

PLANNING COMMISSION
March 19, 2008

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MARCH 19, 2008, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were: Davis Lamb, Chairman
 Norman Slezak, Member
 Phyllis Woodfolk, Member
 Jim Frydl, Member
 Anthony Herring, Member
 Jeri Allen, Ex-officio Member
 Bart Svoboda, Planning Director
 Stephanie Golon, County Planner
 Marsha Alley, Secretary

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

ELECTION OF VICE-CHAIRPERSON

Mr. Lamb welcomed the newly appointed members noting that he believed the Board of Supervisors had made good decisions.

Anthony Herring, Jim Frydl, and Norman Slezak introduced themselves.

Mr. Herring nominated Phyllis Woodfolk for Vice-Chairperson.

Ms. Woodfolk declined.

Mr. Slezak stated that he would be willing to serve unless someone else would like to be nominated.

Mr. Frydl nominated Mr. Slezak for Vice-Chairman as he had begun the training conference.

The vote was taken.

AYE
Anthony Herring
Jim Frydl
Phyllis Woodfolk
Norman Slezak
Davis Lamb

NAY

The motion carried unanimously.

PUBLIC HEARING

Ordinance Revision: Sexually Oriented Business (SOB)—OR#-8-001

Davis 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 currently the ordinance does not specifically address SOBs, noting that the use would likely fall under Restaurant/Retail at this time. He explained that staff researched how the issue is addressed by other localities, as well as court cases to determine the draft language. He added that in order to prevent potential deterioration in Greene County's Zoning Districts, and to avoid potential adverse impacts on residential, institutional, and non-adult oriented retail uses, particularly those where children are present, and thereby protecting the public health, safety, and welfare, sexually oriented businesses, as defined, shall be permitted only by special use permit in the M-2 Zoning District. He explained that definitions would also be added for Adult Entertainment Establishment and Adult Bookstore/Adult Video Store. He stated that staff recommends approval of the language.

Mr. Lamb opened the public hearing. There being no public comments, the public hearing was closed.

Mr. Slezak asked if legal counsel was available and if so, had there been any comment.

Mr. Svoboda stated that Ray Clarke, County Attorney, had reviewed the language and his suggested changes had been made prior to the report being sent to the Commission.

There was discussion regarding the limitations of the use and the suggestion of changing the distance requirement from 1,000 feet to 1,500 feet.

Mr. Svoboda reminded the Commission that the use would not be allowed in any other district and only in M-2 by a special use permit. He added that there are several areas in the county where this would apply.

There was discussion regarding signs for the use. It was determined that the use would have to meet business sign regulations.

There was also discussion regarding adult entertainment and the regulations for the use.

Ms. Woodfolk made a motion to recommend approval of OR#08-001 with the

following revision:

An adult entertainment establishment shall be a minimum of **1,500 feet** from residence, church, school, day care facility, park, additional adult bookstore, additional adult video store, additional adult entertainment, or similar establishments.

Mr. Slezak seconded the motion.

The vote was taken.

AYE

Mr. Herring
Mr. Frydl
Ms. Woodfolk
Mr. Slezak
Mr. Lamb

NAY

The motion to recommend approval of OR#08-001 carried by a unanimous vote.

OLD/NEW BUSINESS

Mr. Svoboda informed the Commission that the sign ordinance was approved by the Board of Supervisors. He added that there may be clarifications needed later. He noted that the lighting ordinance may also need some clarifications.

Mr. Svoboda stated that the Hunnicutt Property preliminary plat review and the Carroll Morris property will be heard at the May meeting. He added that the TJPDC will also be making a presentation regarding the update of the Comprehensive Plan at the May meeting as well.

Mr. Lamb stated that he and Mr. Frydl attended a recent meeting of the Ruckersville Citizens Council. He gave a brief overview of that meeting.

APPROVAL OF MINUTES

The minutes for the February 20, 2008 meeting were approved as submitted by a 5-0 vote.

OTHER PLANNING MATTERS

Mr. Svoboda stated that there would be no June meeting.

Mr. Svoboda reminded the Commission that the Hunnicutt proposal has been deferred to the May meeting.

Mr. Slezak and Mr. Frydl volunteered to visit sites for inspections for this quarter per the Commission by-laws as noted by Mr. Slezak.

Mr. Slezak suggested that the Commission consider reviewing the by-laws in the future and volunteered to head that process.

There was discussion regarding the review of the bylaws.

Mr. Svoboda stated that the CIP may likely come to the Commission in April or May.

Mr. Slezak asked if business cards could be obtained for the Commission members especially when site visits are being conducted.

Appointment of Liaisons

Mr. Slezak nominated Anthony Herring as the Liaison for the EDA.

Mr. Frydl seconded the nomination.

A consensus vote was taken and the nomination passed unanimously.

Mr. Slezak nominated Jim Frydl as the Liaison for the Town of Stanardsville.

Ms. Woodfolk seconded the nomination.

A consensus vote was taken and the nomination passed unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary