

**PLANNING COMMISSION
September 20, 2006**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, SEPTEMBER 20, 2006, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were: Gary Lowe, Chairman
Davis Lamb, Member
Graydon Lamb, Member
Phyllis Woodfolk, Member
Mickey Cox, Ex-officio Member
Bart Svoboda, Zoning Administrator
Marsha Alley, Secretary

Mr. Lowe called the meeting to order. There was discussion on holding a public hearing for the Emmanuel Christian Center request to be heard under Old/New Business although it is not necessary. It was decided that the request would be heard as a public hearing under Old/New Business.

PUBLIC HEARINGS

Reynold & Theresa Harbison/Allan Davis request a special use permit for a bed and breakfast on a 3.51 acre tract which is zoned A-1, Agriculture, located on Spotswood Trail and identified on County Tax Maps as 50-(A)-16A. (SUP#06-006)

Mr. Lowe opened the public hearing, read the above request statement, and reviewed the public hearing process.

Bart Svoboda presented information regarding the request and read the staff report. He stated that staff recommends approval of the Special Use Permit subject to transportation, water, and sewer concerns being addressed.

Reynold & Theresa Harbison addressed the Commission as applicants. They explained that they visualize this property as a "jewel in the rough" and want to restore it to be used as their residence and a bed & breakfast. Mr. Harbison added that he plans to research the house so that it is restored and preserved appropriately.

There being no public comment, the Chairman closed the public hearing.

The Commission reviewed and discussed the information regarding the request. Sewage concerns were addressed and the Health Department was satisfied. The house would be maintained as it exists but preserved. The timeline for opening would be about 6 months. Entrance concerns for events were

addressed. The applicant explained that there are no intentions of holding weddings due to impractical parking conditions but if that were ever an issue, they would return to the Commission for review. There was discussion regarding the limitation of guests, cars and the possibility of a wedding clause.

Mr. Davis Lamb made a motion to recommend approval of SUP#06-006 with the following condition:

- Special event crowd (attendance) is not to exceed fifty (50) individuals.

Ms. Woodfolk seconded the motion.

A vote was taken.

AYE

Davis Lamb
Graydon Lamb
Phyllis Woodfolk
Gary Lowe

NAY

The motion to recommend approval of SUP#06-006 carried by a 4-0 vote.

Ordinance Revision OR#06-005—Accessory Apartments

Mr. Lowe opened the public hearing and read the above request statement.

Bart Svoboda presented information regarding the request and read the staff report. He stated that the proposed ordinance revision is in response to The Greene County Board of Supervisors request, dated June 27, 2006, to review and discuss the allowance of accessory apartments. He added that recently the Zoning Department has had an increase of inquires from citizens regarding the creation of an accessory apartment, noting that a letter was included in their packets. An accessory apartment is completely separate living unit contained within a larger single family. A citizen that has extra space in the single family home they own may be able to benefit from an accessory apartments by providing the advantages of a tenant without the potential challenges of a roommate. He pointed out that the comprehensive plan does not directly address this issue. The specific language is as follows:

Accessory Apartment: a completely separate, private apartment unit installed in the extra space of an owner-occupied single-family detached dwelling and shall be in accordance with the following parameters:

- A. The accessory apartment and the principal dwelling shall be in the same ownership. The owner must occupy at least one of the dwelling units as a permanent legal residence, except for temporary absences not to exceed six months. The owner occupancy shall be verified by a notarized affidavit from the owner.

- B. The installation of accessory apartment is permitted in all zoning districts that allow single family detached dwelling.
- C. The accessory apartment must be a complete, separate housekeeping unit, independent in function from the principal dwelling.
- D. Not more than one accessory apartment may be established in a principal dwelling.
- E. The accessory apartment shall be designed so that the appearance of the building in which it is located remains that of a single family detached dwelling. New entrances should face the side or rear yard of the building.
- F. The accessory apartment shall contain a max of 30% of the building's total floor area, and be no larger than 800 square feet, or smaller than 300 square feet.
- G. The accessory apartment shall not have more than two bedrooms.
- H. One additional off-street parking space shall be provided for the accessory apartment.
- I. The effective period of the accessory apartment permit shall be granted after application approval, the completion of a routine housing inspection verifying the property remains the principal residence of the owner and that all Code requirements have been met.

Mr. Svoboda stated that this proposed revision would allow citizens of Greene County to utilize additional living space without creating additional rooftops. The proposed ordinance revision would be a by-right use with a special application in the zoning districts of A-1, C-1, R-1, R-2, PUD and SR. In order to provide regulation for Staff as well as for the citizens of Greene County, Staff recommends approval of the Ordinance Revision (OR #06-005).

