

PLANNING COMMISSION
February 18, 2015

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, FEBRUARY 18, 2015, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were: Jay Willer, Chairman
 Frank Morris, Member
 Eva Young, Member
 John McCloskey, Member
 Davis Lamb, Ex-Officio Member
 Bart Svoboda, Planning Director
 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.

ELECTION OF OFFICERS/LIAISONS

Mr. Willer announced that the next item would be to hold the election for secretary as it was not held at last month's meeting.

Mr. McCloskey nominated Mrs. Alley for secretary.

Mr. Morris seconded the motion.

Mrs. Alley was elected Secretary by a 4-0 vote.

PUBLIC HEARINGS

Mourad & Sherrie Fahim request a special use permit for an Indoor and Outdoor Recreational Facility on 28.68 acres which are zoned A-1, Agriculture, located at 1205 Carpenters Mill Road and identified on County Tax Maps as 67-(A)-2A. (SUP#14-011)

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

Mr. Svoboda reviewed the request presenting a PowerPoint presentation which included aerial photos, a variety of maps, etc. He stated that the request is supported by the Comprehensive Plan and is a listed use by special use permit in the A-1 zoning district. He read the definition of Indoor and Outdoor

Recreational Facility. He added that the proposed conditions would include limiting the use to certain activities. He reviewed the sketch of the proposed project. He reviewed the suggested screening and buffer areas. He reviewed the suggested conditions as follows:

1. A 30 foot screening yard will need to be maintained at the perimeter of the commercial use and any residential or agriculture district or use.
2. Lighting shall not be illuminated between the hours of 10:00 p.m. to 7:00 a.m.
3. The outdoor recreation will be limited to only an athletic facility for court sports or multi-sport athletic space where such games as tennis, basketball, volleyball, paddle tennis and other racquet sports are played.
4. The indoor recreation will be limited to only an athletic facility for courts sports and/or gymnasium.
5. A site plan will need to be submitted and approved prior to construction.

Mr. Svoboda reviewed various comments from the Health Department and VDOT. He added that staff recommends approval with the proposed conditions.

Mr. McCloskey asked if there are any proposals for tournaments to be held there.

Mr. Svoboda stated that tournaments would not be prohibited, noting that the applicant would have a better idea of the plans to hold tournaments on site.

There was discussion regarding water supply and traffic needs for tournament attendance, etc.

Mourad Fahim, applicant, addressed the Commission. He explained that they are proposing an indoor facility with four courts with membership and non-member options as well. He stated that there would be four outdoor courts with red clay courts. He added that many people are excited for the facility to come to the area and that they hope for approval emphasizing that there are no courts available in the county and that they could possibly work with the high school to develop a team, work with younger children to establish fundamentals, and form possible leagues. He noted that they could add additional courts based on need.

Mr. McCloskey asked if adult needs could be addressed with possibly offering Pickleball and other age appropriate sport opportunities.

Mr. Fahim stated that the courts could accommodate those types of sports and that they are considering that need as well.

Mr. Willer pointed out that the clay courts are less impact on the body and would be nice.

The Chairman opened the public hearing.

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

Mr. McCloskey stated that it seems like a great project, noting that it may improve the area and bring more growth. He added that his appears to be a nice site.

Mr. Willer referred to the concept plan and asked if the courts would be moved to an area away from the slope.

Mr. Svoboda stated that the court locations would be considered and determined during the site development plan review.

Mr. McCloskey asked if parking had been addressed.

Mr. Svoboda stated that the parking requirements will be driven by the number of courts being constructed and that it will be reviewed during site development plan review as well.

Mr. Willer noted that the concept plan shows a clubhouse.

Mr. Svoboda stated that a snack bar or clubhouse similar to a pro shop at a golf course would be an accessory use to the courts.

Mr. McCloskey made a motion to recommend approval of SUP#14-011 with the following conditions:

1. A 30 foot screening yard will need to be maintained at the perimeter of the commercial use and any residential or agriculture district or use.
2. Lighting shall not be illuminated between the hours of 10:00 p.m. to 7:00 a.m.
3. The outdoor recreation will be limited to only an athletic facility for court sports or multi-sport athletic space where such games as tennis, basketball, volleyball, paddle tennis and other racquet sports are played.
4. The indoor recreation will be limited to only an athletic facility for courts sports and/or gymnasium.
5. A site plan will need to be submitted and approved prior to construction.

Mr. Morris seconded the motion.

The vote was taken.

AYE

Mr. Morris
Mr. McCloskey
Ms. Young
Mr. Willer

NAY

The motion to recommend approval of SUP#14-011 carried by a 4-0 vote.

Sherri Fahim, applicant, addressed the Commission. She stated that they have two young sons who love to play competitive tennis and must travel to other areas to play. She added that they are excited to be able to offer this opportunity and would love to have approval. She added that it would be nice to offer this to the schools and young children who can develop a love for tennis.

Mr. Willer suggested that she also speak with the Superintendent of Schools who is also present tonight.

Mr. Svoboda suggested amending the agenda to hold the Comprehensive Plan work session at this point.

Mr. Willer offered to amend the agenda as suggested and there was consensus by the Commission to amend the agenda.

Work Session for Comprehensive Plan Revision:

Andrea Whitmarsh addressed the Commission and introduced Kristie Spencer, School Financial Director. She reviewed the school system mission statement and vision for the school system in the future. She reviewed the school system Comprehensive Plan and its goals. She added that there is an abundance of data that was not shared in this presentation but it is available, noting that this presentation is an overview of data. She reviewed the benefits of technology, science, dual-enrollment offerings, digital classroom tools, secure environments, etc. She noted various needs within the schools, especially the cafeteria overcrowding at the high school.

There was discussion regarding grant opportunities for take-home laptops for students. It was noted that there are not enough staff members to commit to writing a grant of that magnitude. Mrs. Whitmarsh pointed out that the community has been wonderful in fundraising efforts for scholarships, etc.

There was discussion regarding dual-enrollment classes and how that works within the student's schedule.

There was discussion regarding student enrollment increases since 2010. There was a review of demographics and where increases are taking place. There was discussion regarding the use of space within the school buildings. There was discussion regarding transient students and Weldon-Cooper Center demographics.

There was discussion regarding teacher recruitment and needs outside of the school system for teachers. Try to attract and maintain high-quality teachers, salaries are a consideration but not the only thing that matters, like the area, community, etc.

There was discussion regarding the lack of quantitative data for school needs and how progress could be measured in the future. There was discussion regarding gifted/talented programs which is usually delivered within the course of the classroom without obvious differentiating.

There was discussion regarding water availability to the school complex in regard to fire protection. Mrs. Whitmarsh deferred to Ms. Spencer.

Ms. Spencer stated that she has not been made aware of anything regarding a lack of water pressure for fire suppression or any other major issues found during the audit. She added that the few minor findings were addressed.

Mr. Svoboda stated that the state fire marshall performs regular inspections and that if an issue was found it would be addressed through him.

The Chairman opened the public work session.

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

- Alan Yost: reemphasized the need for broadband both in schools and in business environments; has had several complaints from parents about the lack of broadband availability especially in rural areas; will investigate the report for water issues at the school; pointed out that his understanding is that the lack of water pressure is due to the water system itself. He added that the one to one technology is not helpful when it cannot be used at home.

Mrs. Whitmarsh agreed that the lack of wide broadband availability is the reason that the one to one technology (tablets for each student) has not been sent home as not all students have internet access at home. She stated that the new achievement gap is that not all students have internet available and those who do not have the access are disadvantaged in many ways.

- Brent Wilson: asked if SOL tests or targets are changing.

Mrs. Whitmarsh stated that a committee has been formed to review the tests and the way of testing. She added that SOL tests are changing and being re-evaluated for accountability in a different way. She noted that the nationwide testing system needs an overhaul with a common expectation.

There was discussion regarding the Vocational Schools and the opportunities offered there and future offerings.

There was discussion regarding community involvement and opportunities for volunteering. There was discussion regarding state mandates and funding or the lack thereof.

There was discussion regarding the locations of the student population increases and possible mapping of those locations. There was discussion regarding the need for future schools and their likely locations.

There was discussion regarding the description of teaching staff and retention rates.

Mrs. Whitmarsh stated that we have a great school system and a great community.

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

OLD/NEW BUSINESS

2015 Work Program Discussion:

Mr. Svoboda reviewed the proposed work program for 2015. He noted that the list is in no particular order adding that some items have been noted as having precedence.

There was discussion regarding several of the work items listed and what their meanings and intents are. It was noted that several items are underway already. It was suggested that the parking requirements revision would be moved to the top of the list as well as several other ordinance revisions relating to processing details. It was determined that the Commission will review the list and prioritize the items for review at next month's meeting.

APPROVAL OF MINUTES

Mrs. Young made a motion to approve the January 21, 2015 minutes as presented.

Mr. McCloskey seconded the motion.

The minutes for the January 21, 2015 meeting were approved by a 4-0 vote.

OTHER PLANNING MATTERS

Town of Stanardsville Information

Mr. Svoboda stated that he distributed the Town CIP information to the Town Council at the last meeting. He noted that it will come up for review and discussion in the future.

Mr. Svoboda added that the Town is reviewing the possibility of rezoning several properties along Main Street to assist in revitalization.

Mr. McCloskey stated that the Town Council approved funding for the development of a Town of Stanardsville web site and to purchase the arms for the street lights in order to display banners, etc.

Next Month's Agenda

- Public Hearing:
 - OR#14-010 Ordinance Revision for Agritourism/Winery/Brewery
 - SUP#15-001 Special Use Permit for Shooting Range
 - SUP#15-002 Special Use Permit for B & B/Lodge/Cabins
- Work Session:
 - Comprehensive Plan Revision

There was discussion regarding postponing the work session since there is a full public hearing schedule.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley

Secretary

Planning Commission, Chairman

Date