

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

**Carysbrook Performing Arts Center
8660 James Madison Hwy
Fork Union, VA 23055**

**October 11, 2022
Work Session at 6:00 pm
Regular Meeting at 7:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair
Mike Goad, Commissioner
Ed Zimmer, Commissioner
Howard Lagomarsino, Commissioner
Patricia Eager, Board of Supervisors Representative

ABSENT:

Gequetta "G" Murray-Key, Vice Chair

STAFF PRESENT:

Eric Dahl, County Administrator
Fred Payne, County Attorney
Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Jon-Mikel Whalen, Planner / GIS Technician
Valencia Porter, Administrative Programs Specialist

CIP STAFF PRESENT:

Eric Hess, Fluvanna County Sheriff
Calvin Hickman, Public Works Director
John Lye, Lake Monticello Fire & Rescue
Tori Melton, Finance Director
Sean Peterson, Captain, Sheriff's Office
Bobby Popowicz, Public Works Asst. Director
Aaron Spitzer, Parks & Recreation Director

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

At 6:00 pm, Chair Bibb, called to order the Work Session of October 11, 2022. After the recitation of the Pledge of Allegiance a Moment of Silence was observed during this time.

B. CAPITAL IMPROVEMENTS PLAN FY 2024 - FY 2028

Fluvanna County's new Capital Improvement Plan (CIP) for FY24 – FY 28 has been prepared by the Finance Department in conjunction with the County Administrator. The CIP Plan has been forwarded to the Planning Commission for their review, in accordance with Virginia State Code §15.2-2239: Local Planning Commissions to prepare and submit annually capital improvement programs to the governing body, in our case it is to the Fluvanna County Board of Supervisors.

The Public Works Director, Parks and Recreation Director, Sheriff's Office Fleet Manager, Lake Monticello Fire Rescue Chief and Fluvanna County Schools Executive Director for Operations all provided brief presentations on their proposed funding projects and they answered questions.

Several of the same CIP requests from last year were presented so there was little change in these requests to the Planning Commissioners just more of status updates on these projects. The Schools Division had taken care of their additional school bus orders with other funding.

Mr. Dahl then summarized the next steps within the CIP review process with Project Rankings scheduled to occur at the November 9th Planning Commission Work Session and then after the rankings a Public Hearing would be conducted on December 13th to complete the CIP process.

Chair Bibb adjourned the Work Session at 6:39 pm for a brief recess until 7:00 pm.

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

At 7:00 pm, Chair Bibb, called to order the Regular meeting of October 11, 2022. After the recitation of the Pledge of Allegiance and a Moment of Silence was observed during this time.

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

September 21st & October 5th Board Public Hearing results

Fluvanna County Economic Development Strategic Plan was adopted by the Board of Supervisors on September 21st and the 2040 Comprehensive Plan – Economic Development Chapter will be updated to reflect these new goals and objectives. Presentation to EDA and EDTAC will be conducted in November on the 2040 Plan.

Fluvanna Water & Wastewater Master Plan was adopted as prepared by Dewberry Engineering – Richmond office and the new Chapter 21 – Water and Wastewater Ordinances were adopted with new water and sewer connections to be established by the Fluvanna County Utilities Dept.

Wednesday, October 12th - White Oak Solar Community meeting

- When: Wednesday, October 12th from 6:30 pm – 8:00 pm
- Where: The Light Academy Cafeteria Room – 479 Cunningham Road
- What: proposed 38 megawatt Utility – scale solar energy facility by Commonwealth Energy Partners (CEP Solar) from Henrico County to conduct the community meeting.
- Solar energy project to be located off of Shores and Rockfish Run Roads.

Thursday October 27th Vaughn Properties Community meeting

- When: Thursday, October 27th from 6:00 pm – 7:00 pm
- Where: Administration Building – Morris Room at 132 Main Street
- What: two (2) Light Industrial (I-1) conditional rezoning requests
- 40 acres on the east side of Route 15 in southern Zion Crossroads
- 40 acres on the west side of Route 15 with Little Creek Road access
- Proposed office / warehouse / distribution / flex industrial uses

Day	Date	Time	Regular meeting or Advisory Group meeting	Location
WEDS	Oct 12th	6:30 PM	White Oak Solar 38 MW Facility – Shores Road	The Light Academy
THURS	Oct 27th	6:00 PM	Vaughn Properties - Route 15 & Little Creek Rd	Morris Rm
WEDS	Nov 9th	7:00 PM	CIP Project Rankings - Vaughn Public Hearings	Performing Arts Center
TUES	Dec 13th	7:00 PM	Comp Plan Work Session – CIP Public Hearing	Performing Arts Center

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.

Linda Staiger at 2949 Ridge Road: announced that Saturday October 15, 2022 will be the First Annual ARTS of Fluvanna County Self-guided Studio Tour from 10:00 am – 6:00 pm with about sixty (60) Fluvanna County artists displaying art at their commercial and/or home-based studios.

With no one else wishing to speak in person or online, Chair Bibb closed the first round of Public Comments at 7:11 pm.

4. **MINUTES:**

MOTION:	September 13, 2022 minutes				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second		Motion	
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0-1 Approved				

5. **PUBLIC HEARINGS:**

AFD 22:01 SAH, LLC – Withdrawal from 640 AFD – Jason Overstreet, Senior Planner

Planning and Community Development received an application for a withdrawal of 19.63 acres from the existing North 640 Agricultural and Forestal District. The North 640 District is located in the Fork Union Election District and consists of approximately 2295.7 acres making it the largest AFD in Fluvanna. The District was renewed by the Board of Supervisors on January 22, 2020 for an additional ten (10) year period. The parcels proposed to be withdrawn are owned by SAH LLC and identified as Tax Map 29 Section A Parcel 37 in the amount of 8.39 acres and Tax Map 29 Section A Parcel 37. The total acreage of the subject parcels is 147.2 acres. The North 640 Agricultural and Forestal District is located within both Rural Preservation and Rural Residential Planning Areas.

The application to remove all of Tax Map 29 Section A Parcel 42 and 8.39 acres of Tax Map 29 Section A Parcel 37, totaling approximately 19.63 acres, from the North 640 Agricultural and Forestal District may be appropriate based on the above criteria. Removal of this parcel would reduce the total acreage of the North 640 AFD from 2295.7 acres to 2276.2 acres which still complies with the minimum size requirement for an AFD. Remaining parcels will continue to be located within one mile of the boundary of the AFD core, as required. Additionally, the applicant has stated that it may be necessary to sell the farm in its entirety which could ultimately lead to a decrease of farm land within the County and increased development within the Rural Preservation Planning area. This would be against the stated purposes of the preservation and protection of rural areas if the entire farm was sold and developed by residential developers within this area.

Shannon Haislip, of SAH, LLC at 1330 Haislip Lane: Stated that he planned on keeping the remainder of his farm land and he does not want to see his farm property to be developed as a rural cluster subdivision. He would rather sell a portion of it so he can keep farming his own land.

Chair Bibb opened the Public Hearing at 7:18 pm and with no one coming forward to speak in the audience nor anyone online he closed the Public Hearing at 7:19 pm and returned the matter to the Planning Commission and then he asked for a motion after there was no additional discussion.

MOTION:	I move to recommend Approval of the proposed withdrawal of Tax Map 29 Section A Parcel 42 and 8.39 acres of Tax Map 29 Section A Parcel 37 from the North 640 Agricultural and Forestal District.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second			Motion
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0-1 Recommended Approval onto the November 16th Board meeting				

6. **PRESENTATIONS:**

Comprehensive Plan Update – Douglas Miles, AICP, CZA, Community Development Director

Mr. Miles he summarized where Fluvanna County staff was in the process with the 2040 Draft Comprehensive Plan, and with the completion of both the Historic Preservation and the Rural Preservation Advisory Groups, how the final advisory group reports would be completed soon.

The Historic Preservation Advisory Group members will present first tonight and go over current conditions and available preservation tools, along with recommend both Historic Tourism and Heritage programs and recommend Historic Overlay Districts and help to define the RCA areas.

The Rural Preservation Advisory Group members will present next the 2015 Rural Preservation Growth goal versus what actual Growth has occurred within the Rural Preservation Area and the current by right Rural Cluster versus the revised Rural Cluster provision and finally Infrastructure availability in Community Planning Areas will be the key to success for Fluvanna County growth.

Mr. Miles indicated that the advisory groups identified County Code & Ordinance revisions such as Subdivision Ordinance changes to Rural Cluster provisions; Zoning Ordinance changes to the Rural Cluster provisions and new Historic Overlay Districts and County Gateway Entrance areas.

He stated that Rural Crossroads Areas (RCA) along Route 53 will help to continue the rural service businesses in the historic buildings while preserving them and encouraging antique

shops, retail stores, and other similar uses.

The Cunningham Rural Crossroads Area (RCA) has the Cunningham Market as its hub along with other rural uses like Fruit Hill Orchard & Store and the Fluvanna Health Clinic located on Route 53 near the Fluvanna County High School serving those students and teachers with physicals.

The Nahor Rural Crossroads Area is comprised of historic buildings that have been adaptively re-used as a former general store as a karate studio; a lawn and garden center occupies the main corner building and a new dentist office is located there providing dental service needs.

Nahor Manor Road and Garden Lane comprise the crossroads with Thomas Jefferson Parkway with an additional CPA office and small business building located nearby. Garden Lane evokes this calm, serene historic area that remains out on Route 53 and has not been over developed with the main goal of preserving and protecting the Nahor area for generations to come there.

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 8:34 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.

Sandy Radford at 121 Mulberry Drive stated that the Advisory Group members did a good job presenting the Historic Preservation and Rural Preservation recommendations and she looked forward to seeing these goals and objectives being added into the new Comprehensive Plan.

Kathleen Kilpatrick at 1034 Red Bank Lane spoke on the importance that we remember the differences between a rural community and also working to preserve rural character and that the Comprehensive Planning process is important in order to Grow with Grace in the County.

Donna D'Aguanno at 148 Crepe Myrtle Drive she thanked the Planning Commissioners for appointing her to the Historic Preservation Advisory Group and stated her concerns with the loss of mature trees along the major roads in the County and the gateways into the County.

Haden Parrish at 4514 Ruritan Lake Road stated that the importance of the younger farmers to remain in farming and he believes that the education process will encourage farming to remain.

With no one else coming forward wishing to speak in person or online, Chair Bibb closed the Public Comments period at 8:48 pm.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on October 11, 2022 at 8:48 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission