

<b>FLUVANNA COUNTY PLANNING COMMISSION</b> <b>ACTIONS TAKEN ON DECEMBER 12, 2023</b>		
	<b>Regular Meeting at 7:00 pm</b>	<b>Action</b>
1	<b>Approval of Draft Meeting Minutes</b> Minutes of November 8, 2023	<b>Planning Commission Approved, as presented 5-0</b>
2	<b>Capital Improvement Plan CIP FY2025-FY2029</b> Public review and recommendation of the Capital Improvement Plan (CIP) for fiscal years 2025 through 2029 (FY2025 – FY2029) which is to be submitted in conjunction with the fiscal year 2025 (FY2025) Fluvanna County Budget. The CIP lists the major construction and acquisition efforts planned for the next five (5) fiscal years and it describes proposed methods of financing for CIP projects as is prescribed in Virginia State Code.	<b>Planning Commission recommended Approval 5-0</b>
3	<b>AFD 23:01 Quaint Lea of Nahor</b> - A request to create an Agricultural and Forestal District in the A-1, Agricultural, General District under §3.1-4 on 404 +/- acres and known as Tax Map 16 Section A Parcels 37 and 42; Tax Map 17 Section A Parcel 27. These parcels are generally located on the north and south sides of Nahor Manor Road (SR 636) and east of North Ruritan Drive in the Rural Residential Planning Area and Cunningham Election District.	<b>Planning Commission recommended Approval 5-0</b>
5	<b>SUP 23:10 Antioch Baptist Church</b> – A Special Use Permit request in the A-1, Agricultural, General District to operate a Daycare center under §22-4-2.2 on 9.3 +/- acres and known as Tax Map 26 Section A Parcel 15. The existing church is located at 4422 Antioch Road and it is located in the Rural Preservation Area and Cunningham Election District.	<b>Planning Commission recommended Approval with conditions 5-0</b>
6	<b>SUP 23:03 Sun Reventon Farm LLC</b> - 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.	<b>Planning Commission recommended Denial with conditions 5-0</b>
7	<b>SUP 23:04 Sun Reventon Farm LLC</b> - 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.	<b>Planning Commission recommended Denial with conditions 5-0</b>

8	<b>SUP 23:05 Sun Reventon Farm, LLC</b> – 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.	<b>Planning Commission recommended Denial with conditions</b> <b>5-0</b>
9	<b>SUP 23:06 Sun Reventon Farm, LLC</b> - 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.	<b>Planning Commission recommended Denial with conditions</b> <b>4-1</b>  <b>Vice Chair Lagomarsino</b>
10	<b>ZTA 23:01 Marina Point at Lake Monticello, Inc</b> - 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.	<b>Planning Commission recommended Denial</b> <b>5-0</b>
11	<b>SUP 23:07 Marina Point at Lake Monticello Inc</b> - 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.	<b>Planning Commission recommended Denial</b> <b>5-0</b>
12	<b>SUP 23:01 White Oak Tree Solar LLC – Deferral Letter request</b>	<b>Planning Commission Approved from January 9, 2024 to March 12, 2024</b>