



## FLUVANNA COUNTY PLANNING COMMISSION

### WORK SESSION AND REGULAR MEETING AGENDA

Fluvanna County Library  
214 Commons Boulevard  
Palmyra, VA 22963

May 11, 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 Virginia Electric and Power Company (Dominion Energy Virginia)**

---

**Conditional Rezoning and Special Use Permit requests reviewed with Planning Commissioners by Eric Dahl, County Administrator and Douglas Miles, Community Development Director**

---

#### 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 – Review and Approval of Draft April 13, 2021 Minutes**

---

#### **5 – PUBLIC HEARINGS:**

**ZMP 21:02 Virginia Electric and Power Company** – A Conditional Rezoning from the A-1, Agricultural, General District to the I-1, Industrial, Limited District on 224.5 +/- acres of Tax Map 59 Section A Parcel 27 and Tax Map 62 Section A Parcel 7. The properties are located on the south line of Bremo Road and 0.2 miles west of Spring Road. The subject properties are within the Rural Residential and Rural Preservation Planning Areas and the Fork Union Election District.

**SUP 21:03 Virginia Electric and Power Company** – A Special Use Permit request in the I-1 Industrial, Limited District to permit a sanitary landfill with respect to 224.5 +/- acres of Tax Map 59 Section A Parcel 27 and Tax Map 62 Section A Parcel 7. The properties are located on the south line of Bremo Road and 0.2 miles west of Spring Road. The subject properties are within the Rural Residential and Rural Preservation Planning Areas and the Fork Union Election District.

**ZTA 21:02 An Ordinance to Amend Chapter 22 Zoning** of the Fluvanna County Code by the Addition of Definitions Under 22-22-1 Definitions; Uses Permitted by Right in A-1 Zoning Under 22-4-2.1, in R-1 Zoning Under 22-5-2.1, in R-2 Zoning Under 22-6-2.1, in R-3 Zoning Under 22-7-9.1, in R-4 Zoning Under 22-8-2.1, in B-1 Zoning Under 22-9-2.1, in B-C Zoning Under 22-10-3, in I-1 Zoning Under 22-11-2.1, in I-2 Zoning Under 22-12-2.1, and in MHP Zoning Under 22-13-2.1 to Permit a Small Scale Solar Generation Facility; and Uses Permitted by Special Use Permit in A-1 Zoning Under 22-4-2.2, in B-1 Zoning Under 22-9-2.2, in B-C Zoning Under 22-10-4, in I-1 Zoning Under 22-11-2.2 and in I-2 Zoning Under 22-12-2.2 to Permit a Minor Scale and Utility Scale Solar Generation Facility; and the Addition of Chapter 22 Zoning Article 28. Regulation of Solar Generation Facilities.

---

*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.**

---

**6 – Presentations: None**

---

**7 – SITE DEVELOPMENT PLANS: None**

---

**8 – SUBDIVISIONS: None**

---

**9 – UNFINISHED BUSINESS: None**

---

**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.**