

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

**Carysbrook Performance Arts Center
8880 James Madison Hwy
Fork Union, VA 23055**

Tuesday, August 08, 2023

**Work Session 6:00 pm
Regular Meeting 7:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair
Howard Lagomarsino, Vice Chair
Mike Goad, Commissioner
Bree Key, Commissioner
Lorretta Johnson-Morgan, Commissioner
Patricia Eager, Board of Supervisors member

ABSENT:

None

STAFF PRESENT:

Eric Dahl, County Administrator
Kelly Harris, Assistant County Administrator
Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Dan Whitten, Fluvanna County Attorney
Valencia Porter-Henderson, Administrative Programs Specialist

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

At 6:00 pm, Chair Bibb, called the August 08, 2023 Work Session to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

B. 2040 Comp Plan – Hazard Mitigation Plan - Douglas Miles, Community Development Director

REGIONAL NATURAL HAZARD MITIGATION PLAN: The 2023 Thomas Jefferson Planning District Commission (TJ PDC) Plan was adopted and we are incorporating these new mitigation Action Items into the Fluvanna County Comprehensive Plan:

Education and Outreach: increase the awareness of hazards and encourage regional and local action to mitigate impacts.

Buildings and Infrastructure: reduce the short and long-term impact of hazard events on both buildings and infrastructure.

Whole Community: prepare to meet the immediate functional and access needs of the Fluvanna population during such hazards

Mitigation Capacity: increase mitigation and adaption capacity through proper planning and by better project implementation.

Information and Data Development: build capacity with information and data development to refine hazard identification assessment, mitigation targeting and funding identification.

COMPREHENSIVE PLAN

Land Use and Natural Disasters:

Does the future land use map clearly identify natural hazard areas such as flooding along the Hardware or Rivanna Rivers?

Do the land-use policies discourage all new development or re-development within natural hazard areas like the Special Flood Hazard Area (SFHA)?

Does the Plan provide adequate space for expected future growth in areas located outside of the natural hazard areas?

Transportation and Natural Disasters:

Does the Transportation Plan limit access to the hazard areas?

Is transportation policy used to guide growth to safe locations?

Are public safety response vehicle routes designated and are there alternate routes?

Public Safety and Natural Disasters:

Are the goals and policies of the Comprehensive Plan related to those of the FEMA / DCR Local Hazard Mitigation Plan?

Is Public Safety explicitly included in the plan's growth and development policies? What can be done to make that better?

Does the monitoring and implementation section of the Plan cover safe growth objectives and include Public safety goals?

Environmental Management:

Are environmental systems that protect development from hazards identified and mapped? Are there proper buffers?

Do environmental policies maintain and restore protective ecosystems? Or is that only provided for in state planning?

Do environmental policies provide incentives to development located outside of protective ecosystems or natural areas?

Fluvanna County Subdivision Ordinance:

Do the subdivision regulations restrict the subdivision of land within or adjacent to natural hazards areas? What can be added?

Do the regulations provide for conservation subdivisions or cluster subdivisions in order to conserve environmental areas?

How can cluster subdivisions work better to protect these areas and not just be a way to yield residential lots for new homes?

Fluvanna County Zoning Ordinance:

Does the zoning ordinance conform to the comprehensive plan in terms of discouraging development or redevelopment within natural hazard areas? Can this be enhanced in the plan?

Does the ordinance contain natural hazard overlay zones that set development conditions for land use within such zones?

FEMA 90 Day FIRM Map Period

Affected property owners would have 90 days to work with County, DCR, and FEMA staff along with their Home or Business insurance provider

Most areas in Fluvanna County will not require an increase in insurance rates, some have been taken out – can still have a flood insurance policy to be safe from flooding.

FEMA Map Service Center web links <https://www.fema.gov/floodmaps> and

<https://msc.fema.gov> or you can call them at 1-877-FEMA MAP/ 1-877-336-2627

Fluvanna County - GIS staff can answer any local questions at 1-434-591-1910 ext. 1060/1061.

C. Adjournment: Chair Bibb closed the Work Session at 6:56 pm.

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

At 7:00 pm, Chair Bibb, called the August 8, 2023 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

SUP 23:03 Reventon Farm LLC – Briery Creek Farm Use

The Reventon Farm Camp has been renamed Briery Creek Farm during the Thursday, June 29th Community meeting held at the Water's Edge Barn with the overall community in attendance.

