

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

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

**November 9, 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:

STAFF PRESENT:

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

CIP STAFF PRESENT:

Eric Hess, Fluvanna County Sheriff
Calvin Hickman, Public Works Director
John Lye, Lake Monticello Fire & Rescue (online)
Tori Melton, Finance Director
Sean Peterson, Captain, Sheriff's Office
Bobby Popowicz, Public Works Asst. 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 November 9, 2022. He stated we would like to have a special moment of silence for our former Planning Commissioner who passed away on October 11th, Mrs. Murray-Key. After the Pledge of Allegiance a Moment of Silence was observed during this time.

B. COUNTY ADMINISTRATOR COMMENTS:

Eric Dahl, County Administrator, he provided a brief summary of the FY 2024-2028 Capital Improvement Plan (CIP) and indicated that Fluvanna County Department Directors and Public Safety representatives are available for any questions during the CIP Rankings work session.

C. Work Session:

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.

Mr. Dahl then summarized the next step within the CIP review process that a Public Hearing would be conducted on December 13th to complete their CIP process and then submit a CIP Recommendation onto the Fluvanna County Board of Supervisors for potential CIP funding.

The Planning Commissioners went through each CIP item and discussed the published Rankings with the County Administrator and Department Directors based upon their own CIP requests.

Chair Bibb adjourned the Work Session at 6:45 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 November 9, 2022. He stated we would like to have a special moment of silence for our former Planning Commissioner who passed away on October 11th, Mrs. Murray-Key. After the Pledge of Allegiance a Moment of Silence was observed during this time.

DIRECTOR'S REPORT – Douglas Miles, AICP, CZA, Community Development Director

October 2022 Technical Review Committee (TRC) meetings:

WAWA Convenience Store and Catering Facility; with Diesel fuel and Gasoline sales and with Electric Vehicle (EV) charging stations. The WAWA Convenience Store will be the same design as the location on Route 29 at Proffitt Road across from the Sheetz located in Albemarle County

Vaughn Property Group, LLC Rezoning from A-1 to I-1 Industrial located on the east and west lines of Route 15 at Little Creek Road. Southern area of the Zion Crossroads UDA Urban Development Area on 80 acres of I-1 Light industrial Zoning for Warehouse and Distribution buildings with buffer areas, screening and setbacks.

October 19th & November 2nd Board of Supervisors meetings:

10/19 – Palmyra Village Streetscape Project – VDOT TAP Grant Award 20% match in the amount of \$317831 was committed by the Board; with the total VDOT administered project estimated at \$1589156: Engineering at \$516300; Right of Way and Utilities \$146651; and Demolition, Road work and the Side walk installation at \$9265205.

11/2 OTJ Planning District Legislative Program presented by David Blount, with emphasis on our local authority for affordable Housing options, especially for disabled residents and senior citizens and on incentives for rehabilitation and preservation of Historic structures.

Thursday, December 1st - Route 250 Rezoning Community meetings:

When: Thursday, December 1st at 6:00 pm and then at 6:30 pm

Where: Administration Building – Morris Room at 132 Main Street Palmyra, VA 22963

What: A-1 to B-1 rezoning for (Farm) Machinery Sales and Service on north side of Route 250 and west of the Zion Station Industrial Park area. A-1 to I-1 rezoning for light industrial warehouse buildings in southwest quadrant of the Route 250 and Memory Lane intersection.

Day	Date	Time	Regular meeting or Advisory Group meeting	Location
WEDS	Nov 16th	7:00 PM	AFD 22:01 SAH Withdrawal Board Public Hearing	Performing Arts Center
THURS	Dec 1st	6:00 PM	Two Route 250 Rezoning Community meetings	Morris Rm
TUES	Dec 13th	7:00 PM	CIP Plan and 250 Rezoning Public Hearings	Performing Arts Center
TUES	Jan 10th	7:00 PM	Comp Plan Work Session – Organizational Mtg	Performing Arts Center

3. PUBLIC COMMENTS #1

Chair Bibb opened up the Public Comments at 7:10 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 else wishing to speak in person or online, Chair Bibb closed the first round of Public Comments at 7:10 pm.

4. MINUTES:

MOTION:	October 11, 2022 minutes				
MEMBER:	Bibb	Goad	Vacant	Lagomarsino	Zimmer
ACTION:		Motion		Second	
VOTE:	Yes	Yes		Yes	Yes
RESULT:	Approved 4-0 by all members currently serving				

Mr. Fred Payne stated everybody knows why we only have four members here tonight, let the record show that the fifth member of the Planning Commission passed away on October 11th and has not yet been replaced yet. So, the record should show that all serving members of the Planning Commission are present and voting on these Draft minutes.

