

PLANNING COMMISSION
September 17, 2014

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, SEPTEMBER 17, 2014, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were: Victor Schaff, Vice-Chairman
 Frank Morris, Member
 Eva Young, Member
 John McCloskey, Member
 Bart Svoboda, Planning Director
 Stephanie Golon, County Planner
 Shawn Leake, Zoning Officer
 Marsha Alley, Secretary

CALL TO ORDER

The Vice-Chairman called the meeting to order in the absence of the Chairman.

DETERMINATION OF QUORUM

The Vice-Chairman took a roll call vote to determine a quorum.

PUBLIC HEARINGS

Ronald Snoddy requests a special use permit for a home business for auto restoration on a 2.27 acre tract zoned R-1, Residential, located on Matthew Mill Road and identified on County Tax Maps as 66D-(3)-X. (SUP#14-009)

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

Mr. Svoboda addressed the Commission and reviewed the request. He reviewed a PowerPoint presentation including aerial photos, maps, etc. He stated that the request is for an auto restoration home business. He reviewed the definition of home business and other details of the property location. He added that issues may be addressed through the addition of conditions to the special use permit if approved. He reviewed the Comprehensive Plan goals and the designation of the area as rural as noted on the Future Land Use Map. He reviewed agency comments which were included in the Commission packet. He added that a site development plan would be needed if the request is approved. He stated that staff recommends approval with the following conditions:

- a. The Home Businesses shall be located in the one story frame structure, as shown on the site sketch submitted by the applicant.
- b. All activities shall remain within the proposed 60'x100' one story structure, as shown on the site sketch submitted by the applicant.
- c. Outdoor storage is prohibited.

Mr. McCloskey asked if the business is new or existing and wishing to be expanded.

Mr. Svoboda stated that it is his understanding that the applicant does this work currently as a hobby with additional work on some small items.

Ronald Snoddy, applicant, addressed the Commission. He stated that the request is to expand the current business, which started out as his personal interests, to be located in the new building. He added that he has spoken with all neighbors with the exception of one. He stated that originally the building was built to work on race cars and that this would be much quieter.

The Vice-Chairman opened the public hearing.

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

Mr. McCloskey stated that the conditions seem to address any issues or concerns.

Mr. Morris and Ms. Young agreed.

Mr. Schaff stated that he had always viewed it as a cleanly kept property.

Ms. Young made a motion to recommend approval of SUP#14-009 with the following conditions:

- a. The Home Businesses shall be located in the one story frame structure, as shown on the site sketch submitted by the applicant.
- b. All activities shall remain within the proposed 60'x100' one story structure, as shown on the site sketch submitted by the applicant.
- c. Outdoor storage is prohibited.

Mr. McCloskey seconded the motion.

The vote was taken.

AYE

Mr. McCloskey
Ms. Young
Mr. Morris
Mr. Schaff

NAY

The motion to recommend approval of SUP#14-009 carried by a 4-0 vote.

OLD/NEW BUSINESS

Comprehensive Plan Revision: Timeline Discussion

Mr. Svoboda stated that staff is working on a draft letter to department heads to

obtain feedback for their particular areas of interest as it relates to the Comprehensive Plan.

There was brief discussion regarding any hot topic issues or matters that need to be addressed immediately. There were no hot topic issues noted at this time; although there are several specific items that may need to be addressed.

There was discussion regarding obtaining public feedback during the public hearing process. There was also discussion regarding obtaining input from public agencies.

APPROVAL OF MINUTES

The minutes for the August 20, 2014 meeting were approved by a 4-0 vote.

OTHER PLANNING MATTERS

Town of Stanardsville Information

Mr. Svoboda stated that there have been discussions regarding signage within the Town and tourist events held in the Town which may lead to some ordinance revisions. He added that the mandatory Stormwater revisions will also apply to the Town.

Next Month's Agenda

- RZ#14-001 Milestone/Haney Rezoning from B-2 to B-3
- SUP#14-010 Kibler Bed & Breakfast
- Comprehensive Plan

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley

Secretary

Planning Commission, Chairman

Date