

**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES**

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

**February 8, 2022  
Regular Meeting 7:00 pm**

**MEMBERS PRESENT:**

Barry Bibb, Chair  
Gequetta “G” Murray-Key, Vice Chair  
Lewis Johnson, 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  
Jason Overstreet, Senior Planner  
Jon-Mikel Whalen, Planner / GIS Technician  
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 February 8, 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**

**February 10th Technical Review Committee Meeting:**

250 and Edgcomb Road: New 52,500 square foot Industrial Building: Phase 1 Site was rezoned to I-1 Office & Warehouse land uses in July 2021

Route 53 Self Storage – Electrical Contractor and Realty Offices: A Rezoning and SUP for 1,000 square feet of Office space and 60,400 square feet for self-storage units located behind offices

Agricultural Enterprise SUP – Meadery: existing business to create 1,200 square feet for a meadery with retail sales and a tasting room with a patio.

**County Residents selected for Advisory Groups:**

Fluvanna County Staff has received all of the Applications to be considered for serving on proposed Resident Advisory Groups to perform analysis and work on the 2040 Comp Plan.

Planning Staff has compiled all of them and has provided them to the Planning Commissioners to take tonight and to review them for consideration for Zion Crossroads, Rural Preservation and Historic Preservation groups and will make the selections on March 8, 2022 for advisory groups.

**County Residents selected for Advisory Groups**

Rural Crossroads Areas (RCA) and Rural Preservation Group: select up to 6 County residents

Zion Crossroads Gateway Plan: select 3 County Residents to be added to the TJPDC meetings with planning and technical backgrounds.

Historic Preservation Group: select 3 County Residents to assist the Historical Society with both architect and historian backgrounds.

**Planning Commissioner Questions:**

**Vice Chair Murray-Key:** Asked will the Open House events be available for live streaming?

**Mr. Payne:** Stated that the structure of the Advisory Groups, they have been referred to as subcommittees and they are not subcommittees. That term has an established meaning, and this is not what they are intended to be. A subcommittee is an integral part of the legislative process and these groups are really intended to be a resource for the Planning Commission and the Board of Supervisors. That is why they are called resident advisory groups because that is

what they will do is they can give their thoughts on issues related to the plan. They do not get a vote they do not have any formal status. This is an opportunity for you all to try to select people that have particular interests and skills in various areas of subject matters. Hopefully what these groups will do is they will tend to focus on the issue for you all and focus on the issues involved. I would expect it to be an informal grouping purely ad hoc and without any independent legal status. I say that because I do not want anybody to get the idea that this was in fact a committee of the Planning Commission which is of course a legally established governmental body such to the freedom of information act. These advisory groups are much less formal than that and people are entitled to express what they may think is big ideas little ideas and their own thoughts and to serve as a resource for you to complete the revised plan.

**Mr. Zimmer:** asked how are we going to advertise the Comprehensive Plan Open House events since they will be monthly, be located in the Fluvanna County Library, as a centralized location.

**Mr. Miles:** stated that we plan to use several of our current methods of notifying our County residents such as FAN Mail and County website notifications and we will have display boards.

**3. PUBLIC COMMENTS #1**

Chair Bibb opened up the Public Comments at 7:27 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 7:28 pm.

**4. MINUTES:**

MOTION:	To approve the minutes of the Planning Commission of January 11, 2022, as presented.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second		Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

**5. PUBLIC HEARINGS:**

None

**6. PRESENTATIONS:**

**Comprehensive Plan Presentation – Douglas Miles, AICP, CZA Community Development Director**

**You are either in a CPA or Out in the Rural Preservation Area**

On the 2015 Future Land Use Map you have three current options: in Community Planning Area (CPA) in a hybrid (confusing) Rural Residential Area or Out and in the Rural Preservation Area

Planning Staff is proposing to eliminate Rural Residential Areas and have Rural Preservation Areas cover the remainder of County except within the Community Planning Areas (CPAs)

**Fluvanna Staff has been Listening and Taking Notes:**

You want County Staff to support commercial areas that will provide for shopping, dining and medical facilities in our County along with our business owners within the community being supported to start and expand their business.

We are doing this with Small Business support; more to be done with office and industrial uses. You want the County Staff, VDH & VDOT and the community to work together on a need for Rural Clustering by following the Virginia State Code to retain it and to be enacted within our rural areas.

Rural Clusters should not be allowed in the CPAs; will be looked at in Comp Plan and be addressed within our Ordinances after Comp Plan adoption.

You want the County Staff, developers and the community to work together to enhance and to maintain the Rural Character of Fluvanna County:

Agricultural farming and Livestock management; access to wildlife areas or perpetual green space; will be addressed by Residential Advisory Group for both Rural Crossroads and Rural Preservation

**2040 Fluvanna County Comprehensive Plan:**

Our Plan currently calls for new development to occur in the Zion Crossroads CPA and the UDA for new office, commercial and industrial land uses.

Fork Union Commerce Park it is also planned for additional agribusiness and new technology uses for economic development and jobs in that area.

**Transportation:**

2018-2021 Thomas Jefferson PDC Regional Completed Plans:

2040 Rural Long Range Transportation Plan: 201 with Planned Roads and VDOT improvements set framework for better, long term development ahead of new growth to occur in the County.

**Available Housing:**

Regional Housing Partnership Affordability Plan – 2021 Fluvanna County has density & housing type choices to select from as we grow for current and future County residents, have to make it available to become Affordable Housing.

**Transportation / Housing / Future Land Use Decisions:**

Future Land use is where the Planning staff needs the MOST PUBLIC INPUT into the process and as VA allows for local Land Use decisions

Rural Crossroads Areas are another planning recommendation to enhance rural business areas while preserving the corner markets

**Spring 2022 Open House & Rural Preservation Group Schedule**

Day	Date	Time	Group Meets During Open House Staff Event	Location
THURS	MAR 10	4:00-6:00	Comp Plan Kickoff Open House	Library Mtg Rooms A & B
THURS	APR 14	4:00-6:00	Group 4:00-5:00 / Open House 4:00-6:00	Library Mtg Rooms A & B
THURS	MAY 12	4:00-6:00	Group 4:00-5:00 / Open House 4:00-6:00	Library Mtg Rooms A & B
THURS	JUN 9	4:00-6:00	Group 4:00-6:00 / Open House 4:00-6:00	Library Mtg Rooms A & B

**Summer & Fall Draft 2040 Comprehensive Plan Document Review**

Day	Date	Time	Planning Commission Work Session & Comments	Location
TUES	AUG 9	6:00-9:00	Commission Work Session & Public Comments	Carysbrook Center
TUES	SEPT 13	6:00-9:00	Commission Work Session & Public Comments	Carysbrook Center
TUES	OCT 11	6:00-9:00	Planning Commission – 2040 Comp Plan Review	Carysbrook Center
WEDS	NOV 16	5:00-9:00	Board of Supervisors – 2040 Comp Plan Review	Carysbrook Center

**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 8:19 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.

**Christine Jacobs** Thomas Jefferson Planning District Commission Executive Director and she just wanted to state that the staff here at the TJ PDC stands ready to support you all in any way that we can. In the review of your comprehensive plan and especially as it relates to any documents or any plans that we have created in the past couple of years. I wanted to share our support publicly and that to reach out to us as you need any planning assistance with your 2040 Plan.

With no one else coming forward wishing to speak in person or online, Chair Bibb closed the Public Comments period at 8:23 pm.

**12. ADJOURNMENT:**

Chair Bibb adjourned the Planning Commission meeting on February 8, 2022 at 8:23 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

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**Barry A. Bibb, Chair**  
**Fluvanna County Planning Commission**

APPROVED