

PLANNING COMMISSION
November 15, 2007

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON THURSDAY, NOVEMBER 15, 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 one public hearing and one item under Old Business tonight and asked that those who wished to speak sign up on the appropriate sheets.

A consensus vote amended the agenda so that Old/New Business would be the first item reviewed.

OLD/NEW BUSINESS

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 Bart Svoboda for a report.

Mr. Svoboda gave a report and a presentation for the request. He reviewed the proffers with the Commission noting issues such as building permit issuance, erosion & sediment control, road, and EMS. He reviewed the submitted plans and maps. He stated that the Commission had previously deferred the request due issues relating to the need for VDOT comments, impacts, and EMS. He added that staff views the request as a positive proposal for the county.

Butch Davies addressed the Commission on behalf of the applicant. He gave a powerpoint presentation and provided handouts to the Commission. He explained that the proposal is for a Planned Unit Development of 39 acres, noting that the property is currently zoned B-1 (5.67 acres), B-2 (25.66 acres), and R-2 (7.71 acres). He added that the developer envisions a "village concept" and that

the development would not exceed 98 units. He added that 46 units would be allowed by-right and that they applicant proffered to pay cash proffers of \$9,000 on the 52 units over the 46 units allowed by-right. He explained the proffered transportation improvements, the landscaping and lighting proffers, the design guidelines and village improvements, and the public services offerings. He noted that the proffers and information offered were gathered from previous Commission meetings and meetings with citizens.

Graydon Lamb explained that the public hearing was held previously but that the public would be allowed to speak tonight given that the proposal had been modified considerably.

The following citizens addressed the Commission expressing their concerns/opinions in regard to planning, water availability, housing market changes, design guidelines, density, traffic impacts, tax burden, cash proffer amount, phasing commercial to residential development, and county readiness for this type of project:

- Matt Strauss
- Bryan Strickland
- Dan Curtner
- Martha Harpin
- Andrea Wilkinson
- Frank Wilczek
- Pat Wilczek
- Jenny Dietzel

Davis Lamb reviewed concerns regarding the phasing of the commercial to the residential units, traffic impacts, concept plan road markings, and the possible build-out date.

Mr. Davies explained that he expected the commercial area to begin first in order to keep the project more viable. He added that he expected the residential to begin in 3-5 years noting that phasing the two components sometimes makes financing more difficult. He noted that the proffers address the traffic issues and right-of-way dedications. He added that the build-out date would be based on the housing market although the commercial area would be attractive at this time as it could meet the needs of existing rooftops.

Jim Davis reviewed concerns regarding the phasing of commercial to residential development, possible home prices, the acreage designated to the county, developers and designs, private roads, and what affect Walmart may have on the project.

Mr. Davies explained that the village concept would be better with the economic changes and that home prices would be based on the market. He added that the allotted county parcel would transfer to the county when the first commercial

transaction takes place, noting that the commercial development is likely to be first due to the market. He added that the owner himself, James Lavin, would be the developer and that designs were not determined at this time, but would be geared to young professionals and active adults, noting that they would be marketable and attractive. He stated that the roads would be private except for the through road which must be a public road per VDOT. He pointed out that the Walmart may actually be a draw for the project and noted that the land which is to be conveyed to the county has no restrictions regarding the sale of the parcel.

Mike Skeens asked how much open space would be allotted and what types of homes would be built there, noting the need for affordable housing.

Mr. Davies stated that, per Dick Johnson, engineer, there would be in excess of 35% open space. He added that the homes would be estimated at \$300,000, noting that add-ons would be available.

Mr. Skeens asked if a traffic study had been performed.

Mr. Svoboda explained that the traffic study had been previously submitted, likely prior to Mr. Skeens' appointment to the Commission.

Phyllis Woodfolk stated that her questions had been answered and her concerns had been addressed. She added that she liked this presentation better than the previous one. She commended the applicant for their effort regarding the inclusion of input from citizens.

There was discussion regarding transportation issues and improvements. Robin Antonucci described the transportation proffer package in detail.

Graydon Lamb commended the applicant team for their effort with the project. He noted that townhomes are needed in the county as a housing option. He added that he would like to see the project move to the Board of Supervisors with a recommendation.

Jim Davis commended the applicant and staff for the presentation. He stated that it was one of the best presentations that he had seen and would serve as an example for others in the future. He noted that the only item he would like to see added would be the tie between commercial and residential development but noted that there were many other positives in the project.

Mike Skeens agreed.

There was discussion regarding the proffers, project, etc.

Phyllis Woodfolk made a motion to recommend approval of RZ#07-002 with the acceptance of the submitted proffers dated November 14, 2007.

Davis Lamb seconded the motion.

The vote was taken.

AYE

Mike Skeens
Phyllis Woodfolk
Davis Lamb
Jimmy Davis
Graydon Lamb

NAY

The motion to recommend approval of RZ#07-002 carried by a unanimous vote.

There was a five-minute recess.

PUBLIC HEARING

Ordinance Revision: Sign Ordinance, Article 14—OR#07-010

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

Mr. Svoboda reviewed the staff report and gave a presentation regarding the request. He explained that the purpose of the revisions would be to enable staff to provide superior customer service, oversee the general welfare of the community, provide aesthetically attractive signs, and maintain compatibility of sign usage with the land use patterns. He reviewed the proposed language with the Commission. He added that as a result of the revision, the fee schedule must be procedurally revised to include the Temporary Sign fee of \$50 but not as a part of the revision. He added that staff recommends approval of the proposed language.

Graydon Lamb opened the public hearing.

Andrea Wilkinson asked if current off-site signs would be “grandfathered”.

Mr. Svoboda stated that those signs would be considered non-conforming.

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

Mike Skeens and Phyllis Woodfolk had no comments or questions as the information was reviewed.

Davis Lamb asked if the inflatable “Michelin Man” would be allowed for a tire retailer, for example.

Mr. Svoboda stated that it would not be allowed.

There was discussion regarding inflatable signs, balloons, etc. and the hazards that they present.

Jim Davis stated that the revision was a job well done and asked if a model was used.

Mr. Svoboda deferred to Stephanie Golon who had performed most of the research.

Mrs. Golon explained that the revision was modeled after a mixture of many other sign regulations, some complex and some simple.

There was discussion regarding the modeling and the basis of the language.

Graydon Lamb stated that he liked the 7 day removal for campaign signs, etc.

Phyllis Woodfolk asked if yard sale signs would be included in that.

Mrs. Golon noted that they are not allowed in the VDOT right-of-way but added that enforcement is generally the problem.

Davis Lamb made a motion to recommend approval of OR#07-010.

Jim Davis seconded the motion.

The vote was taken.

AYE

Mike Skeens
Phyllis Woodfolk
Davis Lamb
Jimmy Davis
Graydon Lamb

NAY

The motion to recommend approval of ORZ#07-010 carried by a unanimous vote.

APPROVAL OF MINUTES

The minutes for the October 17, 2007 meeting were approved as submitted by a 5-0 vote.

OTHER PLANNING MATTERS

Mr. Svoboda informed the Commission that a new timetable may be used for scheduling cases as a result of new VDOT regulations taking effect as of January 1, 2007.

He added that there were no cases to be heard in December and therefore, a meeting would not be held.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary