

**PLANNING COMMISSION**  
**April 19, 2017**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, APRIL 19, 2017, AT 6:30 PM IN THE COUNTY MEETING ROOM.

Members present were:     Jay Willer, Chairman  
                                  William Saunders, III, Vice-Chairman  
                                  Frank Morris, Member  
                                  John McCloskey, Member  
                                  Steven Kruskamp, Jr., 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.

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**

The Chairman lead the Pledge of Allegiance and offered a moment of silence.

**DETERMINATION OF QUORUM**

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

The Chairman introduced Steven Kruskamp as the recently appointed member to the Commission. He stated that Mr. Svoboda would like to give an update for the public hearing schedule.

**PUBLIC HEARINGS**

Mr. Svoboda requested that attention be given to item B regarding:

**Greene County Zoning Ordinance Revision: Amend Article 16-1 (Zoning Permits), and all applicable references to clarify the regulations relating to the issuance of Zoning Permits. (OR#17-001)**

Mr. Svoboda stated that staff would like to request a deferral of this application to the May 17, 2017 Planning Commission meeting in order to have an opportunity to speak with the Building Official to address comments.

Mr. Morris made a motion to defer Ordinance Revision OR#17-001 to the May 17, 2017 Planning Commission meeting as requested.

Mr. McCloskey seconded the motion.

The vote was taken.

AYE

Mr. Kruskamp  
Mr. McCloskey  
Mr. Morris  
Mr. Saunders  
Mr. Willer

NAY

The motion to defer OR#17-001 carried by a 5-0 vote.

**ARA Properties, LLC requests a rezoning of an approximately 0.74 acre tract zoned, R-1, Residential, to B-2, Business, located on Moore Road and identified on County Tax Maps as 60-(10)-2. (RZ#17-001)**

Mr. Svoboda read the request and gave an overview of the proposal describing the location and other features. He presented aerial photos, maps, and agency comments. He noted that the proposal is in accordance with the Comprehensive Plan. He stated that it appears to be a simple rezoning to allow for appropriate uses and added that staff can support the request.

Angela Hogge, applicant, addressed the Commission thanking them for the opportunity to comment. She stated that Mr. Svoboda had covered most of the information and added that the intention is to have the zoning match the zoning of the adjacent property for marketing purposes. She added that the request is in line with the goals of the county.

The Chairman opened the public hearing.

There being no public comment, the public hearing was closed.

Mr. Willer referred to the PUD area and noted that development has not occurred there.

Mr. Svoboda agreed and offered a brief history of the property and the rezoning process at that time. He noted that the lot lines do exist but that development has not begun.

Mr. Willer stated that there is always concern for potential impacts on nearby property owners. He added that he believes that the request would be appropriate given the goals of the Comprehensive Plan.

Mr. McCloskey agreed adding that he was glad that the property owner made the request.

Mr. Saunders made a motion to recommend approval of rezoning (RZ#17-001) the 0.74-acre tract zoned, R-1, Residential, to B-2, Business, identified on County Tax Map 60-(10)-2.

Mr. Morris seconded the motion.

The vote was taken.

AYE

Mr. Morris  
Mr. Saunders  
Mr. McCloskey  
Mr. Kruskamp  
Mr. Willer

NAY

The motion to recommend approval of RZ#17-001 carried by a 5-0 vote.

**Town of Stanardsville Comprehensive Plan Revision**

Mr. Willer introduced the request.

Mr. Svoboda reminded everyone that item B was deferred and the current item for review would be the Town Comprehensive Plan. He stated that representatives from the Town are present for comments.

Mr. Svoboda offered a brief review of the revisions, noting that all feedback from previous meetings and workshops had been considered. He suggested that the process continue at the town level for a continued discussion in a public hearing.

Mr. Lowe, Mayor of Stanardsville, informed the Commission that there were some housekeeping items that had been previously noted and addressed, adding that he is satisfied with the revision.

The Chairman opened the public hearing.

There being no public comment, the public hearing was closed.

Mr. Morris asked if the charts and census information would be updated.

Mr. Svoboda stated that Weldon-Cooper had reviewed that data and noted that the existing information is relatively close and fairly accurate for the Town of Stanardsville.

There was discussion relating to the census data and other information as it

relates to the Town of Stanardsville.

Mr. Morris referred to page 23 in the red-lined version and asked if the information relating to the 2007 sewer study needs to be included in this revision since it is old and nothing has been done to repair the infrastructure.

Mr. Svoboda stated that it could be removed if recommended by the Commission.

Mr. Lowe noted that the language is not a good reflection of the system and that it could be tidied up a bit, adding that often times having those details are helpful in obtaining grant funding.

There was discussion as to how much and what type of information should be included relating to the study information. There was a general comparison between the County Comprehensive Plan and the Town Comprehensive Plan relating to the formatting and inclusion of information.

It was noted that the condition of the sewer infrastructure is common knowledge and that a solution is needed.

There was discussion as to how to address the language for the revision. It was recommended that the language be reflective of the infrastructure without having a negative effect on obtaining grant funding. It was recommended that the Town Council be made aware of the condition of the infrastructure so that they can determine how the language should read in the revision.

Mr. Willer referred to page 15, the second bullet from the bottom of the page, relating to the Journey through Hallowed Ground. He stated that originally the route was not specified but that it has been identified now and does not include Greene County suggesting that the statement should be removed so as not to be misleading. He referred to page 28, the last sentence of the first paragraph which refers to school buildings and grounds for public use. He noted that the facilities are available for a fee. He suggested that the statement seems to be too verbose and suggested that it be rewritten to be more concise. There was a brief review to determine the language to be used for that statement.

Mr. Willer explained, for the benefit of Mr. Kruskamp, that the Greene County Planning Commission also serves as the Town of Stanardsville Planning Commission and that those recommendations are heard by the Town Council instead of the Board of Supervisors.

Mr. Svoboda gave a brief overview of the revision process noting that work sessions and public hearings have been held in accordance with the Code of Virginia.

Mr. Willer commended Mrs. Golon for her hard work throughout this revision

process.

Mr. Saunders made a motion to accept the draft with the two changes suggested by Mr. Willer and one recommendation as noted.

Mr. McCloskey seconded the motion.

The vote was taken.

AYE

Mr. Morris  
Mr. Saunders  
Mr. McCloskey  
Mr. Kruskamp  
Mr. Willer

NAY

The motion to recommend approval of the Town of Stanardsville Comprehensive Plan revision carried by a 5-0 vote.

**OLD/NEW BUSINESS**

Mr. Svoboda stated that he did not have anything to discuss but wanted to welcome Mr. Kruskamp. He reminded members to notify the office when they are interested in training opportunities so that arrangements may be made.

Mr. Morris asked if Mr. Chandler had responded to the training requests.

Mr. Svoboda stated that he had responded but that he would likely not be available for a bit longer due to some unforeseen delays in his schedule.

Mr. Willer stated that the Comprehensive Plan would also need to reflect the correct names of Commission members since we have a new member.

**APPROVAL OF MINUTES**

Mr. McCloskey made a motion to approve the February 15, 2017 meeting minutes as presented.

Mr. Saunders seconded the motion.

The minutes for the February 15, 2017 meeting were approved by a 5-0 vote.

**OTHER PLANNING MATTERS**

Next Month's Agenda

Mr. Svoboda informed the Commission that the Comprehensive Plan would likely go to the Town Council in two months due to advertising deadlines. He added that the Ordinance Revision for Zoning Permits was deferred to next month. He

noted that next month would also include a Special Use Permit request from Ronnie Snoddy for a trophy business and an Ordinance Revision for Animal Kennels.

Town of Stanardsville Information

This information was reviewed under Next Month's Agenda.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Marsha Alley*  
Secretary

  
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Planning Commission, Chairman                      5.17.17  
Date