



## FLUVANNA COUNTY PLANNING COMMISSION

### WORK SESSION AND REGULAR MEETING AGENDA

Fluvanna County Library  
214 Commons Boulevard  
Palmyra, VA 22963

April 13, 2021

6:00 pm **Work Session**

7:00 pm **Regular Meeting**

---

#### TAB AGENDA ITEMS

---

#### WORK SESSION

---

**A – Call to Order, Pledge of Allegiance to the Flag and a Moment of Silence**

---

**B – Public Comments (Limited to 5 minutes per speaker)**

---

**C – WORK SESSION – Solar Zoning Ordinance Amendment and Siting Requirements:**

---

**Small and Utility-Scale Solar Generation Facility Zoning Requests**

---

#### REGULAR MEETING

---

**1 – Call to Order, Pledge of Allegiance to the Flag and a Moment of Silence**

---

**2 – Community Development Director’s Report – Douglas Miles, AICP, CZA**

---

**3 – PUBLIC COMMENTS #1 (Limited to 5 minutes per speaker)**

---

**4 – Approval of Draft March 9, 2021 Minutes**

---

**5 – PUBLIC HEARINGS:**

**SUP 21:02 Amy and Joshua Bower** – A Special Use Permit request in the A-1 Agricultural, General District to permit an Agricultural Enterprise (winery) on 42.9 +/- acres known as Tax Map 48 Section 1 Parcel 3. The property is located on the north line of West River Road (Route 6) and 0.9 miles west of Hardware Road. The subject parcel is located within the Scottsville Community Planning Area and the Cunningham Election District.

**ZTA 21:01 An Ordinance to Amend Zoning Ordinance** Sections 22-17-8A, 22-18-1, 22-18-2, 22-18-3, 22-18-4, and 22-18-7 of The Fluvanna County Code to Conform the Sections to Amendments to the Enabling Legislation relative to the Board of Zoning Appeals regulations.

---

**6 – Presentations: None**

---

**7 – SITE DEVELOPMENT PLANS: SDP 21:02 South Boston Self-Storage Sketch Plan**

**SDP 21:02 South Boston Self-Storage** – A Site Development Plan request to construct a self-storage facility on a 3.4 +/- acre portion of Tax Map 18 Section A Parcel 53. The property is zoned B-1, Business, General and is located along the south line of South Boston Road and 0.2 miles west of Broken Island Road. The property is located within the Rivanna Community Planning Area and the Palmyra Election District.

---

**8 – SUBDIVISIONS: None**

---

*Fluvanna County...The heart of Virginia and your gateway to the future!*

*For the Hearing-Impaired – Listening device available in the Fluvanna County Library upon request. TTY access number is 711 to make arrangements.  
For Persons with Disabilities – If you have special needs, please contact the County Administrator’s Office at 434.591.1910.*

---

**9 – UNFINISHED BUSINESS:**

**SUB 20:33 Ballinger Bluffs Subdivision** – A Major Subdivision Sketch Plan request for a rural cluster subdivision in an A-1 district with respect to 48.4 +/- acres of Tax Map 31 Section A Parcel 41 and Tax Map 31 Section 1 Parcel A.

**SUP 20:02 Quigley Properties LLC** – A request for a Special Use Permit to construct a central sewer system / utilities, major for a rural cluster subdivision in an A-1 district, with respect to 48.4 +/- acres of Tax Map 31, Section A, Parcel 41 and Tax Map 31, Section 1, Parcel A. The properties are located along Courthouse Road, and 0.6 miles east of its intersection with Georges Mills Road and Stoneleigh Road. The parcels are zoned A-1, Agricultural, General and are located within the Rural Residential and Rural Preservation Planning Areas and the Columbia Election District.

---

**10 – New Business: None**

---

**11 – PUBLIC COMMENTS #2 (Limited to 5 minutes per speaker)**

---

**12 – Adjournment**

---

*Douglas Miles*

---

Community Development Director Review

*Fluvanna County...The heart of Virginia and your gateway to the future!*

*For the Hearing-Impaired – Listening device available in the Fluvanna County Library upon request. TTY access number is 711 to make arrangements.  
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 434.591.1910.*

\*\*\*\*\*

## PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag  
of the United States of America  
and to the Republic for which it stands,  
one nation, under God, indivisible,  
with liberty and justice for all.

\*\*\*\*\*

## ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

## PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE
  - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
  - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
  - Speakers should approach the lectern so they may be visible and audible to the Commission.
  - Each speaker should clearly state his/her name and address.
  - All comments should be directed to the Commission.
  - All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
  - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
  - Speakers with questions are encouraged to call County staff prior to the public hearing.
  - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
  - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
  - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
  - Further public comment after the public hearing has been closed generally will not be permitted.

*Fluvanna County...The heart of Virginia and your gateway to the future!*

**For the Hearing-Impaired – Listening device available in the Fluvanna County Library upon request. TTY access number is 711 to make arrangements.  
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 434.591.1910.**