

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

**Carysbrook Performing Arts Center
8880 James Madison Highway
Fork Union, VA 23055**

**April 12, 2022
Regular Meeting 7:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair
Gequetta “G” Murray-Key, Vice Chair
Lewis Johnson, Commissioner
Ed Zimmer, Commissioner
Patricia Eager, Board of Supervisors Representative

ABSENT:

Howard Lagomarsino, Commissioner

STAFF PRESENT:

Eric Dahl, County Administrator
Fred Payne, County Attorney
Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Valencia Porter, Administrative Programs Specialist

1. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 7:00 pm, Chair Bibb, called the April 12, 2022 Regular Meeting to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

2. DIRECTOR’S REPORT – Douglas Miles, AICP, CZA, Community Development Director

April 14th Comprehensive Plan Open House Event

Location: Fluvanna County Library Meeting Room

Time: Starts at 5:00 pm and continues until 7:00 pm this is a time change from 4:00 pm – 6:00 pm from the first Open House.

GIS Maps: Opportunity to review existing 2015 and 2040 Comprehensive plan maps and interact with Fluvanna County staff and commissioners

April 19th TJ PDC & VDOT Open House Event:

Location: Spring Creek Clubhouse in Louisa County

Times: 3:30 pm – 5:00 pm and then from 5:30 pm – 7:00 pm

VDOT STATIONS: Zion Crossroads Small Area Plan Maps with additional explanations and intersection videos

3. PUBLIC COMMENTS #1

Chair Bibb opened up the Public Comments at 7:08 pm by giving each public speaker a limit of five (5) minutes to speak and asked that they state their name and their address for the record.

With no one wishing to speak in person or online, Chair Bibb closed the first round of Public Comments at 7:09 pm.

4. MINUTES:

Vice Chair Murray-Key: stated that she could not vote on the March 8, 2022 Draft minutes as she believed that there were comments made by Chair Bibb at the end of the meeting that were not a part of these minutes and asked that Planning staff go back and add in these comments.

MOTION:	To defer the minutes of the Planning Commission of March 8, 2022, in order to add Mr. Bibb’s comments after the second public comments.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:					
VOTE:	Yes	Yes	Yes	Absent	Yes
RESULT:	Deferred 30 days to the May 10th meeting by 4-0 vote				

5. **PUBLIC HEARINGS:**
ZMP 22:01 Fluvanna County Board of Supervisors - Douglas Miles, Community Development Director and Eric Dahl, County Administrator

Mr. Miles: provided a conditional rezoning presentation summary of Fluvanna County’s request:

A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 33.8 acres of Tax Maps 51 Section A Parcels 130, 138 and 139. The subject properties are located behind 5725 James Madison Highway (Route 15) and they are in the Fork Union Community Planning Area and in the Fork Union Election District.

Mr. Miles: stated the 2015 Comprehensive Plan, in the Economic Development Chapter, states that Community Planning Areas they need to effectively balance land use, transportation, and economic development in a holistic approach instead of viewing them as individual issues that could negatively impact Fluvanna County. However, by concentrating industrial development off primary transportation corridors, such as Route 15 and then by providing additional critical infrastructure such as water and sewer, the county can direct commercial and industrial uses into designated planning areas.

Proffered Conditions:

The purpose of the I-1, Limited Industrial District, is to permit certain light industrial uses. The limitations are imposed to protect and foster adjacent residential property and while permitting certain light industries to locate near a labor supply and in this case within the Fork Union area.

The following permitted by right land uses shall be excluded from the subject properties under I-1 Zoning Section 22-11-2.1:

Commercial Uses: Self-storage facilities, and Car washes.

Industrial Uses: Solid waste collection facilities.

The following permitted by special use permit land uses shall be excluded from the subject properties under I-1 Zoning Section 22-11-2.2:

Commercial Uses: Amusements, commercial, and manufactured home sales, and shooting ranges, outdoor.

Industrial Uses: Solid waste material recovery facilities.

Mr. Dahl: provided additional information on the proposed conditional rezoning in order to add the additional I-1, Limited Industrial zoning to the proposed Fork Union Commerce Park and he further explained the related economic development Tier process to prepare industrial sites to be sold and developed by office warehouse / distribution facilities and other related land uses.

Chair Bibb opened up the Public Hearing at 7:30 pm by giving each speaker a limit of five (5) minutes to speak and asked that they state their full name and property address for the record.

With no one coming forward wishing to speak in person or online, Chair Bibb closed the Public Hearing at 7:31 pm.

Mr. Johnson stated that he was glad to see that this industrial park was going to be expanded and be developed as he felt that Fork Union needed additional office and industrial employment opportunities.

MOTION:	I move that the Planning Commission Recommend Approval of ZMP 22:01, a request to amend the Fluvanna County Zoning Map to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District with respect to approximately 33.8 +/- acres of Tax Map 51 Section A Parcels 130, 138 and 139.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Absent	Yes
RESULT:	Recommended Approval 4-0 with the proffered conditions				

6. PRESENTATIONS:

None

7. SITE DEVELOPMENT PLANS:

None

8. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS #2:

Chair Bibb opened up the Public Comments at 7:49 pm by giving each speaker a limit of five (5) minutes to speak and asked that they state their full name and property address for the record.

With no one coming forward wishing to speak in person or online, Chair Bibb closed the Public Comments period at 7:49 pm.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on April 12, 2022 at 7:49 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission