

**PLANNING COMMISSION
WORK SESSION
March 16, 2016**

THE WORK SESSION OF THE GREENE COUNTY PLANNING COMMISSION
WAS HELD ON WEDNESDAY, MARCH 16, 2016,
AT 6:30 PM IN THE COUNTY ADMINISTRATION BUILDING MEETING ROOM.

Those present were:

- Jay Willer, Chairman
- Victor Schaff, Vice-Chairman
- Frank Morris, Member
- John McCloskey, Member
- William Saunders, III, Member
- Dale Herring, Ex-Officio Member
- Bart Svoboda, Planning Director
- Stephanie Golon, Planner
- Marsha Alley, Secretary

CALL TO ORDER

The Chairman called the meeting to order and each member stated their name for the record.

WORK SESSION

Comprehensive Plan Work Session:

Mr. Willer introduced the Comprehensive Plan revision process and welcomed those in attendance.

The Chairman opened the public work session. He asked Mr. Svoboda to begin the work session.

Mr. Svoboda gave a brief overview of the revision process noting that agencies had been present at previous work sessions to provide information for those agencies. He reviewed the information that has been presented and reviewed the possibility of holding a public hearing in May.

Mr. Willer asked if a written document would be needed before the public hearing instead of a conceptual plan.

Mr. Svoboda stated that a written document would be necessary for the public hearing to allow review of the document to be presented.

Mr. Willer suggested that the Parks and Recreation Department address the possibility of offering a variety of public services as well as activities. He noted that there needs to be better discussion regarding growth areas in order to get a list of conceptual changes that should be made prior to revising the wording. He

added that having that reviewed first may likely generate more public input.

Mr. Svoboda stated that the information in the packet is a guide to what has been presented.

There was discussion as to the completion deadline of the document and a possible date of adoption. It was noted that the goal is to present the completed document at the Commission public hearing in May anticipating that the Board of Supervisors would review it for adoption in late summer of 2016.

Mr. Schaff stated that he had received feedback relating to the school facility study and offered it as a placeholder for upcoming information.

Mr. Svoboda explained that the Comprehensive Plan must be reviewed at least every five (5) years but noted that sections can be reviewed as needed.

Mrs. Golon stated that there could be a reference to the facility study within the Comprehensive Plan.

Mr. McCloskey asked how the Town of Stanardsville Comprehensive Plan coincides with the county's plan.

Mr. Svoboda stated that the two plans operate hand-in-hand to reflect each other so that there are no contradictions.

Mrs. Golon added that the Town of Stanardsville would also be conducting a review of their plan this year as well.

Mr. Willer asked if there are conceptual things that need to be included or deleted, such as restructuring to layout in order to place water impoundment and infrastructure toward the front of the document.

There was discussion regarding needs such as broadband, location of power transmission lines, public utilities, etc. It was noted that those needs may need to be listed prior to the next meeting so that the public knows what may be changed and that they may offer input.

Mr. Morris asked how the county could legally require the power poles to be moved off of Route 29.

Mr. Svoboda stated that it would depend on the regulations as set forth by the State Corporation Commission in addition to the listing of the use in the zoning ordinance.

There was discussion regarding the location and relocation of power transmission poles and the process that may be required to accomplish that goal. There was additional discussion related to ordinance amendments, policies for certain utility poles, cell towers, etc.

Mr. Willer suggested adding references to location preferences for cell towers, transmission lines, etc. in the Comprehensive Plan.

Mr. McCloskey stated that he supported having some guidance to address those types of issues.

Mr. Svoboda stated that the Comprehensive Plan offers the guide for growth and that the ordinances and other regulations are the tools by which that plan is accomplished.

There was discussion regarding the addition of expiration dates for construction, a timeline for the beginning of a use, etc. as conditions of special use permit approval.

Mr. Svoboda asked if any members had suggestions for content.

