

PLANNING COMMISSION
January 16, 2008

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JANUARY 16, 2008, 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
- Jeri Allen, Ex-officio Member
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner
- Marsha Alley, Secretary

Graydon Lamb called the meeting to order. He asked that those who wished to speak sign up on the appropriate sheets.

A consensus vote amended the agenda to elect a Chairman as the first order of business.

ELECTION OF CHAIRMAN

Phyllis Woodfolk nominated Davis Lamb for Chairman.

Mike Skeens seconded the motion.

Davis Lamb was elected Chairman by a unanimous vote.

PUBLIC HEARING

The Market Place of Virginia, LC has filed a rezoning application to amend proffers approved on October 30, 2001 (re-zoning file #01-136) for property zoned B-3 on a 3.966 acre tract located in Ruckersville on Route 29 (Seminole Trail) identified on County Tax Maps as 60-(A)-52A. (RZ#07-004)

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 Future Land Use map and recommendations of the existing Comprehensive Plan support the proposed rezoning amendment. He stated that the property was rezoned October 30, 2001 to B-3 and was limited to model homes and sales center. He pointed out that the applicant requests that the uses defined in section 10-1-1 (by-right) and 10-1-2 (special use permit) of the Greene County Zoning Ordinances be permitted by right and with special

use permit, except for Highway Retail Service Centers/Truck Stops and Bus, Truck and Taxi Terminals. He added that any new uses to the parcel would require site plan review and approval.

Davis Lamb opened the public hearing.

George Tennyson and Matthew Woodson addressed the Commission voicing their support of the request noting that it would be appropriate for the site and the county.

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

Graydon Lamb asked if other uses should be prohibited at this site.

Mr. Svoboda stated that the parcel size could limit the viability of some of the other uses allowed.

Graydon Lamb agreed adding that it is a great location and believed the applicant and the county could benefit.

Phyllis Woodfolk asked if the applicant had a use in mind.

David Turner, applicant, addressed the Commission. He explained that he is in the process of looking for businesses interested in the site but has no specific use in mind.

Phyllis Woodfolk asked if the existing buildings would be used or removed.

Mr. Turner stated that the existing buildings were designed as model homes but may be suitable for some businesses as well. He added that the site could develop differently in the long-term.

Mike Skeens asked Mr. Svoboda if another business coming to the site would be required to come before the Board.

Mr. Svoboda stated that they would not come before the Board but a site plan review and approval would be required.

Mr. Skeens agreed that the request was reasonable and could be good for the county.

Davis Lamb agreed adding that it would be good for the county tax base as well and noted that the site looks nice and is well-maintained.

Graydon Lamb made a motion to recommend approval of RZ#07-004 with the acceptance of the submitted proffers dated December 27, 2007.

Phyllis Woodfolk seconded the motion.

The vote was taken.

AYE

Mike Skeens
Phyllis Woodfolk
Graydon Lamb
Davis Lamb

NAY

The motion to recommend approval of RZ#07-004 carried by a unanimous vote.

The Greene County School Board requests a special use permit for an electronic message center on a 82.263 acre tract which is zoned R-1, Residential, located on Celt Road/Spotswood Trail and identified on County Tax Maps as 37-(A)-11. (SUP#07-006)

Mr. Svoboda recommended that the request be deferred in light of the Planning Commission vacancies.

Phyllis Woodfolk made a motion to defer SUP#07-006 to the February 20, 2008 Planning Commission meeting.

Mike Skeens seconded the motion.

The vote was taken.

AYE

Graydon Lamb
Mike Skeens
Phyllis Woodfolk
Davis Lamb

NAY

The motion to recommend deferral of SUP#07-006 carried by a unanimous vote.

OLD/NEW BUSINESS

Mr. Svoboda stated that staff is working on the yearly figures for requests and that they may be available at next month's meeting. He added that the building permits had shown no significant drop-off.

Stephanie Golon briefly reviewed the figures for the Planning requests.

Mr. Svoboda stated that the Board is trying to schedule a Joint Public Hearing with the Planning Commission on February 12, 2008 to consider an ordinance revision defining and regulating sexually oriented businesses (SOB).

After discussion of schedules, everyone agreed to be available; although Ms. Woodfolk would have to review her schedule and notify the Planning Department as to her availability that night.

Mr. Svoboda introduced Jeri Allen as the new Board of Supervisors liaison to the Planning Commission.

Mike Skeens stated that Jim Davis had served on the Planning Commission for four (4) years and was a valuable asset. He asked if the Planning Department could send a letter of appreciation to Mr. Davis for his service since there was no meeting in December for that to be addressed.

Mr. Svoboda stated that staff would send out appreciation on behalf of the Commission and staff. He added that the Board of Supervisors is reviewing applications for the Commission vacancies.

APPROVAL OF MINUTES

The minutes for the November 15, 2007 meeting were approved as submitted by a 4-0 vote.

OTHER PLANNING MATTERS

Graydon Lamb thanked the Planning Commission and staff for the support and assistance during his term.

Davis Lamb thanked Graydon Lamb for his service as well.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary