

PLANNING COMMISSION
July 18, 2007

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JULY 18, 2007, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

- Graydon Lamb, Chairman
- Davis Lamb, Vice-Chairman
- Phyllis Woodfolk, Member
- Michael Skeens, Member
- Mickey Cox, Ex-officio Member
- Bart Svoboda, Planning Director
- Stephanie Golon, Planner

Graydon Lamb called the meeting to order. He stated that there would be two public hearings tonight and asked that those who wished to speak sign up on the appropriate sheets.

PUBLIC HEARING

Kinvara Properties, LLC request a re-zoning from B-1, B-2, Business, and R-2, Residential, to PUD (Planned Unit Development) on a 38.00 acre tract and a 1.04 acre tract located on Seminole Trail/Cedar Grove Road/Deerfield Drive/Buck Drive and identified on County Tax Maps as 66-(A)-6 & 6C. (RZ#07-002)

Graydon Lamb read the request and asked Mr. Svoboda for a report.

Mr. Svoboda reviewed the maps and graphics of the Deerfield property and explained that the request is for rezoning the property from B1, B2, and R2 to a Planned Unit Development (PUD). He added that new proffers have been received and included in the packets. He stated that conversations with VDOT are ongoing regarding transportation issues. He reviewed the residential and commercial areas as well as road locations. He added that the Comprehensive Plan does recognize this area as a residential area and the request meets the land use map designation. He pointed out the area designated as emergency services use for the county. He stated that there would be a good deal of improvements along Route 29.

There was a brief review of the newly submitted proffers. Mr. Svoboda stated that staff had not had time to verify some of the figures included in the proffers due to the time that they were received.

Butch Davies addressed the Commission on behalf of James Lavin, managing member of the applicant team. He introduced other team members and their

areas of expertise adding that they are all available for questions. He pointed out that the area is already zoned business and residential. He stated that the proffers were revised to address comments and concerns from the area citizens. He noted that one of the real challenges of this project is to view the project as a whole, having the residential and commercial areas compliment one another. He added that a lot of time has been spent to address transportation issues for the area. He stated that the fiscal impact study reports that the project would not have a negative impact on the school system. He stressed that there was no requirement to provide an EMS facility but it has become a growing issue. He noted that the applicant has spent time reviewing architectural design that would be attractive in the area. He stated that they had tried to address all of the county requirements and that the team would be available for questions.

Graydon Lamb opened the public hearing.

The following citizens addressed the Commission voicing their concerns regarding the submitted impact studies and the impacts on the county, specifically impacts on the Ruckersville area, including traffic, schools, services, speed limits, roads, general aesthetics, erosion, residential growth, water availability, sewer availability, interconnectivity versus permanent fixture to alleviate cut-through traffic, etc.:

- Carl Schmitt
- Andrea Wilkinson
- Matt Strauss
- Frank Wilczek
- Pat Wilczek
- Ray Sturges
- Bill Sterling
- Nicole Strickland
- Sheila Blight
- Clark Blight
- George Tennyson
- Jerry Gore
- Vaughn Kowahl
- John Lynch
- Lee Estes

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

Mr. Svoboda explained the process of notifying adjoining property owners.

Davis Lamb stated his concerns regarding water, traffic, etc. adding that he did like the concept of the plan but believed that the infrastructure to support the project is not in place at this time.

Phyllis Woodfolk stated that she agreed with Mr. Lamb. She added that her

major concern is the water supply as well as the traffic issues. She noted that the residents had valid concerns.

Mike Skeens asked what the three ponds would be used for.

Mr. Svoboda stated that the ponds would be used to control storm water run off.

Mr. Skeens asked what the proposed homes would sell for.

Bill Gentry, realtor, explained that it would be market driven.

Mr. Skeens stated that he had spoken with someone involved with EMS and that one acre would likely not be enough area.

There was discussion as to who would own the land proffered for EMS.

Mr. Skeens stated that he shared the concerns mentioned by the other Commission members.

Davis Lamb pointed out that the analyses are based on assumptions.

Mr. Skeens reminded the Commission that VDOT had not submitted comments at this time.

Graydon Lamb stated that the work, time, and effort that have gone into the project as well as the concerns of local residents are appreciated.

Mr. Davies requested a deferral to the next meeting so that VDOT comments may be received and residents concerns may be reviewed.

There was discussion regarding the deferral request.

Phyllis Woodfolk made a motion to defer action on this application based on issues relating to transportation, public water and public sewer until the next meeting which will be held on August 15, 2007.

Davis Lamb seconded the motion.

The vote was taken.

AYE

Mike Skeens
Phyllis Woodfolk
Davis Lamb
Graydon Lamb

NAY

The motion to defer RZ#07-002 to the August 15, 2007 carried by a 4-0 vote.

SUBDIVISION ORDINANCE REVISION—Define “Agent” (OR#07-006)

Graydon Lamb read the request and asked Mr. Svoboda for a report.

Mr. Svoboda stated that the revision was requested by the Board of Supervisors to define the term “agent” for clarification in the ordinance. The specific language is:

Agent: The term “agent” means the Director of Planning and Community Development.

Graydon Lamb opened the public hearing.

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

There was a brief discussion regarding the definition.

Mike Skeens made a motion to recommend approval of OR#07-006.

Phyllis Woodfolk seconded the motion.

The vote was taken.

AYE

Davis Lamb
Mike Skeens
Phyllis Woodfolk
Graydon Lamb

NAY

The motion to recommend approval of OR#07-006 carried by a 4-0 vote.

OLD/NEW BUSINESS

Mr. Svoboda announced that the locality is not required to address clustering at this time as there is already a provision in the ordinance for clustering in certain zoning districts. He added that the sign ordinance will be under review in the near future as well as several other minor ordinance revisions. He added that the AFD ordinance and the Comprehensive Plan will be coming up for review in the distant future.

Davis Lamb stated that he had reviewed the ordinance in regard to who enforces the rules and regulations of the county as a result of a letter that he received in the mail. He added that he found his answer in the Zoning Ordinance, Article 20-4-3, and he read this section. He noted that the letter he received was regarding

the outdoor basketball courts proposed at the Emmanuel Christian Center.

Mr. Svoboda explained that the site plan had been reviewed and comments were sent to the applicant with a stipulation that the outdoor basketball courts were to be removed from the site development plan as these items were not discussed or addressed during the special use permit process. He added that the applicant would need to amend the special use permit in order to incorporate these outdoor sports areas.

Davis Lamb stated that he had noticed, and that others had told him that there were a lot of wells being drilled on a particular parcel without having permits.

Mr. Svoboda explained that the well permits are issued through the Health Department and that wells are regulated by the Health Department.

APPROVAL OF MINUTES

The minutes for the May 16, 2007 meeting were approved as submitted by a 4-0 vote.

OTHER PLANNING MATTERS

There were no other planning matters.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary