

PLANNING COMMISSION
January 17, 2018

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JANUARY 17, 2018, AT 6:30 PM IN THE COUNTY MEETING ROOM.

Members present were: Jay Willer, Chairman
Ron Williams, Member
John McCloskey, Member
Steve Kruskamp, Jr., Member

Members absent were: William Saunders, III, Vice-Chairman

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. He introduced Ron Williams as the newest member.

DETERMINATION OF QUORUM

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

Mr. Willer thanked Mr. Herring for his continued service as the Board of Supervisors Liaison.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. Willer led the group in the Pledge of Allegiance and a Moment of Silence.

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 for the Chairman.

Mr. McCloskey nominated Mr. Willer for Chairman.

Mr. Kruskamp seconded the nomination.

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

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

Mr. McCloskey seconded the nomination.

The vote was taken for both the Chairman and Vice-Chairman nominations.

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Kruskamp		
Mr. McCloskey		
Mr. Williams		
Mr. Willer		

Mr. Willer was elected Chairman and Mr. Saunders was elected Vice-Chairman by a 4-0 vote.

Mr. Willer opened the nominations for Secretary.

Mr. Kruskamp nominated Marsha Alley as Planning Commission Secretary.

Mr. Williams seconded the nomination.

The vote was taken.

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Kruskamp		
Mr. McCloskey		
Mr. Williams		
Mr. Willer		

Marsha Alley was reappointed as Secretary by a 4-0 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 appreciate the opportunity to continue to serve as the EDA liaison.

Mr. McCloskey stated that he was willing to continue to serve as the Town of Stanardsville liaison but would open the opportunity for others to participate.

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

Mr. Williams seconded the motion.

The vote was taken.

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Williams		
Mr. Kruskamp		
Mr. McCloskey		
Mr. Willer		

Mr. McCloskey was appointed as the Town of Stanardsville liaison and Mr. Willer was appointed as the EDA liaison

Mr. Willer explained that, although it is not on the agenda, a normal part of the January housekeeping items would be to review the bylaws. He noted that the bylaws have been made available tonight and suggested that everyone read them so that they can be reviewed at the February meeting.

PUBLIC HEARINGS

Thomas F. Morris requests a rezoning of the R-1, Residential, portion of the 8.61 acre split zoned parcel which is approximately 5.14 acres from R-1, Residential, to A-1, Agriculture, which will result in the entire tract being designated as A-1, Agriculture. The parcel is located on Snow Hill Road off of Bacon Hollow Road and identified on County Tax Maps as 46-(A)-43B. (RZ#17-006)

Mr. Willer read the request and asked Mrs. Golon for a report.

Mrs. Golon reviewed the request and presented the packet information which included maps, aerial photos, etc. She explained that the applicant would like to divide the property and place manufactured homes on the parcel, noting that manufactured homes are not allowed in R-1 but are allowed in A-1 and C-1. She reviewed the location of the site and the driveway access. She reviewed the zoning designations of the surrounding area. She presented the Future Land Use Map and the designation of the area. She reviewed a concept plan of the proposal. She added that the density requirements in R-1 without public water and/or sewer is two acres and noted that the density requirement in A-1 is two acres as well. She pointed out that the density and the use is the same in both zoning districts. She stated that the applicant is proposing to create a lot toward the front of the parcel, relocate the single-wide to that lot, keep the double-wide at the current location, and potentially place another single-family dwelling on the other lot. She noted that the subdivision request would undergo an administrative review. She stated that the request meets the goals of the Comprehensive Plan in maintaining the rural nature of the area and noted that the A-1 zoning would not be in conflict with the surrounding area.

Mr. Williams asked if the maximum housing density would be four dwellings.

Mrs. Golon explained that there is a potential of four division rights for that parcel, noting that the applicant is currently only pursuing three lots.

There was discussion regarding the non-conformity of the parcel and the division of parcel and the locations of the dwellings bringing the parcel into conformance in density and size.

Mr. Williams asked if it is customary in situations such as this to notify adjoining property owners.

Mrs. Golon stated that those notifications are required by law and that adjoining property owners have been notified.

Mr. Willer pointed out that the list of adjoining property owners is included in the packet.

Mrs. Golon pointed out the county is required to notify the adjoining property owners and advertise the request.

Mr. McCloskey asked how long the zoning has been established as R-1.

Mrs. Golon stated that it has been R-1 since 1975 when zoning designations were established.

There was discussion regarding the number of dwellings in that area, the density of A-1 and R-1, and the original purpose of that zoning designation.

Mr. Willer stated that the applicant plans for only three dwellings but pointed out that the rezoning would result in enough acreage to allow four dwellings. He noted that the only change that is changing is the type of housing that can be established.

Mrs. Golon clarified that the type of housing is not changing because they are all single-family dwellings. She noted that the impact that is considered is whether it is a single-family dwelling, not whether it is manufactured or stick-built.

Mr. Willer thanked Mrs. Golon for the clarification.

