

PLANNING COMMISSION
September 21, 2005

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, SEPTEMBER 21, 2005, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

- Gary Lowe, Chairman
- Brent Wilson, Vice-Chairman
- Jim Davis, Member
- Mike Skeens, Member
- Davis Lamb, Member
- Mickey Cox, Ex-officio Member
- Bart Svoboda, Zoning Administrator
- Marsha Alley, Secretary
- Kelly Clay, Secretary

The chairman called the meeting to order.

Mr. Lowe welcomed everyone to the meeting. He advised anyone wishing to speak tonight please sign the sign-up sheet and described the public hearing process.

PUBLIC HEARING: CAPITAL IMPROVEMENT PROGRAM (CIP)

Mr. Lowe asked Bart Svoboda to give a brief overview of the Capital Improvement Program (CIP).

Mr. Svoboda presented the CIP.

Mr. Lowe asked Kim Powell to come forward and go over the items for the Planning Commission.

Ms. Powell, Facilities Director for the Greene County Schools, addressed the Planning Commission in the absence of the Superintendent who was out of town. She asked that the Commission evaluate the schools needs for the next 10 years. She said the school system would like to add one additional bus per year and roof projects every 2-3 years. She also asked to have considered HVAC repairs and replacements. She also said that there are some safety cameras in place but would like to outfit each bus and upgrade the surveillance system in William Monroe Middle and High Schools. She said that they would like to institute a card swipe system for all schools. They would also like to expand the high school cafeteria, remodel the high school entrance and traffic loop. She said they are also in need for expansions and upgrades for the athletic facilities such as lighting and turf. She also addressed the maintenance equipment. She said they have to rent this equipment. She also said that there is an additional need of classrooms and that there will be trailers next year at Ruckersville Elementary School. She said that in 2015 that a new upper elementary school would be needed even though that it is just outside of the 10 year limit. She said that plans are to connect the middle and high schools after 2015. Ms. Powell clarified that many capital

projects have been financed through lease purchase agreements in the past but have been now included in the CIP.

Mr. Lowe thanked Ms. Powell and asked Bill Purcell to address the Fire/Rescue needs.

Mr. Bill Purcell addressed the Commission representing the Ruckersville Volunteer Fire Department. He stated that the fire department has a \$7.5 million package for the next 10 years. Mr. Purcell said that the fire department needs to replace engines, construct a new fire station and a new training center. He said that currently the personnel have to travel outside the county for training and that takes personnel out of the county for lengthy periods of time. He said that they are functioning on county funds, grants and donations. He also said they are seeking land donations for a new fire house.

The chairman opened the public hearing.

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

Mr. Lowe said that the Commission has spent time on the CIP and should be ready to review and possibly make a resolution to send it to the Board of Supervisors.

Mr. Svoboda said that there were some school items that did not make the CIP.

Mr. Wilson questioned why some items did not make the CIP.

Mr. Svoboda said the reason that some items did not make the CIP were because the items did not meet guidelines. There are some items that must meet certain qualifications to be included in the CIP. He said caution needed to be exercised when including these items in the CIP.

Ms. Powell said that some of these items could tie in later.

Mr. Wilson asked if the maintenance equipment was in the CIP.

Mr. Svoboda said no and that he spoke with the Finance Director and vehicles were also not included and research is still being performed.

Mr. Wilson questioned county funds for HVAC and roofing.

Mr. Davis asked if we had checked with other counties with a CIP in place.

There was discussion on funding.

Mr. Wilson asked about fire items.

Mr. Svoboda said that the items will be added. There was a late submittal and they did not make the list. He will discuss a few items with Bill Purcell.

Mr. Lowe said this is to be used as a planning tool and is to be reviewed during budget.

Mr. Svoboda agreed and added that the list may change upon the annual review.

Mr. Skeens asked if land for the middle school had been acquired.

Ms. Powell said that this was purchased when the land for Ruckersville Elementary School was purchased.

Mr. Wilson made a motion to accept the CIP with additions noted by the staff regarding fire, elementary classrooms and maintenance items.

Mr. Skeens seconded the motion.

The vote was taken.

AYE
Brent Wilson
Mike Skeens
Jim Davis
Davis Lamb
Gary Lowe

NAY

The motion carried by a unanimous vote.

PUBLIC HEARING: DEERFIELD/ARTERY—RZ#05-164

Mr. Lowe read the request: Deerfield, LC/The Carrington Company/Frank A. Thomas, III, Esq./Shadrach, LLC/Artery Development Company, LLC request a re-zoning from B-1, B-2, & B-3, Business, and R-2, Residential, to Planned Unit Development, PUD, on portions or all of a 40.00 acre tract, a 6.72 acre tract, a 1.04 acre tract, and a 1.07 acre tract located on Seminole Trail/Cedar Grove Road/Buck Drive and identified on County Tax Maps as 66-(A)-6, 6B, 6C, & 8B. (RZ#05-164)

Mr. Lowe asked Mr. Svoboda for his presentation.

Mr. Svoboda did not have an overhead presentation due to technical difficulties but noted that there were corrections that needed to be made. The corrections were for 66-A-6 and 6C. These are the two parcels affected. Parcel 66-A-6B, Food Lion, and parcel 66-A-8B, Advance Auto, are **not** affected. There are 205 residential units – attached town homes and 62,000 square feet of commercial property. There are no

proffers submitted at this time. The Future Land Use Map shows business, retail. This meets the Comprehensive Plan guidelines with parallel service roads to Rt. 29. The residential portion is small so some of the commercial may be re-zoned into PUD. The Food Lion is in the Comprehensive Plan as Residential but actually is business, balancing out the residential. The applicant's build out estimates 0.6 children per household. There is a fiscal impact study included. Staff recommends approval.

Mr. John Foote addressed the Commission as representation for Artery. He introduced Mr. Lambert, Project Manager, Bill Winger, Engineer, and Bill Gentry. He stated that he was a former Commonwealth Attorney for Prince William County. He described major plan elements. He said this project could reduce entrances to Rt. 29 to two. A traffic circle will be incorporated to move traffic at a safe speed and will join Buck Drive to Cedar Grove Road. The commercial area along Rt. 29 can offer restaurants and office buildings. The Comprehensive Plan contemplates this type of project. The Comprehensive Plan balances restaurants and common growth. Mr. Foote added that Artery pays attention to land and is topographically efficient. They are allowing vegetation and landscape buffers. There will be 47% open space. Mr. Foote explained the nature of the development is to provide work force housing with homes in the \$200,000 price range using experienced high quality builders. He said the transportation issue had been addressed previously and there may be a traffic signal at Seminole Trail and Buck Drive. He also reviewed the fiscal impact modeling. He described the existing zoning verses PUD. The existing zoning brings a half million dollars in annual revenue. Their proposal goes just under half a million dollars. It will take \$5 million to develop the property as proposed. He said that the PUD zoning section is the Artery project. This would bring a half million dollars in utility connection fees.

The meeting was then opened to the public.

Mr. Frank Demko addressed the Commission as a Valley View Road resident. He stated that he was a former County and City Planner. He said that he has served on Town Planning Commissions and other Boards. He said that Comprehensive Plans should be reviewed every five years. He expressed a word of caution regarding changing rezoning. He felt the development should abide by the existing zoning regulations at the time of purchase. He said when zoning changes, plans could change. He said that each new residence cost the county \$1800 which is a high cost. Again, he advised that caution be used to ensure that requirements must be met. He thanked the Commission for allowing him to speak.

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

Mr. Wilson asked if the sketches showed the number of bedrooms.

Mr. Lambert said that the majority were 3 bedrooms and 2.5 baths.

Mr. Wilson asked could there be other sizes.

Mr. Lambert said not all units will be 3 bedrooms with 2.5 baths. He said that less than 3 bedrooms could be problematic for sales. There maybe some 4 bedrooms.

Mr. Wilson asked what the proportion would be for the building permit.

Mr. Lambert said that he could not comment at this time.

Mr. Wilson asked if these were going to be 3 stories.

Mr. Lambert said that 3 stories is correct.

Mr. Wilson asked about a financial analysis for the existing and proposed build out regarding children.

Mr. Lambert commented that they are using 0.6 children per household.

Mr. Wilson questioned how 3 and 4 bedroom units accurately generate 0.6 children.

Mr. Foote stated that the highest used in the state was 0.7 in Manassas.

There was discussion regarding the impact of children on the school system and how those figures were calculated. They also discussed how the project would increase the food/beverage tax revenue.

Mr. Wilson questioned how the food/beverage tax would increase.

Mr. Foote pointed out notes giving more details of how figures and methodology were used to come up with costs.

There was discussion regarding a food court, restaurants etc.

Mr. Skeens inquired about the 47% open space and questioned the percentage of asphalt.

Mr. Lambert said it would all be green space.

Mr. Davis pointed out the current zoning.

Mr. Svoboda described the current zoning.

Mr. Davis asked if the commercial area would shrink.

Mr. Svoboda commented that it would shrink.

Mr. Davis commented about the \$200,000 price range and that there are no homes in the area selling for this price. He also inquired about the absence of proffers.

Mr. Lambert said that there were no proffers at this time.

Mr. Lamb asked about the safety of the community and if there were going to be any walk ways throughout.

Mr. Foote said that it would be a walkable community.

Mr. Lambert said that there would be walk ways throughout the community.

Mr. Lowe agreed that PUD is the better approach but the County is in desperate need of commercial uses to boost the tax base. It seems that commercial space turns into residential space.

There was discussion regarding commercial space and Zoning Ordinance restrictions on building sizes. There was also discussion on the topography of parcels and zoning lines.

Mr. Gentry spoke on the history and development of the property. He said that several folks formed the Ruckersville Area Sewer Project (RASP) to develop the area as a business area and for Deer Lake Estates. He said that there should be better balancing when looking at the big picture.

Mr. Lowe asked about the history of zoning.

Mr. Gentry said that he was unsure.

Mr. Lowe asked if there were other Reynolds property anywhere.

Mr. Gentry said across Buck Drive there are two model homes being leased.

Mr. Foote said that the Planning Commission has questions and that they deserve responses and asked for additional time to provide answers.

Brent Wilson made a motion to defer per the applicant's request and allowing more time for an analysis and calculations of development.

Jim Davis seconded the motion.

The vote was taken.

AYE

Brent Wilson
Mike Skeens
Jim Davis
Davis Lamb
Gary Lowe

PUBLIC HEARING: J6 DEVELOPERS/EWAYS—RZ#05-160

Mr. Lowe read the request. J6 Developers, LLC/Francis & Pearl Eways request a re-zoning from R-1 to PUD (Planned Unit Development) on 13.16 acre tract and a 13.25 acre tract located on Spotswood Trail and Moore Road and identified on County Tax Maps as 60-(10)-1, 1A, 3, 4, 5, 6, 6A, 7, 8, & 9 and 60-(A)-34. (RZ#05-160)

Mr. Svoboda said that this request was previously deferred.

Mr. Lowe asked those wishing to speak on this request to please sign the sign-up sheet.

Mr. Svoboda gave a brief overview of RZ#05-160 for an office and townhouse project. He said that staff had previously recommended approval.

Mr. Lowe asked the applicant to speak.

Mr. Fraizoon Hovaizi said that he hoped to address questions and concerns from the previous meeting. He gave a detailed presentation with diagrams showing 9 single family dwellings on Eastview Road and the rear section of Moore Road for townhouses. He showed a diagram for the front section off Moore Road for commercial. He said that the road off Moore Road is to be incorporated into a loop road. He said that he could offer a segment of road to Moore Road and Rt. 29 to be in the loop road. Mr. Hovaizi said that there would be a pool, open space and green space in the development. He said that his intentions are to have a lucrative development. He said that there are several designs of single family dwellings, all of which will be for sale. He also said that there would be several designs of town homes. He discussed proffers breaking them down to 25% commercial, 225 single family dwellings and 52% town homes. He said that the town homes will offer 1500 square feet minimum with a 1 car garage minimum. He presented that the single family dwellings will offer 2600 square feet with a 2 car garage minimum. He said that there will be a 2 story commercial building offering 5000 square feet on each floor. He said that all housing will be for sale with no rentals. He said that there will be screen planting to buffer the residential portion from the view of adjacent neighbors. Mr. Hovaizi said that residential areas will be used for single family dwellings and town homes only and that commercial areas will

be used for professional offices, bank, pharmacies, and an emergency care facility/medical clinic. He discussed cash proffers of \$10,000 cash to the County of Greene. This figure will be adjusted by the number of permits issued. Mr. Hovaizi discussed the VDOT loop road. He said that VDOT wants to depressurize traffic on Rt 29 and Rt 33. He explained that the proffers will cover the cost equal to \$175,000.00. He said that there will be a road through the business section; the cost would equal \$100,000.00. There is a 50' x90' portion in the residential area equal to \$50,000.00. He said that the combined value of cash and road proffers equals \$425,000.00. Mr. Hovaizi then went over the net fiscal impact. He showed an overview of statistics. He pointed out that the student/family ratio of 0.41 equaled a net fiscal impact of \$1,191,346.00 and a ration of 0.75 equaled \$635,600.00. In conclusion, Mr. Hovaizi said that he hoped he has addressed all previous concerns of the Planning Commission.

Mr. Frank Eways addressed the Commission in regards to VDOT wanting the loop road. He said he envisioned a highway through this property. He said that he has elected to work with J6 Developers to dress the area nicely. He said he would like to have the roads joined for safer traffic control and everyone would benefit.

The meeting was opened to the public.

Mr. Thomas Sillette addressed the Commission as a resident of 164 Moore Road near this proposal. He said that he was not opposed to the housing develop but he believed this was too massive of a project for the area.

Mr. Sal Milione addressed the Commission. He stated he is a resident of Pinewood Court and that he was presenting a petition with 20 signatures opposing this project. He stated that he witnessed all signatures on the petition. He said he felt this to be "spot zoning" surrounding area that is mostly residential. He said that that there has been no stormwater management addressed. He said that the Comprehensive Plan says this is zoned R-1. He said that it appears to be 6 town homes per block. He said that six (6) times the 24 per block would equal 144 town homes and there are to be 9 single family dwellings which would total 153 homes. He commented that, that figure times 1 child per home would cause burden to the county budget. He then commented on the infrastructure noting that there is currently no sewer there. He said that he also had traffic issues and that the applicant has not contacted him. He asked the citizens present to stand and four citizens stood to oppose this project.

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

Mr. Davis asked Mr. Milione where the petitioners lived.

Mr. Milione pointed out on a diagram the areas which included Pinewood Court and Moore Road.

Mr. Lowe said that the point here is that the citizens are directly affected.

Mr. Milione said that is correct.

Mr. Davis asked if there were any proffers for the loop road.

Mr. Eways said that in reference to the loop road, he would give the land and pay for the section of road in the development.

Mr. Lowe asked if VDOT had given any schematics.

Mr. Eways said that they had not.

There was discussion regarding the loop road.

Mr. Davis said that he wished this information had been submitted earlier for them to review.

Mr. Lowe agreed with Mr. Davis.

Mr. Lamb said that he was concerned about sewer and water hook up costs and who pays for it.

Mr. Hovaizi said that the sewer can be provided.

Mr. Eways said that the water is already there.

There was discussion about sewer connection.

Mr. Eways said that he will pick up the fee if it comes up from Rt 29.

Mr. Svoboda said that it depends on the number of hook ups verses cost as to who pays.

Mr. Hovaizi said that Herb White said for 40 connections RSA will pay to install the sewer.

Mr. Skeens asked about the number of town homes.

Mr. Hovaizi said there would be 24 blocks of town homes. He said there would be 144 by right as a maximum but it actually depends on the topography of the land.

Mr. Lowe commented that he regrets that this information was not received earlier.

Mr. Lowe then asked Mr. Svoboda for procedural guidelines regarding a second deferral option.

There was discussion on deferral guidelines.

Mr. Eways said that he believed he should ask for a deferral so that the Planning Commission could review all information.

Mr. Lowe stated the applicant is asking for deferral and to move on.

Mr. Wilson asked for all analysis information as one version to better review.

Mr. Hovaizi stated that he will supply one version.

There was discussion on the analysis information and the case was deferred at the applicant's request.

Mr. Lowe asked Mr. Svoboda to share Carl Schmitt's memo with the applicant.

Mr. Svoboda said he would share the memo.

Mr. Hovaizi said to answer Mr. Schmitt's questions, he needed topo information. He said that he was unsure of the outcome and what to invest.

There was discussion regarding the issues addressed in the memo.

OLD/NEW BUSINESS
Dofflemyer/Spangler—RZ#05-163

Mr. Lowe read the request: Dofflemyer Development, LLC/Harvie & Francis Spangler request a re-zoning from A-1, Agriculture to R-1, Residential on a 29.24 acre tract located on Spring Hill Road and identified on County Tax Maps as 65-(A)-35. (RZ#05-163)

Mr. Svoboda gave a brief overview of the rezoning and preliminary plat of 65-A-35. HE reminded them that the plat would only be reviewed after the rezoning decision.

Mr. Dofflemyer addressed the Commission and provided information that had been requested. He said that he has provided information on the LID practices, school impact, VDOT comments, interconnectivity and proffers. He said that he has added a new parcel which increases open space. He said that there are a total of 41 lots. He reaffirmed the commitment to LID practices. He then discussed the impact on schools. He said they originally relied on census data off of the website using 0.43 children per

household. They reviewed and now use 0.61 children per household. He said there is still positive impact to the County. He said they also used 1.0 child per household. He said that this figure was less but still positive. He spoke on the interconnectivity to parcel 23. He said that the roads are part of the property and not proffered but are necessary to provide in the project. He said that there would be walkways and bike paths to this parcel too. He said that there would be no access to near by developments. Mr. Dofflemyer discussed proffers saying that the open space for the tot lot has been moved due to safety concerns. He said that the LID would cover a fishing pond and gazebo. Mr. Dofflemyer said that the lighting issued had been addressed. He said that all these amenities would be for Wexford residents only. He confirmed that there will be one story homes with a minimum of 2400 square footage finished with a 2 car garage and two story homes with a minimum of 2600 square footage finished with a 2 car garage. Mr. Dofflemyer spoke on the last issue about proffers. He said that he is proposing \$1,000 cash proffer for every building permit obtained. Mr. Dofflemyer felt he has made every effort to provide the Commission with the information requested from the previous meeting and that he appreciates the Commissions time and consideration.

Mr. Wilson asked if the units were to be 35-41.

Mr. Dofflemyer said that was correct.

Mr. Wilson asked how this would affect open space.

Mr. Dofflemyer said there would be an increase in open space reducing the amount of open space being considered as a variance amount.

Mr. Wilson asked if this would cause revenue increases.

Mr. Wilson said that due to the increase, the lots and the value of the homes will increase.

Mr. Wilson asked about the 0.61 school calculations adding that it appears inconsistent.

Mr. Dofflemyer said that he must defer to the finance representative to address apparent inconsistencies adding that this may be due to difficult sources.

There was discussion on this issue.

Mr. Skeens asked if there were any VDOT comments.

Mr. Svoboda said that VDOT took an initial look and verbally commented. They inquired about the extension of the turn taper lane.

Mr. Dofflemyer said that this had been done.

Mr. Lamb had no questions.

Mr. Davis asked about how the process would work regarding the \$1,000 per building permit.

