

PLANNING COMMISSION
August 16, 2017

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, AUGUST 16, 2017, AT 6:30 PM IN THE COUNTY MEETING ROOM.

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

Members absent were: 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. He added that given recent events, it would be an opportune moment to remember the family of Heather Heyer, who was a Greene County resident, if anyone chose to do so.

DETERMINATION OF QUORUM

Each member stated their name on the record to determine a quorum. Mr. Willer stated that one member would not be in attendance tonight and that the other member may arrive at any time. He noted that the three members present do constitute a quorum.

PUBLIC HEARINGS

George Tennyson, Jr./Darrell & Brandon Payne request a rezoning of an approximately 16.404 acre tract from a zoning designation of A-1, Agriculture, to B-3, Business, located at 7956 Seminole Trail/Deane Road and identified on County Tax Maps as 60-(A)-52. (RZ#17-003)

Mr. Willer read the request.

Mr. Svoboda presented an overview of the request noting that a pre-application meeting was held on May, 24, 2017 to review the request, any impacts resulting

from the request, and how it would fit into the Comprehensive Plan. He added that a stream is located on the property and he presented several maps, conceptual drawings, plats, and aerial photos of the location. He stated that the Comprehensive Plan addresses this type of request and that it would be in accordance with those goals. He added that voluntary proffers had not been submitted as impacts have not been identified. He noted that the parcel is served by public water and sewer. He explained that many infrastructure issues will be addressed during the site plan review. He reviewed the existing zoning designation and the surrounding designations as well. He noted that the Code of Virginia allows the rezoning of the parcel and that staff supports the request.

Mr. Willer asked if there is a crossover on Route 29 at this location.

Mr. Svoboda stated that there is no direct crossover but noted that there is one nearby. He added that VDOT commented that there is ability to access through Deane Road.

Justin Shimp, engineer for the project, addressed the Commission on behalf of the contract purchasers. He stated that staff had covered many of the details. He noted that no proffered plan has been submitted and that they intend to follow the B-3, Business, ordinance requirements. He noted that the stream on site may be a challenge, but noted that they have some things in mind to address that. He noted that the entrances for now would be right in-right out, adding that interconnectivity may be available in the future. He reviewed the conceptual plan.

Mr. Willer asked if the property slopes down from Route 29.

Mr. Shimp explained that it does slope toward the stream and then back up.

Mr. Willer reminded that the only decision tonight is in regard to the zoning designation.

Mr. Shimp stated that the county has a good ordinance to enforce the interconnectivity and other features.

Mr. Willer offered the Commissioners the opportunity to comment.

Mr. Morris stated that he did not have comments at this time.

Mr. Saunders stated that it appeared pretty straight forward.

The Chairman opened the public hearing.

Matthew Woodson addressed the Commission voicing his support of the request, stating that he represents the seller in the sale of the property. He added that he is a partner in the property to the south of the parcel. He stated that the parcel has been marketed for some time and that the stream has been a factor. He

noted that this has been the best project to be considered. He added that he has spoken with the contract purchaser regarding interconnectivity and infrastructure in the future. He stated the he visualizes the project as a positive effect for the county.

Mr. Morris asked Mr. Woodson if he would have any objections to a road coming through his parcel for interconnectivity as mentioned by the engineer.

Mr. Woodson stated that it is a concept and that the front parcels may dictate more about the roads but added that he believes that any activity next door would be good activity. He added that VDOT would address most of those connectivity issues and would likely be determined as the property develops. He stated that they would not have any issues with it.

Mr. Morris stated that he wanted to have that question answered on record.

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

Mr. Willer explained that tonight's discussion is based on the zoning of the property and not the specifics of development.

Mr. Willer referred to the zoning map and asked Mr. Svoboda if this area would be an example of the areas that were mentioned during a previous Comprehensive Plan review which would act as a gap of development between Routes 29/33 and the Sheetz intersection.

Mr. Svoboda stated that it would be in that area.

Mr. Willer stated that there is B-3 zoning in that area, such as Mr. Woodson's property and the adjacent parcel.

Mr. Svoboda noted that those zoning designations were established prior to that discussion.

Mrs. Golon reviewed the Future Land Use Map of the Comprehensive Plan and pointed out the gap to which Mr. Willer was referring as well as the designation for the area in question.

Mr. Svoboda agreed.

Mr. Morris stated that he was in full support of it, noting that there would be minimal impacts and that it could likely attract businesses.

Mr. Willer stated that it is likely that the first component of the project would likely be the storage facilities in the back and that RSA connections would likely not be needed.

Mr. Svoboda stated that if there is an office, there may be the need for one of

each connection, water and sewer.

There was a brief discussion relating to the terms and need for mandatory hookup to RSA.

Mr. Willer stated that given that there is B-3 zoning on both sides of this agriculture parcel, it would be hopeful to start cleaning up some of the agricultural zoning.

Mr. Svoboda stated that there are other areas along Route 29 that are zoned agriculture as well.

Mr. Willer stated that it would be good for the county in the long-term to get zoning into place so that it is easier for businesses to locate here. He stated that he could support the request because it connects two similarly zoned parcels on each side of it.

Mr. Saunders added that it has frontage on Route 29 and that there is a natural growth pattern in place.

Mr. Svoboda offered an example of another area with similarities to this parcel being the shops near Terrace Greene.

Mr. Morris made a motion to recommend approval of rezoning (RZ#17-003) the 16.04-acre tract zoned, A-1, Agriculture, to B-3, Business, identified on County Tax Map 60-(A)-52.

Mr. Saunders seconded the motion.

The vote was taken.

AYE

Mr. Morris
Mr. Saunders
Mr. Willer

NAY

The motion to recommend approval of rezoning RZ#17-003 carried by a 3-0 vote.

Mr. Willer explained that the Commission makes a recommendation to the Board of Supervisors who will make the decision and then, thanked everyone for attending.

Mr. Morris thanked the applicants for wanting to do business here.

OLD/NEW BUSINESS

Mr. Svoboda stated that he did not have any items to discuss until Other Planning Matters.

APPROVAL OF MINUTES

Mr. Morris made a motion to approve the July 19, 2017 meeting minutes as submitted.

Mr. Saunders seconded the motion.

The minutes for the July 19, 2017 meeting were approved by a 3-0 vote.

OTHER PLANNING MATTERS

Town of Stanardsville

Mr. Svoboda stated that the Town Council adopted the Town Comprehensive Plan. He added that copies will be distributed and it will be posted on the Town's website. He added that there were a few changes and that it went smoothly. He commended Mrs. Golon for an excellent job.

Next Month's Agenda

Mr. Svoboda stated that next month there would be a Special Use Permit Request for a tower, a Rezoning/Proffer Amendment Request, and an Ordinance Revision request to be heard. It was noted that the tower proposal would be for a site on Simmons Gap Road and that a coverage map would be submitted soon. Mr. Svoboda stated that Preddy Gables is requesting to clean up the existing proffers at Terrace Greene as well as an ordinance revision for height restrictions in the residential districts.

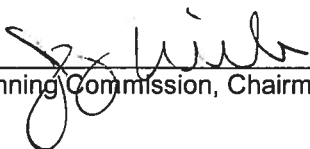
Mr. Willer announced that he would not be present for next month's meeting and added that Mr. Saunders would do a fine job in his absence.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary



Planning Commission, Chairman

10.18.17

Date