

| FLUVANNA COUNTY PLANNING COMMISSION ACTIONS TAKEN ON SEPTEMBER 10, 2024 | | |
|--|---|--|
| | Work Session 6:00 P.M. | Action |
| | Regular Meeting 7:00 P.M. | |
| 1 | Minutes of August 13, 2024 | Planning Commission Approved 5-0 |
| 2 | SUB24:29 -- Rivanna Bend by 30 Scale, LLC -- I move that the Planning Commission accept SUB 24:29 Rivanna Bend by 30 Scale, LLC, a Sketch Plan request for a rural cluster major subdivision with respect to 76.71 acres of Tax Map 18 Section 1 Parcel 1, subject to the conditions listed in the staff report. | Planning Commission Recommended Acceptance of Sketch Plan 5-0 |
| 3 | SUB24:32-- Reventon by Murcielago, LLC -- I move that the Planning Commission defer SUB 24:32 Reventon by Murcielago, LLC, a Sketch Plan request for a rural cluster major subdivision with respect to approximately 205 acres of Tax Map 26 Section A Parcel A2, Tax Map 26 Section A Parcel A5A, and Tax Map 26 Section A Parcel A38 subject to the conditions listed in the staff report to October 8, 2024. | Planning Commission Recommended Deferral 5-0 |
| 6 | SDP24:06 – South Boston Convenience Market- I move that the Planning Commission accept SDP 24:06 South Boston Convenience Store, a Site Development Plan request for a gas station/convenience store, car wash, and associated retail space with respect to 20.835 acres +/- of Tax Map 18 Section A Parcel 53. | Planning Commission Recommended Acceptance 5-0 |
| 7 | ZTA24: 04 - I move that the Planning Commission recommend approval of ZTA 24:04, an ordinance to amend and reordain “The Code of The County of Fluvanna, Virginia” by amending § 22-2-1, Enacting §§22-3-1 through 22-3-5.4 and Enacting §22-28-1 through 22-28-25 to create a Solar Zoning District and to add supplemental regulations for utility scale solar generation facilities. Furthermore, we recommend consideration of reducing the setback requirement for ponds and streams to 100ft to be consistent with the findings of the Chesapeake Preservation Act, endorsed by multiple states and to consider carefully the 3% limitation. | Motion Failed for Lack of Second |
| 8 | ZTA 24:04 – I move that the Planning Commission recommend approval of ZTA 24:04, an ordinance to amend and reordain “The Code of The County of Fluvanna, Virginia” by amending § 22-2-1, enacting §§22-3-1 through 22-3-5.4 and enacting §22-28-1 through 22-28-25 to create a Solar Zoning District and to add supplemental regulations for utility scale solar generation facilities and further recommend further review of the 3% and the Riparian Buffer. | Planning Commission Recommended Approval 5-0 |
| 10 | Motion to Adjourn the September 10, 2024 Regular Meeting at 9:57 PM | Planning Commission Approved 5-0 |