

PLANNING COMMISSION
January 18, 2017

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JANUARY 18, 2017, AT 6:30 PM IN THE COUNTY MEETING ROOM.

Members present were: Jay Willer, Chairman
 Victor Schaff, Vice-Chairman
 Frank Morris, Member
 John McCloskey, Member
 William Saunders, III, Member

Staff present were: Dale Herring, Ex-Officio Member
 Bart Svoboda, Planning Director
 Stephanie Golon, County Planner
 Shawn Leake, Zoning Officer
 Marsha Alley, Secretary

CALL TO ORDER

The Chairman called the meeting to order.

DETERMINATION OF QUORUM

Each member stated their name on the record to determine a quorum.

ELECTION OF OFFICERS/LIAISONS

Mr. Willer stated that the next item would be to hold the election for officers. He opened the floor for nominations.

Mr. Morris nominated Mr. Willer for Chairman.

Mr. McCloskey seconded the motion.

Mr. Willer was elected Chairman by a 4-0 consensus vote with Mr. Willer abstaining.

Mr. Willer opened the floor for nominations for the Vice-Chairman seat.

Mr. Schaff nominated Mr. Saunders for Vice-Chairman.

Mr. McCloskey seconded the nomination.

Mr. Saunders was elected Vice-Chairman by a 4-0 consensus vote with Mr. Saunders abstaining.

Mr. Saunders took his seat as Vice-Chairman.

Mr. Willer stated that Mrs. Alley needs to be reappointed as Secretary.

Mr. Morris nominated Marsha Alley as Planning Commission Secretary.

Mr. Saunders seconded the nomination.

Marsha Alley was reappointed as Secretary by a unanimous consensus vote.

Mr. Willer stated that liaisons need to be appointed for the Town of Stanardsville and the Economic Development Authority (EDA).

Mr. Willer stated that he would be pleased to continue to serve as the EDA liaison.

Mr. McCloskey volunteered to continue to serve as the Town of Stanardsville liaison.

Mr. Morris made a motion to appoint Mr. Willer as the EDA liaison and Mr. McCloskey as the Town of Stanardsville liaison.

Mr. Schaff seconded the motion.

Mr. Willer was appointed as the EDA Liaison and Mr. McCloskey was appointed as the Town of Stanardsville liaison by a 4-0 vote Mr. McCloskey abstaining.

Mr. Willer noted that oftentimes now would be a good time to review the bylaws. He stated that the bylaws were recently revised in September and was not aware of any items that need attention at this time. He suggested that Mr. Svoboda email the current bylaws for everyone to review.

PLEDGE OF ALLEGIANCE

Mr. Willer apologized for having skipped over the Pledge of Allegiance. He led the group in the Pledge of Allegiance.

PUBLIC HEARINGS

Francis Shiflett/Jody & Jamie Shiflett request a special use permit for meeting places for clubs, fraternal and civic organizations as listed in Article 4-1-2.15 on a 2.41 acre tract which is zoned A-1, Agriculture, located at 14865 Spotswood Trail and identified on County Tax Maps as 60C-(A)-6. (SUP#15-009)

Mr. Willer read the request and asked Mr. Svoboda for a report.

Mr. Svoboda reviewed the request for a meeting place. He presented the packet

information which included photos, comments, etc. He gave a description of the property and noted that the use would be located within what was previously known as the music store. He reviewed the surrounding zoning designations nearest to the property. He displayed the Future Land Use Map of the Comprehensive Plan and noted how it relates to the request. He added that there will be an update from Ken Lawson regarding the Health Department comments which were received this afternoon.

Mr. Svoboda stated that there had been conversations with the applicant relating to rezoning possibilities and that they are not interested in rezoning at this time.

Mr. Schaff asked if the requested use would be allowed by-right if the property was to be rezoned to business in the future.

Mr. Svoboda stated that it would be a use allowed by-right. He added that there are some recommendations for conditions listed if approval is considered.

Mr. Willer clarified that the building intended for use is the previous music store business.

Mr. Svoboda stated that Mr. Willer was correct.

The Chairman opened the public hearing.

Ken Lawson addressed the Commission on behalf of the applicant. He reviewed the original Health Department comments which included the need for a review by an engineer. He explained that he had contacted Alan Mazurowski at the Health Department and clarified that the intensity of the use would not be great, noting that the use would be for a small office with a few people on a daily basis. He added that he and Mr. Mazurowski discussed the proposed use of the property, noting that it would be similar to the previous use which resulted in the revised comments received today.

Mr. Willer asked Mr. Lawson if there was any intention to use the other structures on the property.

Mr. Lawson stated that there was no intention for this use to involve the other structures. He added that he was not aware of any plans for the use of the other structures at this time, noting that ultimately the owners would like to sell the parcel to a developer who could then come in and develop the parcel.

Mr. McCloskey asked if the parcel is connected to public water and sewer.

Mr. Lawson stated that the site is connected to public water and has a private septic field.

There was discussion relating to the availability of sewer to this property and the cost that may be involved to connect.

There being no further public comments, the public hearing was closed.

Mr. Willer asked Mr. Svoboda if a sewer connection would be required for the development of a new business use.

Mr. Svoboda stated that there is a mandatory connection for new construction in all districts. He noted that this use would not be considered new construction. He added that if the buildings were removed and new ones constructed, it would be new construction. He added that however, the use may determine the need for connection as well in the likelihood of a rezoning process or a site development plan review.

There was discussion regarding limiting the use to the existing physical space which would likely create other limiting factors in itself such as occupancy, parking, etc.

Mr. McCloskey reminded that the special use permit does run with the property which could allow for the growth of the use because there is not a limit on the number of people.

Mr. Svoboda stated that the condition would be limiting the use to the particular structure and the structure would limit the number of people it could contain.

Mr. Willer stated this case limits the special use permit to the structure and the land at the same time. He added that if the structure is removed, then the special use permit would also be void.

Mr. Svoboda agreed.

There was discussion relating to the conditions working for the time being, noting that there is a very likely possibility that the property would be sold and likely rezoned in the future. It was noted that the requested use would be a by-right use in a business district.

Mr. McCloskey stated that the suggested conditions note that a PE assess the existing system and design new plans if needed. He asked if that condition is now being removed based on the new information from the Health Department.

Mr. Svoboda stated that with the revised comments from the Health Department that condition would no longer be necessary for the requested use.

There was discussion regarding the recommended conditions.

Mr. Schaff made a motion to recommend approval of special use permit application SUP#15-009 with the following condition(s):

- The special use permit is limited to the existing two-story structure (14865 Spotswood Trail) located on TMP 60C-A-6.

Mr. Morris seconded the motion.

The vote was taken.

AYE

Mr. Morris
Mr. Saunders
Mr. Schaff
Mr. McCloskey
Mr. Willer

NAY

The motion to recommend approval of SUP#15-009 carried by a 5-0 vote.

OLD/NEW BUSINESS

2016 Year-End Report/2017 Goals & Objectives

Mr. Svoboda presented the annual report noting that it is in a slightly different format but that he believed it to be relatively self-explanatory.

There was a review of the annual report providing a summary of the workload and accomplishments for the year.

Mr. Svoboda stated that he continues to try to schedule training and will keep everyone posted on the developments.

Mr. Willer asked for information relating to the SmartScale cycle.

Mr. Svoboda stated that the SmartScale was previously known as HB2 regarding VDOT projects within the county. He stated that the project submitted for this year was for the Route 670 connector road and gave an overview of what that project would entail. He reviewed criteria for funding for VTrans projects. He added that the surveying taking place along Routes 29 and 33 is a part of that project. He reviewed an update regarding the projects submitted for this year.

Mr. Schaff stated that the connector road is proffered by the developer who has now seemingly backed out and asked if the road construction would maintain the shopping center as a viable project.

Mr. Svoboda explained that the proffers are worded to that effect, noting that the development cannot be built until the road is constructed. He noted that it would not matter how it got constructed whether by project or by the developer or by site development plan.

Mr. Willer commended Mrs. Golon on her ongoing efforts in working with the GIS system.

Mr. Willer asked Mr. Svoboda to review the likely priorities for the year.

Mr. Svoboda explained that usually state code mandates are the first ordinance revisions to be considered and then items that are used most often within the department or by the community are considered after that.

Mrs. Golon stated that there will be two upcoming revisions in March that relate to dog kennels and zoning permits.

Mr. Svoboda clarified that the order is determined by which revisions are completed to the point of presentation to the Commission. He noted that citizen generated requests generally take precedent.

Mr. Svoboda stated that next month there will be a special use permit for Greene Hills, a special use permit for the Town as well as a rezoning request for the Town.

Mr. Morris suggested that the B-3 zoning district and the Architectural Review Board would be near the end.

Mr. Svoboda clarified that the Architectural Design language would likely be more of a Blight Ordinance as opposed to an Architectural Review Board, noting that the item was suggested by the EDA. He agreed that it is likely near the end of the list.

Mr. Morris stated that it reminds him of the Olive Garden trying to go into the Target Shopping Center but that they did not meet the design there so they went to Harrisonburg.

Mr. Svoboda stated that it would depend on the business model. He stated that the B-3 revision would involve including research and development companies and businesses of that nature pointing out that it would be more office than factory. He added that it could open up the B-3 area and make it available while considering the adjoining properties.

APPROVAL OF MINUTES

Mr. Morris made a motion to approve the December 21, 2016 meeting minutes as presented.

Mr. McCloskey seconded the motion.

The minutes for the December 21, 2016 meeting were approved by a 5-0 vote.

OTHER PLANNING MATTERS

Town of Stanardsville Information

Mr. Svoboda reminded the members that the Town has initiated a rezoning for several properties along Ford Avenue. He stated that the Town Comprehensive Plan will also be going through the review process.

Next Month's Agenda

Mr. Svoboda stated that next month there will be a special use permit for the Greene Hills Club in order to be in compliance for any future projects as well as for the Nathaniel Greene Development property on Ford Avenue. He added that there will be a rezoning request which has been initiated by the Town of Stanardsville.

Mr. Willer asked for any information regarding the Board of Supervisors two-day meeting and asked that the agenda be emailed to the Commission if there is one available.

Mr. Svoboda offered tentative information noting that the specific information would likely be announced at the Board meeting. He stated that it would be a two-day meeting at the end of January.

Mr. Morris asked if it would be a public hearing.

Mr. Willer stated that it would be a public meeting.

There was discussion as to the likely format of that Board of Supervisors Retreat.

Mr. Morris asked if a moment of silence had been decided along with the Pledge of Allegiance to open the meeting.

Mr. Willer stated that it was decided and that it may be helpful if it is listed on the agenda. He apologized for having overlooked the moment of silence.

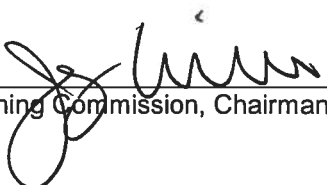
Mr. Willer thanked Mr. Schaff for his service as Vice-Chairman for several years. He also thanked Mr. Saunders for his willingness to serve in that capacity.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary



Planning Commission, Chairman

2.15.17

Date