Harrison F. Morris, representative for the applicant, addressed the Commission. He stated that Mrs. Golon had covered everything.

Mr. McCloskey asked if the applicant resides on the property.

Mr. Morris stated that he, nor the applicant, lives there.

Mr. McCloskey recalled seeing three dwellings on site.

Mr. Morris stated that they had just purchased the property and are not living there.

Mrs. Golon reviewed the aerial photo of the property and the dwellings on site pointing out that one of the dwellings that is seen is actually on another parcel.

Mr. Willer asked if a newly developed lot would be in accordance with county regulations.

Mrs. Golon stated that the applicant would be creating the new lot under the Family Division regulations and that it would undergo an administrative review.

Mr. Williams asked if the Health Department requires septic and well information to be included on the plat.

Mrs. Golon stated that there would be Health Department requirements that must be addressed during that subdivision plat review. She noted that there is a septic easement on an adjacent parcel. She pointed out that septic approval must be obtained prior to dividing the property and that well approval must be obtained prior to the issuance of a building and zoning permit.

The Chairman opened the public hearing.

Mr. Willer pointed out that all of the neighbors were notified and no one has submitted anything in writing commenting on the request.

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

Mr. Willer opened the floor to Commission comments.

Mr. Kruskamp asked if one of the existing manufactured homes would be moving closer to the front.

Mrs. Golon stated that it would be moving closer in order to meet the setbacks of the lot as it is being proposed.

Mr. McCloskey stated that he had originally been concerned about the downgrade in zoning and the allowance for manufactured homes but found that the area is not a truly developed R-1 area and does not find a large impact.

Mr. Willer pointed out that the number of allowed residences is not changing.

Mr. McCloskey stated that there is not an established subdivision that would be impacted negatively.

Mr. Kruskamp appears that whatever the original plan may have been for the R-1 zoning designation did not come to fruition.

Mr. Willer noted that zoning may change at any given time as demonstrated by tonight's request.

Mr. Kruskamp made a motion to recommend approval of rezoning RZ#17-006 to rezone tax map parcel 46-A-43B from an R-1 zoning designation to an A-1 zoning designation.

Mr. McCloskey seconded the motion.

The vote was taken.

AYE

Mr. Kruskamp
Mr. McCloskey
Mr. Williams
Mr. Willer

NAY

The motion to recommend approval of RZ#17-006 carried by a 4-0 vote.

OLD/NEW BUSINESS

Mr. Svoboda reminded the Commission of the training session on January 31st from 2 pm to 5 pm. He noted that information will be forwarded when it is available.

There was discussion regarding likely topics for the agenda.

Mr. Willer asked if there is an update regarding the plan for the southeast corner of Route 29/33.

Mr. Svoboda stated that it was his understanding that the developer and the owners of the properties have been working together to come up with a concept for a comprehensive project. He added that no formal submittals have been received at this time. He noted that the SmartScale project for that area is still in the planning phase.

Mr. Willer asked Mr. Svoboda for an update regarding the SmartScale project.

Mr. Svoboda offered an overview of the VDOT SmartScale program, noting that it is a federally funded transportation project which is anticipated to be completed by 2020. He gave an update on the status of completed and ongoing projects with Greene County.

APPROVAL OF MINUTES

Mr. Willer suggested several changes, one change on page 3 and two changes on page 5. He provided clarification of the wording on the suggested changes.

Mr. McCloskey made a motion to approve the December 20, 2017 meeting minutes with the changes as suggested by Mr. Willer.

Mr. Kruskamp seconded the motion.

The minutes for the December 20, 2017 meeting were approved with the changes as suggested by Mr. Willer by a 4-0 vote.

OTHER PLANNING MATTERS

Town of Stanardsville Information

Mr. McCloskey gave an update on recent Town business and stated that the

Town had received the grant for streetscapes.

Next Month's Agenda

Mr. Svoboda stated that the revision to Tourist Lodging would likely be coming up at next month's meeting.

Mr. Svoboda stated that the work program would be going to the Board of Supervisors soon as well.

Mr. Willer reminded that the by-laws will be reviewed next month.

Mr. Willer asked Mrs. Golon for an update on the Ruckersville Area Plan (RAP).

Mrs. Golon stated that there was a good response to the second public open house for the RAP. She added that the community is becoming engaged. She stated that the Advisory Committee will be meeting on January 22nd to review public input. She stated that the RAP may hopefully be presented to the Planning Commission in March or April.

Mr. Willer reminded everyone of the upcoming training session on January 31st and noted that it is a public meeting. He noted that the public may attend to observe the session.

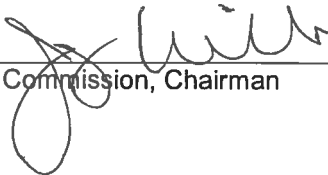
Mr. Svoboda stated that the training session has been advertised in the kiosk on the outside of the County Administration building in accordance with the Code of Virginia.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary



Planning Commission, Chairman 2.21.18
Date