

PLANNING COMMISSION
June 21, 2006

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JUNE 21 2006, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

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

Mr. Lowe called the meeting to order.

PUBLIC HEARINGS

Mr. Lowe said that there are three public hearings on the agenda and then explained the public hearing process. He went over the agenda as there were a few revisions. He said the first order of business is James Early Parrott, AFD#06-002. He said the applicant is seeking to remove this property from the Midway AFD. He asked Mr. Svoboda for a report.

Mr. Svoboda said this is a request to remove about 228 acres from the Midway District, known as the Parrott property. He said is AFD application 06-002, tax map parcel 39-(A)-16. He said the potential for division is approximately 48 potential lots and is currently zoned all A-1. He said the applicant is seeking to remove this property from the AFD in attempt to do an equestrian subdivision. He said that in order to divide any of the parcels that would be put into open space or common area, and then they must come out of the AFD. He said the applicant is here tonight.

Mr. Robert Stout approached the PC and said he is representing the applicant. He said they had requested from the AFD to remove 228 acres. He pointed the area out on a diagram present. He said this is Mr. James Early Parrott's property and the property is no longer being worked and he is living in Richmond with his sister. He said the property would be coming out of the AFD in two years, but for health reasons, they are seeking to have it removed now from the AFD. Mr. Stout explained why the preliminary plat reviews had been deferred. He said they are waiting for the aerial topography.

Mr. Lowe then opened the hearing up to the public.

Mr. Carl Schmitt approached the PC. He said he would like to complement the Baker Group to help get a better understanding of their plans. He said the AFD committee voted 3-2 for this property to be removed. He then reviewed the AFD policies. He said we should think about what impact this has on other properties in the area. He said if you let this property go, how you could refuse the next applicants. Mr. Schmitt said this is a very conservation minded proposal in terms of a plat. He said this is one of the most beautiful properties in the County. He said he would like to see the PC, the applicant, and the BOS consider smaller lots to preserve more open space.

Mr. Mark Simpson approached the PC. He said the reason he was told to have the houses spread out is so that to provide things like a horse trail, open area in a different way. He said he is concerned about the domino effect with the AFD and we all should be concerned. He expressed his concerns about the lot size, water, septic. He also expressed traffic and school system concerns.

The hearing was closed to the public and opened to the PC.

Ms. Woodfolk expressed her concerns about how rapidly the County is growing. She said that she was present last month when the AFD Committee voted to allow Mr. Parrott from the AFD and she is in agreement with them.

Mr. Graydon Lamb and Mr. Lowe wanted to clarify when this property would actually come out of the AFD. It was confirmed that it would come out in 2010.

Mr. Davis Lamb gave a brief history on Mr. Parrott and feels we should grant Mr. Parrott the removal of his property from the AFD.

Mr. Jim Davis said that we need to have some control over A-1. He asked if this property was located in a flood plain. Mr. Stout said yes and pointed out the area on the diagram.

Mr. Lowe asked what the division rights by right are and what could be.

Mr. Svoboda said 48 division rights.

There was discussion about the open area and that it would be put in conservation.

Mr. Stout said there would be covenants and restrictions in this proposal.

Mr. Lowe said he feels there is a trade off here as Mr. Stout is proposing permanent conservation easements.

Mr. Graydon Lamb said that the County Attorney explained at the last meeting that there doesn't have to be a hardship anymore and do to the advice from the County

Attorney and how last month another similar scenario was approved, he would like to recommend approval of the applicant's request.

Mr. Davis Lamb seconded the motion.

A vote was taken.

AYE

Phyllis Woodfolk
Graydon Lamb
Davis Lamb
Jim Davis
Gary Lowe

The PC recommends approval for Mr. James Early Parrott to have his property removed from the AFD.

Mr. Lowe said the next item is an Ordinance Revision – General Regulations (Utilities) OR#06-002. He asked Mr. Svoboda for a report.

Mr. Svoboda said this is Ordinance Revision OR#06-002. He said this is an addition to the ordinance, not a modification. He said it would be added to a section called General Regulations at the very end. He reviewed an overhead regarding Section 16-17 regulations related to water and sewer utilities. Mr. Svoboda said this is a starting point. He said that Staff met with RSA. He continued to review the overhead presentation.

Mr. Lowe opened the hearing up to the public.

Mr. Carl Schmitt approached the PC. He said he can't understand this and hopes that the PC will explore some "what ifs". He said he has gone over this and finds that the objective is fine. He said that if you have someone who has public water and sewer and have someone building next to it, you want them to get on line. He said you don't want to have an arbitrary decision of moving water and sewer moving further out. He said where ever sewer and water go, there goes the development.

Mr. Lowe closed the hearing to the public and opened it to the PC.

Mr. Jim Davis expressed his concerns regarding the overhead presentation referencing the inadequate capacity of the public water and sewer and what would be the obligation to the County.

Mr. Svoboda said it would not be an obligation for the County.

Mr. Davis Lamb asked about the mandatory sewer hook up for all zoning districts, he asked if that meant A-1 as well.

Mr. Svoboda said yes.

Mr. Graydon Lamb expressed his concerns and said that he feels the intent is for small lots to hook on water and sewer when available.

