

**PLANNING COMMISSION
JANUARY 18, 2006**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JANUARY 18, 2006, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

- Gary Lowe, Chairman
- Jim Davis, Member
- Davis Lamb, Member
- Phyllis Woodfolk, Member
- Graydon Lamb, Member
- Mickey Cox, Ex-officio Member
- Bart Svoboda, Zoning Administrator
- Kelly Clay, Secretary

Mr. Lowe called the meeting to order and welcomed everyone. He said that there was a short agenda tonight. He said that he would like to welcome the new members and also go around the circle and have everyone introduce themselves. Mr. Lowe said this is a new year and we have a few challenges ahead but he feels accomplishments will be made. Mr. Lowe said that we have a fine Commission and is excited about all serving together. Mr. Lowe said that there will be basically two meetings tonight, the Planning Commission meeting and a work session to follow on Time Based Subdivision. He said that we have election of officers tonight as well. He then reviewed the agenda.

Chairman Lowe said that the next order of business is the election of officers. He opened the floor for nominations for Chairman.

Mr. Davis nominated Gary Lowe.

Ms. Woodfolk and Davis Lamb seconded the motion.

Mr. Lowe asked for Mr. Svoboda to call roll for vote.

Mr. Lowe was elected as Chairman with a 4-0 vote as he abstained from voting.

Mr. Lowe said that he is looking for a nomination for Vice Chairman.

Davis Lamb nominated Jim Davis.

Graydon Lamb seconded the nomination.

Mr. Lowe asked Mr. Svoboda for roll call.

Jim Davis was elected Vice Chairman with a 4-0 vote as he abstained from voting.

Mr. Lowe said that a secretary needed to be selected and it did not necessarily need to be from the Planning Commission members and historically we have used staff to fill this

position. He said that he would like to have a formal nomination to have Kelly Clay as secretary.

Ms. Woodfolk nominated Kelly Clay as Secretary.

Davis Lamb seconded the motion.

Kelly Clay was nominated unanimously as Secretary.

Mr. Lowe said that there need to be two liaisons', one for the EDA and one for the Town of Stanardsville.

Ms. Woodfolk nominated Gary Lowe for the EDA liaison.

Graydon Lamb seconded the nomination.

Gary Lowe was unanimously elected to serve as the EDA liaison.

Mr. Lowe said that he is now looking for a nomination for the Town of Stanardsville liaison.

Mr. Lowe nominated Graydon Lamb.

Jim Davis seconded the nomination.

Graydon Lamb was unanimously elected to serve as the Town of Stanardsville liaison.

Mr. Lowe said that as Chairman, he needs to appoint two members of the Planning Commission on a quarterly basis to assist Staff with any type of site reviews. He asked Mr. Svoboda for any comments.

Mr. Svoboda said that if it is in the by-laws, then we need to appoint someone to do it or change the by-laws.

Mr. Lowe said that he wanted to make a recommendation to appoint two members per quarter and they will be on call if Mr. Svoboda should need their assistance. He said that the first quarter will be Gary Lowe and Phyllis Woodfolk. He said the second quarter will be Jim Davis and Graydon Lamb. He said the third quarter will be Davis Lamb and Phyllis Woodfolk and the fourth quarter will be Jim Davis and Davis Lamb.

PRELIMINARY PLAT REVIEWS

Greenecroft

Mr. Lowe asked Mr. Svoboda for the presentation.

Mr. Svoboda said this is a preliminary plat for Greenecroft Subdivision, #05-397. He said that it is 119 residential lots and one 23 acre commercial lot. He said this is the property in front of the Four Seasons Project next to the Ruckersville Fire Department. He said that all lots will be serviced with public water and sewer. Mr. Svoboda said that the preliminary subdivision plat has some preliminary VDOT comments and also the main road going in was done under a previous plat. He said that staff's recommendation on the plat is approval. He said that it does meet the conditions of the ordinance. Mr. Svoboda then reviewed the overhead presentation. He said the applicant and representatives are here to answer questions.

Mr. Ted Kostich approached the Planning Commission saying that he is the managing member of Ruckersville Village LLC and Ted Corp and is here to ask for the Planning Commission's approval of this preliminary plat for Greenecroft. He said that he has brought along representatives to help answer questions if necessary.

It was then opened to the Planning Commission for questions and comments.

Mr. Davis asked if the comments from Susan Riddle had been addressed.

Mr. Kostich said the comments have been addressed; plans approved and have been bonded.

Mr. Davis asked Mr. Svoboda if he was comfortable with this.

Mr. Svoboda said yes he was.

Mr. Davis asked about the proffer from the commercial development to the residential development. He also asked how the commercial side was going.

Mr. Kostich said that was correct about the proffer. He said that the commercial development will be developed at one time with the entire infrastructure, streets installed and grading done at one time. The commercial pad will be approximately 24 acres on 2% grade. He said the commercial development has been listed in the MLS and he has had some interest from several shopping center owners. He said they still have some issues with water and sewer availabilities but see that clearing up and moving forward to be ready for the sale of commercial property in June 2006.

Mr. Davis Lamb asked the applicant how this development would affect the traffic flow.

Mr. Kostich said that traffic studies have been done and all the VDOT criteria have been met and no intersection has been proven to be overloaded.

Ms. Woodfolk commented on the traffic issue. She said that she finds traffic to be backed up on Rt. 33 for about ½ mile in the morning during rush hour and stressed concern with this development adding to the already traffic congestion.

Mr. Kostich said that there should be no problem due to the traffic study performed. He said that the study was done at 2 peak hours in the morning and the evening. He said these studies were done by professionals and submitted to VDOT. He said the studies were available for the Planning Commission to review if needed.

Mr. Lowe commented that VDOT has tough guidelines and jurisdiction over projects such as this.

Mr. Kostich said that the commercial development will force the impact. He said that the residential is a very small impact.

Mr. Lowe commented that the Planning Commission has been trying to accomplish things like a ring road to assist with traffic issues.

Mr. Kostich said that the Comprehensive Plan needs to address traffic congestion/issues. He said that the traffic counts for residential is approximately 1200 per day and commercial at 10,000.

Mr. Lowe said that one of the Planning Commission's challenges for the upcoming year will be traffic studies.

Mr. Davis Lamb asked the applicant if this development fronted the gated community of 55 and older.

Mr. Kostich said yes and used the overhead presentation with the assistance from Mr. Svoboda.

Mr. Davis Lamb asked what the build out would be for the development.

Mr. Kostich said that the build out would be 10 years on a portion that was shown on the overhead.

Mr. Lowe asked questions using the diagram/overhead regarding frontage and staff requirements. He also asked the price range of the homes to be built in the development. He also asked if this is the development to have proffers submitted once a building permit

is obtained.

Mr. Kostich said the prices should be approximately \$425-\$525,000. He said that after subdivision approval they proffer \$200,000 cash in one lump sum.

Mr. Lowe said this is a by-right subdivision and all requirements have been met.

Mr. Lowe asked for a motion.

Mr. Davis said that he moved to approve the subdivision preliminary plat 05-397 subject to VDOT comments and County Engineer comments are addressed on the final plat.

Mr. Davis Lamb seconded the motion.

A vote was taken.

AYE

Jim Davis
Davis Lamb
Graydon Lamb
Phyllis Woodfolk
Gary Lowe

The Planning Commission recommends approval of the Preliminary Plat 05-397, Greenecroft.

OLD/NEW BUSINESS

Mr. Svoboda asked that everyone check the contact lists received in their packets to verify that information is correct.

APPROVAL OF MINUTES

The minutes of the December 21, 2006 meeting were unanimously approved as submitted.

OTHER PLANNING MATTERS

Mr. Lowe asked Mrs. Clay the status of registering the new Commissioner's to the Planning School.

Mrs. Clay said that everyone had been registered and she asked if all three members would like to have hotel accommodations for the classes scheduled on March 13th and 14th.

Mr. Svoboda said that a new Planner has been hired, beginning on January 4th. He said that she is not present due to taking training E&S classes on this date. He said that she will be attending the Planning Commission meetings.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Kelly Clay
Secretary