Mr. Dofflemyer said that this was compared to previous approvals, an example being Ruckersville Village.

Mr. Davis commented that this may be shy due to that project having community use.

Mr. Dofflemyer said that they were using this as a model to have something to go by.

There was discussion on school figures and inflation costs.

Mr. Lowe commended the applicant for addressing all previous concerns. He said that he was still concerned about the \$1,000 proffers per building permit. He said this does not maintain benchmark setting that has been set in the past.

Mr. Dofflemyer said he tried to address all services.

There was discussion.

Mr. Dofflemyer said that he is willing to increase to \$1,700 per permit.

There was discussion on procedure so as not to delay the applicant.

Mr. Wilson made a motion to deny the rezoning for RZ#05-163 the reasons given were the open space, 1, and the consideration of proffers, 2.

Mr. Davis seconded the motion.

A vote was taken.

AYE

Jim Davis
Davis Lamb
Brent Wilson
Mike Skeens
Gary Lowe

Preliminary Plat Review—Wexford Subdivision

Mr. Lowe asked Mr. Svoboda about reviewing the preliminary plat.

Mr. Svoboda said that we would have to wait for the Board of Supervisors decision.

APPROVAL OF MINUTES

The minutes of the August 17, 2005 meeting were unanimously approved as submitted.

OTHER PLANNING MATTERS

Mr. Lowe welcomed the newest member, Davis Lamb.

Mr. Lamb introduced himself and gave a brief introduction on his background. He moved to Greene County in 1961 and calls it home. He was involved with Fairview Farm with his dad and brothers. He felt that he wanted to give back to the county.

Mr. Lowe said that Mr. Lamb should enroll in the next planning program.

Proffer Task Force Interim Report

Mr. Wilson stepped down to explain the Proffer Task Force. He said the task force purpose will be to determine guidelines for proffer submissions and cover many aspects of the county. The task force will be made up of the following members:

Don Pamenter	Carl Schmitt
Jerry Gore	David Eddins
Wayne Speckman	Brent Wilson

Mr. Wilson then introduced Don Pamenter.

Mr. Pamenter addressed the board. He said that tonight's meeting demonstrates the need for proffer guidelines. He said that there is a need to also address the capital impact and that it is important for the county and developers as well. He said that the Task Force imposes basic discipline to all involved parties. Mr. Pamenter added that it creates a known and predictable environment for developers and that they all should be treated equally and equitably. He said that the Task Force reviewed regulations and criteria surrounding voluntary proffers. Mr. Pamenter said that the Task Force suggests that Greene County should implement a voluntary proffer system as soon as possible. He stated that Robinson, Farmer and Cox should be retained to develop the system due to the County not having the resources or expertise. In conclusion Mr. Pamenter said that the Task Force will continue to complete research and forward any information to the Planning Commission and/or the Board of Supervisors.

Mr. Lowe commended the Task Force on their progress and effort. He asked Mickey

Cox for comments or input.

Mr. Cox said the Board of Supervisors has a lot on their plate right now. He will check with Steve Catalano. He said they are currently seeking to hire a County Administrator.

There was discussion. Mickey Cox said he will talk with Steve Catalano and schedule something in the future.

Mr. Wilson asked if the Planning Commission will want to hear a report again.

Mr. Davis commented that the Commission should move quickly with a decision.

Mr. Lowe said that the Commission will wait to hear from Mickey Cox.

Mr. Svoboda said there are a number of complex requests. There is currently a 30 day time line and there is not enough time to get response from agencies. He said that in an effort to coordinate, the staff requests the Planning Commission to request the Board of Supervisors to modify that timeline so that issues can be addressed timely.

There was discussion.

Mr. Davis asked if 60 days was enough, if not he suggested 90 days.

Mr. Svoboda asked the Planning Commission to consider this issue and said that Mike Chandler is willing to address the Commission regarding proffers.

Mr. Svoboda said that a memo has been sent to the Board of Supervisors on current issues and we are awaiting their reply.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,
Kelly Clay
Secretary