Ms. Woodfolk asked Mr. Svoboda to confirm that we are discussing new development.

Mr. Svoboda said yes that was correct.

Mr. Lowe said that we have discussed about lack of water and County growth, he feels this should be regulated and would help monitor growth and lack of water better. He said at this time he is looking for a motion.

Mr. Davis Lamb said he make a motion to recommend approval of OR#06-002 with the amended language.

Ms. Woodfolk seconded the motion.

A vote was taken.

AYE

Jim Davis
Davis Lamb
Graydon Lamb
Phyllis Woodfolk
Gary Lowe

Mr. Lowe said the PC recommends approval of OR#06-002.

Mr. Lowe said the next item of business is Greene County Subdivision Ordinance – Sections 3-1-4 & 3-3-5, OR#06-004. He asked Mr. Svoboda for the staff report.

Mr. Svoboda said that 3-3-5 was not changed as indicated on the agenda.

Mr. Lowe wanted to confirm that we are looking at only 3-1-4.

Mr. Svoboda yes because when looking at the language that it was not necessary to change 3-3-5. He reviewed the preliminary plans submissions. He reviewed the overhead presentation. He said that under 3-1-4, basically there were a few words that

were removed and words that were added. He reviewed the old language and then went over the new language.

Mr. Carl Schmitt approached the PC. He said that he went into the Planning Department and was unable to locate this information for public review. Ms. Golon pointed out the information that was in the public review book located in the Planning Department. He said with the Planning Department reviewing then it would be recognized that it has met the requirements. He said the reviewing results should be made available to the PC, not meaning that the PC has to consider it at the meeting but that it was looked at.

Ms. Harriett Bowie approached the PC. She said she understands the reason for this and the mine set but her concern is where is the public review? She asked if we are going to rely on current appointed PC or are we going to see more under the radar.

The hearing was closed to the public.

Mr. Davis Lamb asked if material is posted for public review.

Mr. Svoboda said yes, it is in a binder located in the Planning Department.

Mr. Jim Davis asked what the average size of a subdivision is.

Mr. Svoboda said that when staff sees 50 lots, you want to start looking at 2 entrances and 2 exits. He said other counties have a similar procedure. He said he would like to bring this to the PC attention because of the calls regarding private roads. He said the reason the PC currently sees proposals under the current ordinance is because of them having public roads. He said the others being brought into the radar is the ones that the PC is not seeing are the ones where the lots are 5 or more.

There was continued discussion about the roads and road widths and lot sizes. Mr. Graydon Lamb asked if we could know how many have been done in this scenario for the past 12-24 months. He asked if we could have the stats at the next PC meeting.

Mr. Lowe said if there is a lot of activity, we may consider a quarterly report generated.

Ms. Woodfolk asked about by-right subdivisions.

Mr. Svoboda said what we have seen so far up to the 799 lots in Creekside have been by-right. He said the public roads are reviewed by VDOT.

Mr. Lowe said this ordinance has the word "may" be reviewed and approved.

Mr. Svoboda said that someone from the PC or Staff could make the request. He said

he would need to check into whether the public could review since the ordinance doesn't specifically say.

Mr. Lowe asked Mr. Svoboda how the public could review and see that staff is working on.

Mr. Svoboda said the public would need to visit the Planning Department. He said they could look at the PC agenda. He said that he encourages the public to submit comments.

There was discussion about the public coming to the Planning Department for reviewing.

Mr. Jim Davis made a motion to recommend approval of OR#06-004.

Mr. Graydon Lamb seconded the motion.

A vote was taken.

AYE

Phyllis Woodfolk
Grayson Lamb
Davis Lamb
Jim Davis
Gary Lowe

The PC recommends approval of OR#06-004.

OLD/NEW BUSINESS

Mr. Svoboda said that he has been talking with Mr. Jacobs with Robinson, Farmer and Cox regarding proffer policy. He said he is getting the average price of a new home from the Commissioner of Revenue. He said the proffer is based on the price of a new home and not the average price of a house. He said he is planning to schedule a joint session with the PC and BOS when Mr. Jacobs gives his presentation. Mr. Svoboda said that we are close to a month in having a proffer policy in place.

APPROVAL OF MINUTES

The minutes of May 17, 2006 were unanimously approved with a revision on page 6.

OTHER PLANNING MATTERS

Mr. Svoboda said that there is a chance that the deferred items tonight may be on the next agenda.

Ms. Golon reviewed a memo she placed at each PC chair regarding phasing of division rights. She said she would like to have this on next month's agenda or the following month.

Mr. Lowe said he would like to see this topic on next month's agenda.

Mr. Svoboda said there are 5 items on the memo that need to be addressed. He suggested a work session. He said the work session would need to be advertised.

Mr. Lowe said we will hold a work session at 6:30 on the 07/19/2006 PC meeting.

There was discussion about PC classes.

Mr. Davis Lamb volunteered and was unanimously voted to serve with Julius Bates on the Parks Advisory Committee.

Mr. Gary Lowe said he would like to comment on the 1 acre lots.

There was discussion on lots/acres and clustering. There was discussion about club houses, and open spaces.

There was continued discussion involving drainage fields and the developers working out easement arrangements.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Kelly Clay
Secretary