5. PUBLIC HEARINGS:

ZMP 22:04 Vaughn Property Group, LLC - A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 Parcel 1.

The subject property is located along the west line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

John Vaughn Property Group LLC – Presentation
Justin Braden – Partnering with John Vaughn

What we are focused on:

- Warehouse and logistics services = Warehouse services or Distribution Center
- Maintaining the “Rural America” feel, in accordance with the county’s comprehensive plan and our core values
- Using buffers with as much mature foliage, as possible
- Maintaining low levels of noise and light pollution

- Low impact on public resources
- Diversification of jobs and businesses
- Tax income for the County
- Economic multipliers as a result of the development will boost local economy.

John Vaughn, applicant response:

- We have committed to initially putting in a buffer that exceeds the county ordinances. The minimum is 25 feet and at the minimum we have 40 and some spots it is 50 feet.
- We plan to use the trees that are already there, unless they are dying or leaning then we will take those down and plant more trees.
- We have every intent to commit to the buffers, and to increase them if we need to.
- The building off of Route 15 would be 100 feet
- Turning lanes will be extended to meet VDOT requirements.

Chair Bibb opened up the Public Hearing at 7:41 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.

Michael Mozingo at 20307 James Madison Hwy: stated his concerns about this taking away from the actually country scenario, traffic and noise.

Delores Christmas at 223 Shepherd Lane (online): concerned about the traffic on Route 15. Will there be an expansion of Route 15?

Sasha Morgan at 18 Lake Road (online): Opposed this project, major concerns with traffic.

With no one coming forward wishing to speak in person or online, Chair Bibb closed the Public Hearing at 7:48 pm.

MOTION:	I move that the Planning Commission recommend Approval of ZMP 22:04, a request to amend the Fluvanna County Zoning Map with respect to approximately 40 +/- acres of Tax Map 11 Section 9 Parcel 1 to conditionally rezone the same from A-1 Agricultural, General to I-1, Industrial, Limited with proffered conditions dated October 18, 2022. There is evidence presented before this goes before the Board of Supervisors that the applicant is in fact the contract purchaser with the permission of the owner to approval of the owner to file the application.				
MEMBER:	Bibb	Goat	Vacant	Lagomarsino	Zimmer
ACTION:				Second	Motion
VOTE:	Yes	Yes		Yes	Yes
RESULT:	4-0 Recommended Approval by all members serving with the proffers				

ZMP 22:05 Vaughn Property Group, LLC – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 Parcel 2.

The subject property is located along the east line of Route 15, approximately one mile +/- south

of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

The 2015 Comprehensive Plan states “it is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area. Each application is considered by the county to see if the proposed development is well planned within the context of the surrounding community.” Planning Staff has worked with the applicant and his consultant to come up with potential land uses that could be located within the proposed industrial buildings. We feel that the proposed I-1, Light Industrial conditional zoning case request is in compliance with the Zion Crossroads Community Planning Area goals and objectives for new industrial uses.

John Vaughn stated that the lower end of the project on the left hand side going towards Zions Crossroads that he talked with several homeowners and decided that increasing the buffers an additional 25 to 30 feet along the entire southern portion of the proposed project.

John Vaughn stated in the southern part of the project we are increasing the buffer from 40 feet to an additional 20 feet for a total of 60 feet which will be amended prior to the Board Hearings.

Chair Bibb opened up the Public Hearing at 8:09 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.

Sasha Morgan at 18 Lake Road (Online): stated was in opposition to this project.

With no one coming forward wishing to speak in person or online, Chair Bibb closed the Public Hearing at 8:12 pm.

MOTION:	I move that the Planning Commission recommend Approval of ZMP 22:05, a request to amend the Fluvanna County Zoning Map with respect to approximately 40 +/- acres of Tax Map 11 Section 9 Parcel 2 to conditionally rezone the same from A-1 Agricultural, General to I-1, Industrial, Limited with proffered conditions dated October 18, 2022. There is evidence presented before this goes before the Board of Supervisors that the applicant is in fact the contract purchaser with the permission of the owner to approval of the owner to file the application.				
MEMBER:	Bibb	Goad	Vacant	Lagomarsino	Zimmer
ACTION:				Second	Motion
VOTE:	Yes	Yes		Yes	Yes
RESULT:	4-0 Recommended Approval by all members serving with the proffers.				

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 8:18 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 8:18 pm.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on November 9, 2022 at 8:19 pm.

Minutes were recorded by Valencia Porter-Henderson, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission