

PLANNING COMMISSION
September 19, 2007

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, SEPTEMBER 19, 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
- Jimmy Davis, Member
- Mickey Cox, Ex-officio Member
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner
- Marsha Alley, Secretary

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

Carroll & Lynette Morris/K & B Properties request a re-zoning from A-1, Agriculture, to B-2, Business, and R-2, Residential, on approximately 327.54 acres located on Spotswood Trail, Dunnes Shop Road, and M & M Road and identified on County Tax Maps as 50-(A)-42A, 42B, 45 and 59-(A)-19, 19A, 21, 25, 26, 27, and 28A. (RZ#06-002)

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

Mr. Svoboda explained that this request had been deferred until the Comprehensive Plan Amendment had been decided. He added that approximately 50 acres will be retained by the property owner. He stated that approximately 52 acres is proposed to be B-2 and approximately 268.7 acres is proposed to be R-2. He reported that the area in question is not designated on the Future Land Use Map of the Comprehensive. He stated that water and sewer are nearby and that there are commercial uses in the area. He added that proffers had been revised and submitted. He stated that staff recommends approval of the request with the suggestion that the following subjects be considered further:

1. Providing adequate water supply.
2. Connectivity to adjacent parcels for future development.
3. Traffic concerns on all adjacent roads.

Richard Johnson, Blackwell Engineering, addressed the Commission on behalf

of the applicant. He stated that Mr. Svoboda had given a thorough report in his review and added that the applicant would like to see a decision on the recommendation at tonight's meeting.

Graydon Lamb opened the public hearing.

The following citizens addressed the Commission voicing their concerns regarding various impacts on the county with an emphasis on water availability, housing market, traffic, government, and education.

- Harriett Bowie
- Jerry Gore
- Carl Schmitt
- John Lynch
- Dick Franklin
- Andrea Wilkinson
- Floyd Wilkinson
- Pat Wilczek
- Frank Wilczek
- Martha Harpin
- Diane Goerlitz
- Marty Silman
- Jenny Dietzel
- Matt Strauss
- Roy Dye

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

Davis Lamb agreed that the water situation is a serious one and added that more study would be helpful given that many of the impacts are overwhelming. He stated that infrastructure needed to be in place prior to development.

Phyllis Woodfolk agreed that better planning needs to be in place especially in regard to the water situation.

Mike Skeens agreed that water availability is a problem. There was discussion regarding public water availability.

Jim Davis stated that the proffers appear to be weak and added that the Commission had not had enough time to review them given that the proffers had been submitted on Tuesday afternoon and that the Commission had just received the proffers prior to the meeting. He added that a request of this size and nature requires time for review.

Graydon Lamb stated that there was a certain amount of residential concept allowed by-right and added that the Board of Supervisors would make the final decision on this request. He explained that the Commission could make a recommendation to approve or deny and forward the request to the Board of Supervisors.

Jim Davis made a motion to recommend denial of RZ#06-002 due to the lack of understanding regarding water, traffic, school impacts, and financial issues.

Davis Lamb seconded the motion.

The vote was taken.

AYE

Davis Lamb
Jimmy Davis
Phyllis Woodfolk
Mike Skeens
Graydon Lamb

NAY

The motion to recommend denial of RZ#06-002 carried by a unanimous vote.

Meriweather Mowing Service, Inc./Lorenzo Brown request a special use permit for a garden center on a 5.56 acre tract which is zoned A-1, Agriculture, located at 4058 Advance Mills Road and identified on County Tax Maps as 64-(A)-2. (SUP#07-005)

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

Mr. Svoboda reported that there is an existing business on the site which is similar to the proposed business. He stated that the parcel is designated as "rural" on the Future Land Use Map of the Comprehensive Plan, noting that the proposed use would be allowed by special use permit in the zoning district. He pointed out that the entrance would not be on the side road. He stated that planning staff recommended approval of the request subject to transportation, water, and sewer concerns being addressed.

David Norford and Rod Ballard, applicants, addressed the Commission. They explained that they have been in business for about 17 years and would like to purchase this property and operate their business from there. They added that they have roots in the area and the site fits their business needs. They noted that the business would be a good addition to the community. They submitted photos of the site.

Graydon Lamb opened the public hearing.

The following citizens addressed the Commission voicing their support of the request:

- Lee Estes
- Jenny Dietzel

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

Phyllis Woodfolk stated that the proposed use seems to be ideal and would be an asset to the county. She wished them success in their business.

Mike Skeens asked if there would be retail sales on site.

Mr. Norford stated that there would be a small scale retail component to the business similar to the current use.

There was discussion regarding buffers, vehicle storage, and fencing. It was determined that 32 Leland Cypress trees would be planted over a period of time to fill in the current plantings.

There was clarification of the definition of Garden Center and discussion regarding the residence in the rear of the site sketch. It was determined that a previous residence had been planned but never built.

There was discussion regarding the transfer of the Special Use Permit should the property be sold. There was also discussion regarding the tree line and possible conditions to the Special Use Permit.

Davis Lamb made a motion to recommend approval of SUP#07-005 with the following conditions:

- VDOT requirements shall be met
- Building Code and Zoning requirements shall be met
- A site plan shall be submitted and approved for this application
- Health Department concerns shall be addressed
- Screening to apply to the site.

Mike Skeens seconded the motion.

The vote was taken.

AYE

Jimmy Davis
Davis Lamb
Phyllis Woodfolk
Mike Skeens
Graydon Lamb

NAY

The motion to recommend approval of SUP#07-005 carried by a unanimous vote.

OLD/NEW BUSINESS

Mr. Svoboda informed the Commission that the Kinvara request would be heard under Old/New Business in October. He added that there would be a rezoning request and 2 ordinance revisions in October as well. He stated that an additional sign ordinance revision would be heard in November. He informed the Commission of recent site development plan submittals and reminded them that

the CIP and Budget issues would be coming up soon.

APPROVAL OF MINUTES

The minutes for the August 16, 2007 meeting were approved as submitted by a 5-0 vote.

OTHER PLANNING MATTERS

Andrea Wilkinson presented the Commission with a handout and reviewed it with them regarding the State School Cost Share Formula. She pointed out that it could be a useful tool in planning.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary