

**PLANNING COMMISSION  
MARCH 15, 2006**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MARCH 15, 2006, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

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

Mr. Lowe called the meeting to order announcing that there will be one public hearing tonight for a special use permit.

**PUBLIC HEARINGS**

Mr. Lowe read the request: United Christian Academy/James Woods et als Trustee, First Bible Baptist Church request a special use permit for an addition to the existing private school on a 23.69 acre tract and an 11.98 acre tract, which are zoned A-1, Agriculture, located on Crusaders Court/Spotswood Trail and identified on County Tax Maps as 38-(A)-129 & 131. (SUP#06-001) He then described the public hearing process and asked for the staff report.

Bart Svoboda described the request stating that the Academy has reached its fifty percent (50%) expansion limit and now needs a special use permit for the proposed addition. He added that project involves a 23.69 acre tract and an 11.98 acre tract which are zoned A-1, Agriculture. He reviewed the concept plan pointing out specifics regarding the project. He stated that VDOT has noted that frontage improvements are not required but the turn lane length will need to be increased. He added that the Health Department has not presented any red flag concerns. He stated that staff recommends approval of the request.

Jim Shisler addressed the Commission as a representative of the United Christian Academy. As he reviewed the submitted plan, he explained that the plan is to construct a 38' x 168' addition for classroom space in order to alleviate crowding and plan for potential growth.

The hearing was opened to the public.

Andrea Wilkinson addressed the Commission. She stated that this request is a great illustration of a good use of a special use permit. She added that there are many benefits for the county regarding education opportunities. She stated that she was in favor of the request.

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

Mr. Davis asked if the lack of public sewer would present a problem.

Mr. Svoboda stated that an AOSE must check the existing system adding that Mr. Woods intends to connect to public sewer when possible.

Mr. Davis asked how many classrooms will be included in the addition.

Mr. Shisler stated that 12 rooms would be included in the addition. He estimated that there would be 15-18 pupils per room.

Mr. Davis asked what the height of the addition would be.

Mr. Shisler stated that the property slopes adding that the height will match the current structure.

Mr. Davis asked if emergency services had concerns had been brought up.

Mr. Svoboda stated that the E-911 Coordinator reviewed the request and had no concerns.

Mr. Davis asked how tall the addition would be.

Mr. Shisler stated that the height would be 28'.

Mr. Davis asked if this would be the last expansion.

Mr. Shisler stated that it would likely be the last expansion for this tract but pointed out that they also own the adjacent property.

Mr. Lowe asked if Bill Purcell, Fire Chief, had reviewed the request from a Fire Department perspective.

Mr. Svoboda stated that he was unsure if Mr. Purcell had been contacted but assured the Commission that Mr. Purcell would be contacted throughout the permitting process.

There was discussion regarding the height of the addition.

Mr. Davis Lamb stated that he shared the same fire concerns.

Ms. Woodfolk stated that her questions had been answered.

Mr. Graydon Lamb stated that he was satisfied with the information presented tonight.

Mr. Lowe stated that his questions had also been addressed.

Mr. Shisler reviewed the issues regarding the number of children and parking.

Mr. Lowe stated that VDOT had addressed that as well.

Mr. Davis Lamb made a motion to recommend approval of special use permit application SUP#06-001 subject to the approval of a site development plan addressing issues related to traffic impacts, parking, site improvements and Health Department concerns.

Mr. Graydon Lamb seconded the motion.

The vote was taken.

AYE

NAY

Mr. Davis  
Mr. Davis Lamb  
Mr. Graydon Lamb  
Ms. Woodfolk  
Mr. Lowe

The motion carried by a 5-0 vote.

## **PRELIMINARY PLAT REVIEWS**

### **Creekside**

Mr. Lowe explained that this preliminary plat review is not a public hearing as it is a by-right use. He asked Mr. Svoboda for a presentation.

Mr. Svoboda gave the staff report. He stated that the development would be located near Preddy Creek and Country Meadows and would consist of 799 lots for single-family dwellings. He added that VDOT submitted comments regarding turn lanes, traffic counts, and the connections of cul-de-sacs to eliminate dead ends. He noted that the area would be served by public water and public sewer. He pointed out that there would be three (3) connections to Preddy Creek Road. He added that the applicant has met all criteria for preliminary plat submittal and review noting that some information does need to be addressed for final plat approval.

Steve Jones, Fried Companies, Inc., addressed the Commission as applicant. He stated that size has been a concern regarding this project. He added that he had several

meetings with VDOT regarding entrances on Preddy Creek Road to address their concerns. He added that wetlands may prohibit the elimination of some of the cul-de-sacs. He estimated that the project would not be underway before the Spring of 2007. He pointed out that the applicant would be providing sewer and line upgrades in the area, noting that water may be added by groundwater wells. He added that the line from Orange County could assist to serve the area. He stated that approximately 100 acres would be set aside as green space. He added that there would be tot lots, soccer and ball fields, and other amenities for the residents. He pointed out that the development would be market driven with the homes costs possibly in the \$400,000 range and higher. He asked that the Commission approve the preliminary plat.

Ms. Woodfolk asked what the estimated build-out timeline would be.

Mr. Jones advised that build-out would depend on the market but the goal would be ten (10) years.

There was discussion regarding the housing market.

Mr. Graydon Lamb asked when public water and public sewer would be available.

Mr. Jones stated that he estimated that they would both be available next year and offered information and the likelihood of using groundwater wells.

Mr. Davis stated that he had a lot of concerns about water availability and was not sure that groundwater wells are the solution.

There was further discussion regarding future water and sewer availability.

Mr. Davis pointed out that traffic is already congested in that area.

Mr. Jones stated that he had met with VDOT and added that it may truly be a VDOT issue noting that a dual left lane from Sheetz may help. He reminded the Commission that there will be a connector road through the Rapidan Retail Center.

There was further discussion regarding traffic concerns, water concerns, and groundwater wells.

Mr. Lowe reminded the Commission that the project is by-right and the applicant has met the minimum requirements and is aware of the water issues, noting that he commended the applicant for addressing these issues.

Mr. Davis made a motion to approve the preliminary subdivision plat SDV#06-017 subject to the following requirements:

- 1) VDOT comments, and

2) Water and Sewer availability concerns are addressed.

Ms. Woodfolk seconded the motion.

A vote was taken.

AYE  
Phyllis Woodfolk  
Graydon Lamb  
Davis Lamb  
Jim Davis  
Gary Lowe

NAY

The motion carried by a 5-0 vote.

### **Holly Hill**

Mr. Lowe asked Mr. Svoboda for the presentation.

Mr. Svoboda described the property and project as 118 lots located on the Gilbert property on Route 29. He added that there is no possibility for interconnectivity to other developments. He stated that the property will be served by public water and public sewer and that wetlands issues have been addressed. He added that VDOT and WW Associates comments were included in the packet.

Dick Johnson, Blackwell Engineering in Harrisonburg, addressed the Commission representing the applicant. He stated that the project will connect to the pump station in the area and pointed out on the concept plat that the wetlands, shaded in blue, have been addressed.

Mr. Davis restated his concerns regarding water and traffic.

Mr. Johnson stated that there would be improvements made to the crossover and turn lanes would be installed. He added that EDU's have already been purchased.

Mr. Davis asked if a traffic light would be installed.

Mr. Johnson and Mr. Svoboda agreed that VDOT makes that determination but one would not be necessary at this time.

Mr. Davis suggested that the fire chief be consulted regarding the one entrance to the development.

There was discussion regarding the emergency services perspective.

Mr. Davis pointed out that the developments discussed tonight would add an estimated 450-460 school children which averages to 15 new classrooms.

Mr. Davis Lamb asked if easements had been obtained and the length of the turn lane that would be installed.

Mr. Johnson stated that the easements are in the process of being worked out and the turn lane would be 200' with a 200' taper and 50' entrance radius.

Ms. Woodfolk stated that she was surprised that there would not be a traffic light at the entrance of the development.

Mr. Johnson stated that it is VDOT's decision.

Mr. Graydon Lamb asked if the development would be entirely residential in nature with no commercial aspect.

Mr. Johnson stated that the area on the north side of the property will not be developed at this time.

Mr. Graydon Lamb asked how much property would not be developed.

Mr. Johnson estimated six (6) acres.

Mr. Lowe asked if those six (6) acres might be commercial.

Mr. Johnson stated that it would be possible.

Mr. Lowe asked what the price range would be for homes.

Mr. Johnson stated that he expected homes to be priced in the \$400,000 range, estimating build-out in about three (3) years.

Mr. Lowe reminded the Commission that the project is by-right and the applicant has met the criteria for review and is working on issues at hand.

Ms. Woodfolk made a motion to approve SDV #06-016 subject to the following requirements:

1. VDOT comments are addressed on the final plat, and
2. Water and Sewer availability concerns are addressed.

Mr. Davis Lamb seconded the motion.

A vote was taken.

AYE

Phyllis Woodfolk  
Graydon Lamb  
Davis Lamb  
Jim Davis  
Gary Lowe

NAY

The motion carried by a 5-0 vote.