Carl Schmitt addressed the Commission asking for details regarding the inclusion of an addition/garage apartment.

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

The Commission discussed the option of including a detached garage in this option and also what would be considered "attached". They also discussed electric meters, health regulations, additions being used for this purpose, and the limit of one accessory apartment per property.

Mr. Lowe stated that some of the language needed to be clarified regarding the inclusion of an addition, access within the house, and no expiration period. He added that the language in going in the right direction but needs clarification.

There was discussion on the modification of the language.

Phyllis Woodfolk made a motion defer action on SUP#06-006.

Davis Lamb seconded the motion.

A vote was taken.

AYE

Davis Lamb
Graydon Lamb
Phyllis Woodfolk
Gary Lowe

NAY

The motion to defer SUP#06-006 carried by a 4-0 vote.

OLD/NEW BUSINESS

Emmanuel Christian Center/Tracy Bond request a special use permit for a church and youth facility on a 20.00 acre tract which is zoned A-1, Agriculture, located on Spotswood Trail and identified on County Tax Maps as 50-(A)-38B. (SUP#06-002)

Mr. Lowe opened the public hearing and read the above request statement.

Bart Svoboda presented information regarding the request and read the staff report noting that public water is available, the site will be served by a private septic system, and that road improvements will be required by VDOT. He added that the subdivision concept plan is just that, a concept plan, explaining that there may be a discrepancy in the actual number of division rights that could be used. He stated that staff recommends approval of the special use permit subject to an approved site plan addressing issues related to the protection of the rural character of the area including screening of adjacent agricultural/residential parcels, VDOT concerns, water and sewer, parking, lighting, and any other site improvements.

Reverend Michael Jackson addressed the Commission and introduced Bob Anderson, architect/engineer, to answer any specific questions regarding the concept plan.

Mr. Anderson explained that the long-range conceptual master plan includes a learning center, youth center, sanctuary, and a multi-purpose building. He stated that the intent is to preserve the natural setting and he invited the neighbors to be involved in the design process. In addition to Mr. Anderson and Rev. Jackson, eight citizens present stood in support of the project in lieu of signing up to speak.

The following citizens addressed the Commission voicing their concerns regarding the project:

John M. McDaniel

Pam Strombeck

Eric Strombeck

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

There was discussion regarding E & S issues related to parking and paved vs. gravel area. Mr. Anderson reminded the Commission that these issues would be addressed during site plan review but noted that their company is a "green firm" interested in environmental protection.

There was discussion on the height restrictions, traffic, and hours of operation. Mr. Anderson stated that the height would likely be between 35-40 feet with a Farm or Greek revival architecture. He noted that the church would like to see attendance grow to 800 people but would not know for sure what that number might be. Rev. Jackson stated that currently the services are held on Wednesday nights, Sunday morning and evening services, with some Saturday rehearsals, and periodic revivals.

There was discussion regarding staffing, lighting, and security. Rev. Jackson stated that the center would be fully staffed whenever the center is open. Mr. Anderson stated that the lighting and security issues would be addressed during site plan review but noted that the lighting would be low projection and minimally reflective.

Mr. Lowe stated that he supports the idea of this opportunity for the youth and is encouraged by the LID techniques, neighborliness, etc. He added that he did not find answers to the Commission's previous questions in this staff report.

There was discussion regarding the vision of the project.

Davis Lamb made a motion to defer action on SUP#06-002 until October 18, 2006.

Graydon Lamb seconded the motion.

A vote was taken.

AYE

Phyllis Woodfolk
Graydon Lamb
Davis Lamb
Gary Lowe

NAY

The motion to defer action on SUP#06-002 carried by a 4-0 vote.

APPROVAL OF MINUTES

The approval of the minutes for the August 16, 2006 meeting was deferred.

OTHER PLANNING MATTERS

Mr. Svoboda informed the Commission that the agenda for October includes:

- an AFD Removal request
- Gateway Center Rezoning request
- Enterprise Pointe Rezoning request
- an Ordinance Revision under Old/New Business

Mr. Svoboda stated that the Little Ledge application has been withdrawn and reminded the Commission that several seminars will be coming up if anyone is interested in attending them. He added that the new fee schedule and proffer policy were both adopted by the Board of Supervisors. He noted that there would be a preliminary plat review on the November Commission agenda as well.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary