

PLANNING COMMISSION
December 17, 2014

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, DECEMBER 17, 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
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner
- 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

There were no public hearings scheduled.

OLD/NEW BUSINESS

**Comprehensive Plan Public Work Session:
Economic Development Authority**

Mr. Willer introduced Alan Yost and gave an overview of the work session process, noting that it would be an informal discussion and not a public hearing.

Alan Yost, Director of Economic Development, reviewed the economic development goals and tasks. He distributed a comprehensive strategic plan for review. He reviewed a PowerPoint presentation that coincided with the handout. He reviewed development topics and goals that included:

- Small Business Development
- Industrial Development
- Stanardsville's Vitality
- Ruckersville's Retail Commerce
- Tourism Development
- Agri-Business and Agri-Tourism

Mr. Yost stated that he has visited several other localities which are similar to Greene County in order to assess how they are developing their economic

growth and what they are implementing to achieve their goals.

There was discussion regarding small businesses to include small industrial businesses. Mr. Yost noted that rail, airport, and ports are not available in the county and that small industrial businesses are often more comfortable without having to use those types of transit.

There was discussion regarding biosciences businesses. It was noted that many of those businesses prefer to be located closer to the University community as a whole. It was also pointed out that most defense businesses prefer to be closer to the armed forces installations.

There was discussion regarding tourism, advertisements, transient taxes, etc. Mr. Yost stated that they are exploring the opportunity to have a web site dedicated to county Bed and Breakfasts, wedding venues, etc. to provide mass advertisement.

Mr. McCloskey asked what could be done to assist in supporting the tourism aspects.

Mr. Yost stated that there a few ordinance revisions being proposed in the next year and that strong ordinances are needed to protect the community but to also facilitate bed and breakfasts, vacation home rentals, etc. to encourage tourism.

Mr. Yost offered to be involved with any revisions to the Economic Development portion of the Comprehensive Plan. He noted that it is a document used for strategic planning and he depends on it as do prospective businesses. He added that the current Comprehensive Plan is a strong document and that it sets good visions/priorities, promotes positive growth, and protects rural assets.

Mr. Yost reviewed utilities/infrastructure needs both in Stanardsville and county-wide which include natural gas, water/sewer, cellular service, and broadband service. He noted the need to identify growth areas while protecting rural areas as well. He discussed several specific goals for tourism as they relate to the Town of Stanardsville. He suggested several ordinance revisions regarding directional signs and vacation homes. He added that there is support for sign ordinance enforcement to encourage compliance. He suggested incorporating features to encourage a "village" feel. He stated that he does not encourage formal Architectural Review Committees but noted that the recommendations and suggestions by staff during the site development plan review are beneficial.

There was discussion regarding the need to update information/data more often in order to supply prospective businesses with the most current information. There was continued discussion regarding how to update that information to be a more effective marketing document. He noted that the EDA and Planning/Zoning staff work together as a team to provide the most useful information to prospective businesses. He added that he would be happy to meet with a Commission representative, and staff, in order to review the needs for locating in

Greene County. Mr. Schaff volunteered to be involved with that process. He added that a guide is being finalized for distribution to prospective businesses.

Mr. McCloskey stated that he would like to attend one of the quarterly meetings of the Tourism Committee. Mr. Yost stated that he would provide him with the dates of those meetings.

Mr. Willer stated that he was unsure of when the writing process would begin but noted that he gathered from the discussion that useful and current information is needed and that data should be included in the document.

There was discussion regarding tourism dollars comparing Greene County to surrounding localities.

Mr. Willer invited the citizens in attendance to voice their concerns or comments.

Don Pamerter addressed the Commission stating that economic development is extremely important for the county. He pointed out that Stanardsville is the county seat and that in most areas, the county seat is an integral part of the community in respect to economic development and tourism. He noted that water and sewer needs are an immediate need in the Town of Stanardsville, especially as the water need/supply relates to fire services for firefighting needs. He suggested that a solution be found to rectify this situation as an immediate need. He complimented Mr. Yost on his guidance and focus on economic development.

Mr. Willer restated the information, suggestions, strategies, and goals that were presented.

Mr. Schaff suggested a focus point regarding the enforcement of regulations, such as signs, etc. as it would result in a more business friendly community with each business following the same regulations.

Mr. McCloskey stated that he really liked the tourism interest and plans for tourism in the county. He asked what the process would be for the writing of the tourism section.

Mr. Yost stated that he would be happy and willing to assist in that process.

There was discussion regarding the tourism aspect of the Comprehensive Plan needing to be addressed more but not to the exclusion of the encouragement of businesses locating to the county. Mr. Yost stated that all of the aspects are needed to be successful.

Ms. Young agreed that updating the data would be more helpful to businesses considering the county for business locations.

With no further comments from the citizens or the Commission, Mr. Willer closed

the work session.

Mr. Willer stated that next month's focus will be regarding Education.

APPROVAL OF MINUTES

Mr. Willer stated that he was reminded by the minutes regarding the data relating to business zoned land in the county, noting that Ms. Golon stated that she would research the data and report to the Commission. He added that it would likely be beneficial to have that information for the Comprehensive Plan discussion as well. Ms. Golon stated that the data is likely out of date and that she will research the more updated information.

The minutes for the November 19, 2014 meeting were approved by a 5-0 vote with one revision to page 4, noting that the reference to a 4-0 vote should have read 3-1 vote. The revision has been made.

OTHER PLANNING MATTERS

Town of Stanardsville Information

There were no updates from the Town of Stanardsville.

Next Month's Agenda

Mr. Svoboda stated that an ordinance revision for winery/brewery/agri-tourism will be discussed next month. He added that the review will include changes to the state code and ordinance clarifications for the uses and the conditions under which they can operate by-right or by special use permit.

Mr. Willer asked if this issue will be discussed as a work session or a public hearing.

Mr. Svoboda stated that staff would like to hold the discussion as a public hearing with the caveat that a deferral maybe requested dependent upon the input and feedback received at the meeting.

Mr. McCloskey asked how much flexibility is available for the county to revise state codes.

Mr. Svoboda explained that localities are charged with deciding what the health, safety, and welfare issue thresholds are as related to the winery/brewery/agri-tourism uses.

Mr. Svoboda stated that Milestone has requested an ordinance revision regarding the parking ordinance and regulations as they relate to industry standards. He clarified that this is not for a specific property but for a county-wide ordinance revision.

Mr. Svoboda stated that education focus is slated as the focus point for next month's Comprehensive Plan Work Session. He noted that staff is still waiting for confirmation from the school system.

Mr. Schaff stated that he is serving on a school steering committee which is meeting three times next month and the school may need to be put off another month.

Ms. Golon stated that she is waiting to hear back from the School Superintendant for scheduling options.

There was discussion regarding the inclusion of Piedmont Virginia Community College input as well as other educational avenues.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary

Planning Commission, Chairman

Date