**OLD/NEW BUSINESS**

Mr. Lowe read the request: Anthony & Bonnie Lawson/Northridge Land Trust request a re-zoning from R-1, Residential, to B-3, Business, on 1.50 acres of an 11.18 acre tract located on Spotswood Trail and identified on County Tax Maps as 50-(A)-20. (RZ#06-001) He asked Mr. Svoboda for a brief update on the request.

Mr. Svoboda stated that the acreage has changed from 1.5 acres to 1.3 acres and a new drawing has been submitted indicating the landscaping.

John Davis addressed the Commission representing the applicant. He reviewed the concept plan and described the project. He stated that they are waiting to hear from VDOT as to which proposal they prefer on the entrance. He described the building as having an office area in the front and the septic and landscaping will be toward the front of the property as well. He added that Leland Cypress will be used for landscaping on the rear and right edge of the property planted 15' on center. He pointed out that the paving will end about midway of the property with gravel from that point to the rear for stormwater management. He added that screening fence will be installed on the left side of the property. He stated that there will be 5 service bays, 2 of which will be drive-through bays. He added that the building will be nicely constructed and the business would provide employment as well.

There was discussion regarding the privacy fence. It was determined that the fence must turn 90° toward the office in order to delineate the building and to prohibit traffic around the building.

Anthony Lawson addressed the Commission. He stated that he spoke with Doris Ryan, Ryan Funeral Home, and this design would be better for her as the noise area would be insulated by the block wall. He added that the drive-through bays would be lubes only and would be less noisy.

There was discussion regarding the fence. It was determined that the solid 6' fence would be constructed of treated wood and painted nicely.

There was discussion regarding landscaping. It was determined that there would be grass in the front area unless stormwater management prohibits it. There was also discussion regarding the spacing and rate of growth of the Leland Cypress trees.

There was discussion regarding the submitted proffers and how they were determined and by-right uses allowed in B-3, Business. Also, discussed was the proximity of the proposed buildings to the existing building on either side.

Mr. Davis asked what materials would be used for construction.

Mr. Lawson stated that block would be used on the building.

Mr. Lowe asked if traffic would be concentrated on the side of the property opposite of the funeral home.

Mr. John Davis stated that it would.

There was discussion on the property boundaries and the hours of operation. It was determined that the business would be open Monday—Friday, 7am –5pm, and every other Saturday, 7 or 8 am—12noon.

Mr. Lowe stated that the applicant seems to have addressed all of the previous concerns and the proposal is in keeping with the business zone. He added that he was happy to see better details to the concept plan.

Mr. Davis Lamb made a motion to recommend approval of RZ#06-001 with the acceptance of the amended proffers dated 2/27/06, received 3-6-06, and the concept plan dated March 2006.

Ms. Woodfolk seconded the motion.

A vote was taken.

AYE  
Jim Davis  
Davis Lamb  
Graydon Lamb  
Phyllis Woodfolk  
Gary Lowe

NAY

The motion carried by a 5-0 vote.

### **APPROVAL OF MINUTES**

The minutes of the February 15, 2006 meeting were unanimously approved as submitted.

## **OTHER PLANNING MATTERS**

Mr. Svoboda informed the Commission that Nick Hahn was present and would like to address the Commission regarding a possible development just outside of the Town of Stanardsville.

Mr. Hahn addressed the Commission as a representative for Redlight Management. He stated that a rezoning application has been filed for the Berry property just outside of Stanardsville. He added that they are interested in proposing a PUD, Planned Unit Development, in that area which will require the rezoning. He mentioned that there would be a residential concept centered around a resort area which would be the centerpiece of the development. He described the resort area as a resort/conference center/lodge/bed & breakfast with 20 acres of open space for various activities. He noted that this type of project could aid in the revitalization of Stanardsville. He pointed out that water and sewer is an unknown at this point but will be determined further in the process, noting that proffers would also be submitted at a later date. He explained that he wanted to make the Commission aware tonight that this proposal was forthcoming in the near future. He added they look forward to working with the county on this project.

There was discussion and review of the preliminary concept plan for this project.

Mr. Lowe thanked Mr. Hahn for the presentation.

There was discussion on cases to be heard at next month's meeting. Mr. Svoboda gave a brief overview of what was on the agenda.

Mr. Lowe gave an update regarding the Time-based Divisions. He informed the Commission that the Board of Supervisors had requested that the Commission to review other options before moving forward at this time. He stated that the Commission would likely work on that in the next few months.

Mr. Lowe gave an update regarding the most recent Town Council meeting. He stated that there was a vacancy on the Town Council and he, Mr. Lowe, was appointed to finish that term.

Mr. Lowe gave a brief report regarding the EDA on upcoming projects and issues.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Marsha Alley*

Secretary