluvanna County Zoning Ordinance must be submitted for staff review and approval.

Comments, Questions, & Concerns:

Bibb: Do the three conditions have to do with the TRC meeting? The erosion & sediment control, VDOT, and the Fire Chief?
Robinson: Correct.

Eager: If you aren't selling electricity to the school, how are you making money?
Noah Carter, Applicant: PPA agreement with the school board. So what that means is that we will lease their property in order to give them electricity. This is not something that you will see in the short term, but the school will see the difference in the long term. In time we will help the school save more than seven million dollars in electricity.
Eager: So you will lease the land from the school system, but you are saving the school system a large amount of money.
Noah Carter, Applicant: Yes, this system that we have been using has been successful.
Bibb: The County will be buying the utility. They will be buying it from Sun Tribe Solar.

MOTION:	I move to approve SDP 20:02, a sketch plan request to construct a solar array with respect to 83.185 acres of Tax Map 41, Section A, Parcels 6A and 16, Tax Map 41, Section 1, Parcel 3, and Tax Map 41, Section 4, Parcels 1, 2 and 3, subject to the conditions listed in the staff report.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:			Motion	Seconded	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	Approved 5-0				

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 June 9, 2020 at 7:30 pm.

Minutes recorded by Valencia Porter, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission