

PLANNING COMMISSION
July 19, 2017

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JULY 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
 Steven Kruskamp, Jr., Member
 John McCloskey, Member

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

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.

PUBLIC HEARINGS

John Silke et ux request a rezoning of an approximately 1.59 acre tract from a zoning designation of B-2, Business with proffers, to B-3, Business, located at 9153 & 9157 Seminole Trail and identified on County Tax Maps as 60-(A)-20A. (RZ#17-002)

Mr. Willer read the request.

Mr. Svoboda presented an overview of the request and how proffers relate to the use of property. He explained that with new rezoning requests, revisions to zoning districts, and amendments to proffers, the old proffers become null and void under the Code of Virginia. He stated that the proffer is attached to the zoning for the property and becomes a part of that regulation. He described the location of the property, available infrastructure and access points. He noted that agency comments were provided in the packet. He added that the request does not include proffers and that the B-3 uses would apply which also include uses in B-1 and B-2. He reviewed maps, plats, and aerial photos of the property demonstrating the zoning districts and other features. He stated that the request

is in accordance with the Comprehensive Plan. He added that staff recommends approval of the request.

Mr. Willer noted that access is currently available from Route 29 and Enterprise Drive and that VDOT may recommend changes to the access from Route 29 during the site plan review but added that other access would be available.

Mr. Svoboda stated that VDOT may recommend changes and added that access would be available from Enterprise Drive as well as the interconnectivity with StoneRidge Drive.

John Silke, applicant, addressed the Commission.

Mr. Silke stated that he would like to rezone the property from B-2 to B-3. He noted that in 2009, the county revised the zoning ordinance to classify the business uses more appropriately with regard to planning principals and infrastructure. He noted that the majority of the Route 29 corridor is zoned B-3 because of access to infrastructure adding that this property has access as well. He stated that he would like to have the property zoned B-3 in keeping with the surrounding zoning district.

The Chairman opened the public hearing.

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

Mr. Willer stated that he appreciated Mr. Svoboda's earlier explanation of proffers as it is a sensitive issue when revising proffers.

Mr. Saunders stated that proffers were offered about 19 years ago and that things have changed greatly since then.

Mr. Svoboda agreed and stated that Mr. Silke could likely address the history of the parcel better. He stated that the decisions and proffers at that time were based on the commercial growth and economic dynamic at that time, noting that things have changed.

Mr. Saunders stated that the B-3 zoning district has come to surround this property.

Mr. Svoboda agreed.

Mr. McCloskey stated that it appears to be a good change. He noted that he hated to see Cattail Creek go but hoped that something good will come.

Mr. Saunders made a motion to recommend approval of rezoning (RZ#17-002) to rezone tax map parcel 60-A-20A from a B-2 with proffers zoning designation to a B-3 zoning designation.

Mr. Morris seconded the motion.

The vote was taken.

AYE

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

NAY

The motion to recommend approval of rezoning RZ#17-002 carried by a 5-0 vote.

Mr. Willer reviewed the process of making recommendations to the Board of Supervisors for a final decision. He thanked Mr. Silke for his stewardship of the property and hoped that it will be a more productive spot for Greene County.

OLD/NEW BUSINESS

Mr. Svoboda stated that staff is working of several items for both the Commission and the Board of Supervisors. He added that the Town Comprehensive Plan has been deferred until August.

Mr. Svoboda stated that he continues to pursue training opportunities with Mr. Chandler as his schedule allows. He noted that other training opportunities are continually available.

Mr. Willer asked what the next item may be from the work program list.

Mr. Svoboda stated that the kennel revision remained on the list and that several submittals were received today. He noted that citizen generated requests are scheduled before the work program items. He offered to provide a breakdown of requests at the next meeting if the Commission wanted it.

Mr. Willer stated that he appreciates the chance to have an idea of what might be coming before the Commission.

Mrs. Golon stated that the county was approved for the Ruckersville Area Plan budget and that a lot of time and energy from staff will be focused on that plan over the next several months. She noted that the Commission will be involved as well.

APPROVAL OF MINUTES

Mr. Willer stated that he was not suggesting a change to the minutes but noted that during the kennel discussion, he had recognized Mr. Yensho toward the end of the discussion as it related to a point of order. He explained that Mr. Yensho was correcting something that had been stated earlier, which is not a point of

order. He stated that he was reasonably sure that he erred in his judgment in allowing him to speak during the time for Commission discussion. He added that what is done is done and that it was his error. He wanted to clarify the point so that it could not be used in the future as a precedent. He noted that it was not an appropriate thing for him to do and that he will try to learn from that.

Mr. Morris made a motion to approve the May 17, 2017 meeting minutes as submitted.

Mr. Kruskamp seconded the motion.

The minutes for the May 17, 2017 meeting were approved by a 4-0 vote with Mr. McCloskey abstaining as he was not present at that meeting.

OTHER PLANNING MATTERS

Mr. Svoboda stated that the Town Comprehensive Plan had been deferred to the second Monday in August, noting that some minor changes were being made. He added that a rezoning request had been submitted for the Tennyson property on Route 29 which is scheduled for August. He noted that an ordinance revision, a tower special use permit, and a rezoning were received recently as well which will be scheduled for September.

Mr. Svoboda stated that as a follow up for the kennel discussion, staff has been in contact with several other departments regarding the discussion. He added that he had left a message for the Sheriff that same evening to address the statements from the evening. He explained the enforcement responsibilities for the Zoning Ordinance fall on the Zoning Department and that County Code enforcement responsibilities fall on the applicable departments. He reminded the Commission that a work session for animal kennels will be held prior to going to public hearing again in the future.

Mr. McCloskey referred to the Town Council meeting and the special use permit for Ford Avenue which was approved but may have time limits for repairs; he added that he was unsure if work had been done at this time.

Mr. Svoboda stated that he was not aware of a time limit in the conditions and noted that the situation was being investigated, noting that it may be reaching a zoning compliance issue.

Mr. McCloskey stated that the Town Council made a resolution for the design of the new Farmer's Market which will make things progress a little quicker.

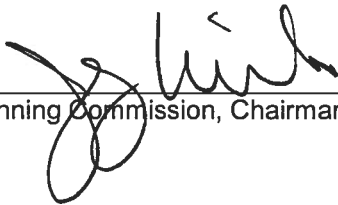
Mr. Svoboda stated that Heritage Memorial Project is underway. He added that the Town plans for the amphitheater, etc. are also moving along as well as the streetscapes project.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary



Planning Commission, Chairman

8.16.17

Date