

PLANNING COMMISSION
December 21, 2005

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

Those present were: Gary Lowe, Chairman
Jim Davis, Member
Davis Lamb, Member
Mickey Cox, Ex-officio Member
Bart Svoboda, Zoning Administrator
Kelly Clay, Secretary

Mr. Lowe called the meeting to order. He said that there were 2 preliminary plats for review tonight.

PRELIMINARY PLAT REVIEWS

Oland Hills Subdivision

Mr. Lowe asked Mr. Svoboda for the presentation.

Mr. Svoboda said that Oland Hills is a by-right subdivision in R-1 with 129 lots. He said that it is located north of Sterling Heights and that there is a connection off of Carpenters Mill Road. He went over the overhead plat presentation. He said there is public water and sewer and the roads will be state routes. He said the applicant is here tonight and available.

Mr. Steve Jones said that the overhead lines will go underground. He said that they have met with the utility company. He said that they have met the subdivision requirements, required green space and have gotten with VDOT on the entrance and met requirements with them. He said that the water currently runs down Carpenters Mill Road and the sewer is not available now but they do realize that that will be their responsibility.

It was then opened up to the Planning Commission.

Mr. Lamb said he was concerned about the water supply and if there would be enough for support and if RSA could survive this.

Mr. Lowe asked Mr. Svoboda for an update of current projects.

Mr. Svoboda said that the tank is under construction. He reviewed the plat for explaining his comments. He said that Pump Station #9 is on track for 2006 completion. He said that this is not an upgrade to an existing station, it is a new pump station.

Mr. Lowe said that RSA has the capabilities to service.

Mr. Svoboda said that he doesn't know the formula that it is a sketchy number as to what the amount of EDU's we have for water. He said that the first come first serve basis is a concern. He said that an 8" main would be required.

Mr. Jones said that the water tower going in is very important to them.

Mr. Lowe said that he sees two concerns here, one, being the infrastructure and then the quantity of water.

Mr. Svoboda said that the other option in this district with a developer is that they could have is that there is a provision that says if you go to 2 acre lots, you can do well and septic.

Mr. Davis asked for the Planning Department comments.

Mr. Svoboda said that it meets the ordinance criteria, and lots sizes and it is state roads.

Mr. Lowe asked the applicant for the price range and time line.

Mr. Jones said that the timeline is 12 months due to sewer and price range will be mid \$300,000 being market driven.

Mr. Lowe asked the applicant if there are intentions to have covenants and restriction.

Mr. Jones answered no.

Mr. Lowe asked for a motion.

Mr. Davis said that he moved to approve the subdivision preliminary plat 05-444 subject to VDOT comments and County Engineer comments are addressed on the final plat, and water/sewer availability concerns are addressed and future connection to adjacent development is outlined in the Comprehensive Plan are addressed on the final plat.

Mr. Lamb seconded the motion.

A vote was taken.

AYE

Jim Davis
Davis Lamb
Gary Lowe

The Planning Commission recommends approval of the Preliminary Plat for Oland Hills.

Ponds Edge Preliminary Plat

Mr. Lowe asked Mr. Svoboda to give a report.

Mr. Svoboda said this is a by-right subdivision and also a cluster subdivision. He said it is R-1. He pointed out the gray area on the overhead which is open space. He said it is located across from Mays Road near the solid waste facility. He said that it does have a pond and some amenities. He said the lot sizes meet the ordinance and there are public roads going in. He said there is a water connection that will be done under Rt. 33. Mr. Svoboda said there is public water and sewer. He said it is a similar development to what was discussed earlier tonight.

Mr. Jones said there will be a Homeowner's Association in place to provide for maintenance of green space. He said there is a small cemetery and it will be managed as well. He said this is a small 30 lot subdivision with water and sewer availability and they know they are responsible to getting it to the site. He said that their roads line up with VDOT.

Mr. Lowe asked the applicant for price range and timeline.

Mr. Jones said this project could take place this spring with homes in \$300,000-400,000 range.

Mr. Lowe said he is looking for a motion.

Mr. Davis made a motion to approve preliminary subdivision plat 05-443 subject to VDOT comments and County Engineer comments are addressed on the final plat and water/sewer availability concerns are addressed.

Mr. Lamb seconded the motion.

A vote was taken.

AYE

Jim Davis

Davis Lamb
Gary Lowe

The preliminary Plat was approved.

OLD/NEW BUSINESS

There was no old/new business.

APPROVAL OF MINUTES

The minutes of the November 16, 2005 meeting were unanimously approved as submitted.

OTHER PLANNING MATTERS

Mr. Lowe said that he would like to thank Mike Skeens and Brent Wilson for their services to the Planning Commission and the County. He welcomed two new members, Phyllis Woodfolk and Grayden Lamb who will take their seats in January. He said that Davis Lamb was re-appointed to the Commission.

Mr. Lowe said that we have the Virginia Certified Planning Commission School that we have each Commissioner attend their first year on the Commission. He said that it starts March 13th and will be in Richmond. He said that it lasts 12 week and is home study and a closing session May 25th which will be at the Charlottesville Omni. He asked if that fit those Commissioners involved their schedules to let Kelly know so arrangements can be made.

Mr. Svoboda asked the Planning Commission if there were any objections to having information on them posted on the website. He said that information is already on there for the BOS. He said this information would include name, phone address. He said that we don't put work numbers or personal cell numbers on the site.

Mr. Davis said that he would like to see the information before it is posted to assure that all is correct and he would like his cell number listed as opposed to his home telephone number.

Mr. Svoboda said an update sheet would be done and brought to the next meeting for approval.

Mr. Svoboda said that he would like to discuss deferrals. He said that we could discuss this now or discuss it in January when new members are present. He said that when we discuss deferrals, we do one of two things. He said that we defer indefinitely which means it would have to be re-advertised and go through the public process again as far as adjacent property owners or we defer to a specific date which relieves us from the responsibility of advertising it again. He said that this would apply to things such as special

use permits.

Mr. Svoboda asked if the Planning Commission like receiving the packets electronically.

Mr. Davis said that he likes having information as much in advance as staff can provide.

Mr. Lowe said that electronically is fine except for plats and drawings.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Kelly Clay
Secretary