The developer has submitted their Groundwater Management Plan to Albemarle County and VDH and then a revised Traffic Assessment Plan to Fluvanna County and VDOT for comments.

The revised Briery Creek Farm Traffic Assessment routing study resulted in the use of VDOT Tourist- Oriented Directional Signs:

Turn Left at Antioch Road and Rolling Road South main intersection used coming from Lynchburg and other points west.

Turn Left at Ruritan Lake Road and RR South intersection which is the main route most tourists will use when coming off of I-64. A total of nine directional signs – especially to avoid having Camp tourist crossing Briery Creek which can happen using mapping Apps.

Utility – Scale Solar Project Applications

CEP Solar – White Oak Solar located off Shores Road is currently under a Draft Solar Siting Agreement discussion with the County.

Pinegate Renewables - Swallowtail Solar located off Bremono Road did not file a Special Use Permit Application by August 1st deadline.

Hodson Energy – (unnamed project) located off of Route 15 near the Dominion Energy substation and north of Bremono Bluff Road.

Day	Date	Time	2040 Comprehensive Plan Work Session Events	Location
TUES	SEPT 12	6:00 pm	Planning Commission Work Session and Meeting	Carysbrook Theatre
TUES	OCT 10	6:00 PM	Planning Commission Work Session and Meeting	Carysbrook Theatre
WEDS	NOV 8	6:00 PM	Planning Commission Work Session and Meeting	Carysbrook Theatre
TUES	DEC 12	6:00 PM	Planning Commission Work Session and Meeting	Carysbrook Theatre

3. PUBLIC COMMENTS #1

Chair Bibb opened the Public Comments at 7:11 pm by giving each Public speaker a limit of five minutes to speak and asked 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 7:12 pm.

4. DRAFT MINUTES:

MOTION:	To Approve the minutes of the Planning Commission of July 11, 2023.				
MEMBER:	Bibb	Goad	Key	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Abstain	Aye	Aye	Aye	Aye
RESULT:	4-0-1 Approved, as presented				

5. PUBLIC HEARING:

None

6. PRESENTATIONS:

None

7. SITE DEVELOPMENT PLANS:

SDP 23:06 Zion Station Parcel 1 - A Site Development Plan (SDP) Sketch Plan request for a 5,000 square foot fabrication building on 1.2 acres of Tax Map 5 Section 24 Parcel 1. The request is located on the north line of Richmond Road (US 250) and at Zion Station Road (SR 1021) and is located in the Zion Crossroads Community Planning Area and the Palmyra Election District.

Mr. Miles presented the Sketch Plan request with Scott Collins, PE representing the applicants.

Zion Station Industrial Park was zoned in 1985 and was platted in 2007 becoming vested prior to the sidewalk requirement being added into the Zoning Ordinance in 2011. Therefore, the Sidewalk Exception request along Zion Station Road is not needed for this Sketch Plan request.

The VDOT Smart Scale Roundabout design includes a sidewalk along Route 250 which will be incorporated on this subject property and be constructed as a part of that VDOT design work allowing for pedestrian access along Route 250 crossing onto Troy Road and points south

Recommended Conditions:

Meet all final Site plan requirements which include, but are not limited to, providing off-street parking, site buffers and landscaping, and outdoor light requirements.

Meet all required Erosion and Sedimentation Control regulations, which are a part of the site plan submittal plans.

Meet all VDEQ, VDOT and/or VDH state requirements and Fluvanna County Utilities requirements.

MOTION:	I move to Accept SDP 23:06 a request for a 5,000 square foot fabrication building on 1.2 acres of Tax Map 5 Section 24 Parcel 1 along with the recommended conditions found within the staff report.				
MEMBER:	Bibb	Goad	Key	Lagomarsino	Morgan
ACTION:			Second	Motion	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0, Recommended Acceptance with the conditions				

8. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS #2:

Chair Bibb opened Public Comments #2 at 7:24 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, he closed the Public Comments period at 7:25 pm.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on August 8th at 7:25 pm.

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

Barry Bibb, Chair
Fluvanna County Planning Commission