

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Fluvanna County Library
214 Commons Boulevard
Palmyra, VA 22963**

**February 9, 2021
7:00 pm (Virtual Meeting)**

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

STAFF PRESENT: Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Fred Payne, County Attorney
Valencia Porter, Administrative Program Specialist

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

- 1. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:**
At 7:00 pm, Chair Bibb called the February 9, 2021 Planning Commission Meeting to order, led in the Pledge of Allegiance and then conducted a Moment of Silence.

2. UNFINISHED BUSINESS FROM THE PLANNING COMMISSION’S ORGANIZATIONAL MEETING

Mr. Miles: he presented the proposed changes to the 2020 By-Laws that had included certain pronouns, text from County Planner to Community Development Director and Public speaking time limits from three (3) minutes to five (5) minutes now matching with the Board time limits.

MOTION:	Adoption of the Planning Commission By-Laws and Rules of Procedures				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:				Second	Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Adopted				

3. COMMUNITY DEVELOPMENT DIRECTOR’S REPORT – Douglas Miles:

January 14, 2021 – Technical Review Committee (TRC) Meeting

SUP 20:03 Steven L. & Codie C. Peters – A Special Use Permit request in the R-3, Residential, Planned Community District to permit both car wash and gas station uses with respect to 60.9 +/- acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

ZMP 20:01 Christian & Associates Excavating – A Conditional Rezoning from A-1, General Agricultural to the B-1, General Business District on 14 +/- acres of Tax Map 9 Section A Parcel 12A. The property is located on the north line of Lake Monticello Road and 0.1 miles west of River Run Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

SUP 20:01 Christian & Associates Excavating – A Special Use Permit request in the B-1, Business, General District to permit a contractor’s storage yard with respect to 14 +/- acres of Tax Map 9 Section A Parcel 12A. The property is located on the north line of Lake Monticello Road and 0.1 miles west of River Run Road. The subject parcel is within the Rivanna Community

Planning Area and the Palmyra Election District.

January 14, 2021 – Transportation Subcommittee (TS) Meeting

Colonial Circle Final Master Plan – A review of the final master plan that has been submitted by the Peters with Fluvanna County Planning and VDOT – Louisa Residency Staff members in conjunction with the 2040 Comprehensive Plan Transportation Subcommittee members. There will be a Countywide and Lake Monticello traffic discussion of intersections and existing vehicle crash data for all potential intersection area improvements.

January 19, 2021 – Rural Transportation Technical Committee Meeting

The VDOT Smart Scale – Round 4 Applications recommended funding scores were announced within the VDOT – Culpeper District by Chuck Proctor – VDOT Planning Manager at the TJ PDC Rural Tech meeting. Fluvanna County and Orange County were awarded VDOT funding for new Roundabout locations as the only two rural localities in the Culpeper District to receive funding and that included Greene, Louisa and Nelson Counties.

Fluvanna County: Troy Road (SR 631) and Route 250 / \$9.4 Million Project

Orange County: SR 231 & High Street in Gordonsville / \$7.8 Million Project

Fluvanna County's high scoring transportation planning efforts will be very important in our 2040 Comprehensive Plan. As future VDOT Smart Scale reviewer scores will be based upon our Transportation Chapter text containing our recommended transportation improvements. This new VDOT roundabout is located in the Zion Crossroads Community Planning Area (CPA) and for higher scoring VDOT considers urban development areas like our CPA as the best way to plan for transportation improvements within all Virginia localities.

2021 Land Use Application Submittals / Upcoming Neighborhood Meetings

Colonial Circle Master Plan: Retail Foodmart with Gas Sales & Car Wash Special Use Permit (SUP) Request as the first commercial outparcel use in the R-3, Residential Planned Community (RPC) on Routes 53 & 618.

Christian + Associates Excavating Conditional Rezoning B-1 Request and associated Special Use Permit (SUP) request for a contractor's shop and storage yard request on Lake Monticello Road and west of River Run Road

CVEC / Sun Tribe Solar – Cunningham solar energy facility SUP request located on the east side of South Boston Road and is next to the existing CVEC substation which will work together in creating new clean energy

Vice Chair Murray-Key: she stated in reference to the Transportation planning update is it only to address vehicles that are going up and down the road or is there an extensive plan to look at the transportation planning efforts such as JAUNT shuttles and similar transportation options.

Mr. Miles: he stated there is a shift in focus regionally towards transportation options due to the pandemic just like we worked on for regional housing in 2019. Sandy Shackelford, TJ PDC Planning and Transportation Director called me today and discussed how both CAT and JAUNT have combined efforts to better appropriate their transportation funding. Charlottesville has been turning their funds towards community centers since people are not riding the shuttles. You may remember that a year ago CAT and JAUNT merged their bus pass system for efficiency. The Park and Ride lots have also seen a big decrease because folks do not want to ride together. Yet, the Zion Crossroads Park and Ride / JAUNT Shuttle stop is still used rather frequently now.

Vice Chair Murray-Key: she stated that they are having a strategy meeting this Friday with the TJ PDC staff as we continue to work with Greene and every other locality in moving forward with different options within the Charlottesville Region.

Mr. Miles: he stated that since you mentioned Greene County it has reminded me of a recent comment by Jim Frydl, Greene County Planning Director during our last Rural Transportation meeting. He indicated that portions of both Greene and Fluvanna County may end up within the Charlottesville MPO following the final numbers that come out in the 2020 Census Report.

4. **PUBLIC COMMENTS #1**

At 7:22 pm, Chair Bibb opened the first round of Public Comments. With no one coming online or on the phone line wishing to speak, Chair Bibb closed the first round of Public Comments at 7:23 pm.

5. **MINUTES:**

MOTION:	Planning Commission Minutes of December 8, 2020				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:			Second	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

MOTION:	Planning Commission Minutes of January 12, 2021				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:			Second	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

Mr. Johnson: stated that he noticed in these minutes that Mr. Miller had stated he started working with Bob Long in 1998. His name is Bob Lum, is that something that we can correct?

Chair Bibb: he stated is that something we could change and still approve these minutes?

Mr. Miles: Yes, that is a clerical and proper name typographical error.

Vice Chair Murray-Key: stated that in the January 12th minutes, she wanted it noted that when she was talking about the Thomas Jefferson Planning District Commission and what she was doing while serving there on behalf of Fluvanna County. Valencia Porter had made the corrections already and it is not reflected here. She just wanted to bring that to the attention of the Planning Commission that it was included in these minutes for approval.

6. **PUBLIC HEARINGS**

None

7. **PRESENTATIONS:**

None

8. **SITE DEVELOPMENT PLANS:**

None

9. **SUBDIVISIONS:**

None

10. **UNFINISHED BUSINESS:**

None

11. **NEW BUSINESS:**

None

12. **PUBLIC COMMENTS #2:**

At 7:25 pm, Chair Bibb opened the second round of Public Comments. With no one coming forward online, or on the phone line wishing to speak, Chair Bibb closed the Public Comments at 7:26 pm.

Vice Chair Murray-Key: she stated that she wanted to make a general announcement to make it

known that anyone can visit the TJ PDC website for possible rent and mortgage relief assistance. The telephone number is (703) 962-1884 and it is the first pop-up screen on their own website.

Mr. Johnson: stated could you repeat the phone number as I have several renters in the County.

13. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting of February 9, 2021 at 7:30 pm.

Minutes recorded by Valencia Porter, Administrative Program Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission

APPROVED