

**PLANNING COMMISSION**  
**November 19, 2014**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, NOVEMBER 19, 2014, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

- Jay Willer, Chairman
- Victor Schaff, Vice-Chairman
- Eva Young, Member
- John McCloskey, Member
- Frank Morris, Member
- Davis Lamb, Ex-Officio Member
- Stephanie Golon, County Planner
- Shawn Leake, Zoning Officer
- Marsha Alley, Secretary

**CALL TO ORDER**

The Chairman called the meeting to order.

**DETERMINATION OF QUORUM**

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

**PUBLIC HEARINGS**

**Norman Dean, Sr./Dean Center, LLC request a rezoning from R-1, Residential, to B-3, Business, on a total of 8.797 acres located on Frankie Drive and Jennings Loop and identified on County Tax Maps as 60C-(A)-21C, 22 and 60C-(14)-2. (RZ#14-002)**

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

Mrs. Golon addressed the Commission and reviewed the request details. She displayed a PowerPoint presentation including aerial photos, maps, etc. She explained that the request is for a rezoning from R-1, Residential, to B-3, Business on three parcels totaling 8.7 acres. She described the location and zoning of the property and neighboring areas. She stated that in the current R-1 zoning district, with a clustered subdivision with public sewer/private water, the ordinance would allow for a 9 lot by-right subdivision, noting that there would be a possible twenty-one lots as a clustered development. She stated that the applicant would like the property to be designated with a marketable zoning in accordance with some of the surrounding properties. She added that that future land use map designates this parcel in a growth area as a mixed-use residential. She reviewed agency comments which were included in the information packet. She stated that staff supports the proposal.

Mr. Schaff asked when VDOT would make definitive decisions regarding the

right-of-way.

Mrs. Golon stated that VDOT would comment more definitively prior to the development of the property.

There was discussion regarding inter-connectivity for parcels in the area relating to the proposed easement.

Mr. McCloskey asked if the residential property is surrounded by business areas.

Mrs. Golon demonstrated the zoning districts on the aerial map as they relate to the residential areas.

There was discussion regarding the goals of the Comprehensive Plan, such as walking trails, pedestrian access, buffering, etc. as they relate to the proposal.

Mrs. Golon stated that those features would be reviewed during the site development plan review in accordance with the requirements of the Zoning Ordinance.

Norman Dean, Sr. had no follow-up comments for the Commission.

The Chairman opened the public hearing.

The following citizens addressed the Commission voicing their comments and concerns:

- John Liljegren: adjoining property owner; concerned for the safety of people who may trespass; suggested a barrier to prevent people from crossing his property line.
- David Holtzman: representing the Piedmont Environmental Council; pointed out a lack of information as to the proposed use, etc.; noted that the area is designated as mixed-use residential in the Comprehensive Plan, but the request is for business, which offers no residential;

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

Mr. Schaff asked what the percentages are for mixed-use in the county.

Mrs. Golon stated that she could not provide that information on the spot but could get the information at another time after reviewing data.

There was discussion regarding the area and the potential for mixed-use development there in the future. There was clarification that zoning districts are not identified with place-types in the Comprehensive Plan.

Mr. Schaff recused himself from participating in the vote for this proposal as he does a great deal of business with Mr. Dean.

Mr. McCloskey expressed concern with placing a B-3 area in such close proximity to a residential area.

Mr. Willer pointed out that the uses allowed in the B-3 zoning district include all of the other business uses allowed in B-1 and B-2 as well, noting that some uses may be lower impact business uses.

There was discussion regarding site plan requirements regarding screening and buffering between business and residential areas.

Mr. Morris made a motion to recommend approval of RZ#14-002 with a B-3 zoning designation.

Ms. Young seconded the motion.

Mr. McCloskey proposed an amendment to the motion to include buffers for all of the Residential areas, R-1 and R-2, and a fence for the property to the south along the creek.

Mr. Morris stated that these items are already addressed in the General Regulations of the Zoning Ordinance.

Mrs. Golon clarified that this is not a special use permit and that conditions may not be placed, adding that proffers cannot be negotiated but only offered voluntarily by the applicant.

Mr. Willer agreed.

Mrs. Golon stated that she understood the concern regarding the issue of trespassing but noted that pedestrian access is being encouraged in the Comprehensive Plan. She noted that these issues will be addressed during the site development plan review.

There was discussion regarding buffering requirements that will be addressed during the site development plan review.

Mr. McCloskey withdrew his amendment

Mr. Willer restated the original motion.

The vote was taken.

AYE

Mr. Morris

Ms. Young

Mr. Willer

NAY

Mr. McCloskey

The motion to recommend approval of RZ#14-002 carried by a 3-1 vote with Mr. Schaff recusing himself.

## **OLD/NEW BUSINESS**

### **Comprehensive Plan Public Work Session**

Mrs. Golon reviewed the included staff report for the proposed revision. She gave an overview of the process in the past and the proposed schedule for review, noting that Alan Yost will be making a presentation at the December Planning Commission meeting.

Mr. Willer opened the public work session. He stated that this process is required by state law for the revision of the Comprehensive Plan. He added that the current document will be the starting point for more focused input.

The following citizens addressed the Commission voicing their comments and concerns:

- Roy Dye: representing Stanardsville Revitalizaion (STAR), commented as follows:
  - Need to provide consistency with Town Comp Plan in various references;
  - Include specific descriptions of the Town areas;
  - Update references for achieving development goals;
  - Suggests a work session devoted to the Town of Stanardsville, noting that a core group is in place and meeting already.
- Don Pamerter: Stanardsville resident, commented as follows:
  - Participated in the Comp Plan revision for 2010 and appreciates the effort being made in this revision;
  - Suggested addressing the following:
    - Specific focus areas within the Town;
    - Water and sewer needs for the Town, relating to water pressure for emergency services;
    - Encourage residential development in the Town;
    - No through traffic on Main Street as it creates a safety risk, etc.
    - Follow through on making specific goals for the tasks.
- Jean Sims: owns large acreage just outside of the Town; have had developers interested in the property but water and sewer issues became an issue; suggested that water and sewer issues be evaluated and addressed.
- Neil Williamson: President of Free Enterprise Forum and resident; asked if public comment would be allowed at each work session; suggested the following:
  - Specificity is not always wanted in the Comprehensive Plan because the more specific you are, the more limiting you become;
  - Be specific without being limiting;
  - Suggested that the tone of the language reflect the goals of the plan;

- The Comprehensive Plan is critically important as guidance to your work;
- Much of the work has gone well and a lot is going right in Greene County with a balance of rural preservation and economic opportunity.
- David Holtzman: representing the Piedmont Environmental Council; commented as follows:
  - Thanked the Commission for making public input the first step;
  - Current Comprehensive Plan is well-organized and has excellent goals, objectives, strategies;
  - Noted two general areas of improvement:
    - Suggested more specific strategies;
    - Lack of commitment in implementation;
  - Provide a plan for action;
  - Prioritize strategies and create action plan;
  - Allow for mobility in the growth area, such as sidewalk installation as well as bike lanes;
  - Review greenways;
  - Better guidelines for growth areas and development;
  - Establish criteria for each zoning district;
  - Rewrite the ordinances for consistency with the Comp Plan, such as adding language for the sequencing of mixed-use development;
  - Expand rural area goals;
  - Review agricultural uses as they relate to commercial and industrial uses and the permitting process;
  - Set performance standards for rural businesses;
  - Allow small-scale farming;
  - Encourage recycling;
  - Overhaul the wireless ordinance.

Mr. Willer addressed the comments of each speaker making notes of suggestions and thanking them for their input.

There were no other citizens signed up to speak.

Mr. Willer asked for any additional comments.

The following citizens addressed the Commission:

- Dan Goff: resident, business owner, and EDA Chairman; commented as follows:
  - Thanked the Commission for the opportunity to speak;
  - Greene County is in a unique place between the concerns of resident and the changing times;
  - Suggested considering listing the Carroll Morris property along Route 33 as a development area;
  - Need small businesses that can grow reasonably;
  - Review Route 33 East as a growth area as it is an entry point to the county.

- Paul Harrington: resident; stated that zoning laws restrict businesses, such as the recent Vanderveer request; noted that he is trying to understand the difference in renting rooms for two days versus thirty days; suggested that the county make an effort to assist people in starting their business.
- Jean Sims: clarified the location of her property as described earlier.
- David Vanderveer: agreed with comments made by Mr. Holtzman; suggested the following:
  - Consider recycling, especially businesses;
  - Consider the inclusion of wedding venues;
  - Consider assisting small businesses.
- Jim Hurley: new resident; suggested the following:
  - Strengthen the language regarding the natural heritage, wildlife values, plant life, etc.;
  - Protect the character of the woodlands.
  - Mr. Hurley offered his assistance in these areas.

There being no further comments, the public work session was closed.

Mr. McCloskey stated that he was pleased with the participation and the various topics that were covered.

Mr. Willer agreed and thanked the public for attendance and for input. He noted that there will be more opportunities for input on a more focused basis.

## **APPROVAL OF MINUTES**

The minutes for the September 17, 2014 meeting were approved as submitted by a 5-0 vote.

The minutes for the October 15, 2014 meeting were approved as submitted by a 3-0 vote with 2 members abstaining due to their absence.

## **OTHER PLANNING MATTERS**

### Town of Stanardsville Information

Mrs. Golon informed the Commission that Mr. Svoboda and Mr. Ratzlaff attended the Town Council meeting and provided updates for the Stormwater Management Ordinance.

### Next Month's Agenda

Mrs. Golon stated that the only thing on the agenda will be the Comprehensive Plan, noting that she will compile agency comments and public comments into one document for review. She added that Alan Yost will be addressing Economic Development issues as well. She noted that Mr. Dye had raised good points regarding the Town and that it would be worked into the schedule as well, even if it needs to be a separate work session.

Mrs. Golon mentioned the department work program noting which goals have

been met and other items that were added throughout the year.

Mr. Willer gave a brief report regarding the CIP committee meetings, the listing of items, and the collection of information.

Mr. Willer wished everyone a Happy Thanksgiving.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Marsha Alley*  
Secretary

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Planning Commission, Chairman

Date