



# FLUVANNA COUNTY PLANNING COMMISSION

## REGULAR MEETING AGENDA

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

Tuesday, October 10, 2023

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

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TAB	AGENDA ITEM
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### WORK SESSION

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- A. Call to Order, Pledge of Allegiance and followed by a Moment of Silence
  - B. FY 2025-2029 Capital Improvement Plan (CIP) Department and Agency funding requests
  - C. Work Session: Capital Improvement Plan Department and Agency presentations and updates
  - D. Adjournment
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### REGULAR MEETING

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- 1 – Call to Order, Pledge of Allegiance and followed by a Moment of Silence
  - 2 – DIRECTOR’S REPORT – Douglas Miles, Community Development Director
  - 3 – PUBLIC COMMENTS #1 (5 minutes per speaker)
  - 4 – MINUTES: Review and Approval of Draft Minutes from September 12, 2023
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#### 5 – PUBLIC HEARINGS:

**SUP 23:03 Sun Reventon Farm, LLC** – A Special Use Permit request in the A-1, Agricultural, General District to construct a **Camp use** under § 22-4-2.2 on 298 +/- acres and known as Tax Map 26 Section A Parcels A2, A5A, A37, A38 and 3. These parcels are generally located west of Rolling Road S (SR 620) and north of Briery Creek Road (SR 761) and along the Albemarle County line in the Rural Preservation Area and Cunningham Election District.

**SUP 23:04 Sun Reventon Farm, LLC** – A Special Use Permit request in the A-1, Agricultural, General District to construct a **Central water system / major utilities use** under § 22-4-2.2 on 298 +/- acres and known as Tax Map 26 Section A Parcels A2, A5A, A37, A38 and 3. These parcels are generally located west of Rolling Road S (SR 620) and north of Briery Creek Road (SR 761) and along the Albemarle County line in the Rural Preservation Area and Cunningham Election District.

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*For the Hearing-Impaired – Listening devices are available upon request. TTY access number is 711 to make arrangements.  
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 434.591.1910.*

**SUP 23:05 Sun Reventon Farm, LLC** – A Special Use Permit request in the A-1, Agricultural, General District to construct a **Central sewer system / major utilities use** under § 22-4-2.2 on 298 +/- acres and known as Tax Map 26 Section A Parcels A2, A5A, A37, A38 and 3. These parcels are generally located west of Rolling Road S (SR 620) and north of Briery Creek Road (SR 761) and along the Albemarle County line in the Rural Preservation Area and Cunningham Election District.

**SUP 23:06 Sun Reventon Farm, LLC** – A Special Use Permit request in the A-1, Agricultural, General District to construct an **Event facility use** under § 22-4-2.2 on 298 +/- acres and known as Tax Map 26 Section A Parcels A2, A5A, A37, A38 and 3. These parcels are generally located west of Rolling Road S (SR 620) and north of Briery Creek Road (SR 761) and along the Albemarle County line in the Rural Preservation Area and Cunningham Election District.

**ZTA 23:01 Marina Point at Lake Monticello, Inc** – An Ordinance to amend Chapter 22, Zoning, Article 8 of the Fluvanna County Code by the addition of the following text under §22-8-3 Area and residential density regulations (C) The permitted residential density for such permitted uses shall be between two and nine-tenths (2.9) and five (5.0) units per acre by special use permit only.

**SUP 23:07 Marina Point at Lake Monticello, Inc** – A Special Use Permit request in the R-4, Residential, Limited District to allow Multi-family dwellings under §22-8-3 as proposed, up to 5.0 dwelling units per acre on 5 +/- acres and known as Tax Map 18A Section 1 Parcels 296A, 296B, 296BA and 296C. These parcels are generally located south of Jefferson Drive and at Marina Point in the Rivanna Community Planning Area and the Rivanna Election District.

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**6 – PRESENTATIONS:**

**Short Term Tourist Rentals Presentation – Dan Whitten, County Attorney**

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**7 – SITE DEVELOPMENT PLANS: None**

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**8 – SUBDIVISIONS: None**

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**9 – UNFINISHED BUSINESS: Planning Commission By-law Amendments - Dan Whitten, County Attorney**

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**10 – NEW BUSINESS: None**

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**11 – PUBLIC COMMENTS #2 (5 minutes per speaker)**

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**12 – ADJOURNMENT**

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*Douglas Miles*

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Community Development Director

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## PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag  
of the United States of America  
and to the Republic for which it stands,  
one nation, under God, indivisible,  
with liberty and justice for all.

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## ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

## PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE
  - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
  - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
  - Speakers should approach the lectern so they may be visible and audible to the Commission.
  - Each speaker should clearly state his/her name and address.
  - All comments should be directed to the Commission.
  - All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
  - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
  - Speakers with questions are encouraged to call County staff prior to the public hearing.
  - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
  - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
  - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
  - Further public comment after the public hearing has been closed generally will not be permitted.

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