Mr. Schaff stated that he liked Mr. Saunders suggestion (provided in writing prior to the meeting) to use electronic documents. He added that Mr. Willer had done a great job in providing suggestions. He presented the Request for Proposal (RFP) for the school facilities and the VMDO letter of agreement which outlines the long range strategic vision for the facilities. He noted that it is not finished right now but may be in the near future.

Mrs. Golon asked if a summary may be available when the study is complete.

Mr. Schaff stated the he could only assume that a summary would be available but was offering this information as a place holder until the study is complete.

Mr. Svoboda suggested the addition of an appendix notation referring to the complete study.

Mr. Schaff agreed that the study would not need to be a part of the plan but could be used as a resource or reference.

Mr. Morris stated that there should be a reference and effort to protect farm lands and mountain lands. He suggested that citizens be made more aware of beneficial programs in these areas as well.

There was discussion relating to the ability to access documents and information.

Mr. Morris asked if Rapidan Service Authority (RSA) could be held responsible for the water line upgrade into the Town of Stanardsville.

Mr. Svoboda stated either the Board of Supervisors or the RSA Board would have to decide to put pressure on RSA to be responsible for that upgrade. He noted that it is not a zoning issue so another entity may be able to make more progress with that. He added that the issue of upgrading or modifying water/sewer in the Town of Stanardsville could be mentioned in the

Comprehensive Plan.

Mrs. Golon stated that it is listed as a goal in the Comprehensive Plan.

There was discussion as to who would be responsible and how to word the language regarding working agreements between the Board of Supervisors and RSA., noting that service levels were an issue as well as the loss of development, both residential and commercial.

There was discussion regarding a Master Plan for water/sewer upgrades, maintenance, etc.

Mrs. Golon stated that it has been in the Comprehensive Plan but may need to have more teeth.

There was discussion regarding the existing wording and how to include the county as a whole in the study, etc. It was noted that a facility study would be a helpful tool to use in implementing the Comprehensive Plan.

Mr. Schaff presented a list of graphics from Alan Yost that are currently included in the Comprehensive Plan that may need to be deleted or upgraded. He stated that he will commit Mr. Yost and himself in assisting with producing a lot of the information data that needs to be updated.

There was discussion regarding some data for inclusion and deletion.

Mr. Willer suggested not changing designated growth areas, zoning districts, etc.

Mr. Svoboda stated that the Comprehensive Plan is a living breathing document.

Mr. McCloskey asked if stormwater management information would be included in the Natural Resources chapter.

Mrs. Golon stated that some law students had offered some information and that she could try to get updated information.

Mr. McCloskey asked if the protection of the Chesapeake Bay and programs to do so would be included.

Mr. Svoboda stated that information needs to be included in the plan but suggested offering links to specific agencies for additional information.

Mr. Morris stated that he would like to see a requirement to provide upgraded Emergency Services (EMS) communication, gear, resources, etc. He noted that the firefighters are volunteers, which saves in funding already, adding that some are in gear that does not withstand heat and that some are using radios that will not work when inside a burning structure not allowing them to call for help inside. He added that approving additional residences without providing emergency

services with the resources they need does not make sense.

There was discussion regarding funding for EMS and which chapter would more appropriately address this issue.

Mr. Svoboda stated he and Mrs. Golon have been taking notes related to input and comments. He added that the web site suggestions would be a topic for later. He asked if Mr. Willer's written comments that were provided and discussed tonight would be considered action items.

Mr. Willer asked if a public hearing could be held based on conceptual ideas. He noted that there would be a list of changes.

Mr. Svoboda stated that staff would do their best at compiling the information.

Mr. Willer suggested dropping planning concepts from the Thomas Jefferson Planning District Commission (TJPDC), such as tradeable development rights, value of cluster housing development, etc.

Mr. Schaff asked if anyone had any issues with Mr. Willer's recommendations.

Mr. McCloskey stated that he thought they were great.

Mr. Schaff agreed. He added that he was unsure if there was four season production to support a year-round farmer's market and that water distribution is an issue.

Mr. Willer stated that an introduction noting why citizens like living in Greene County could be a nice addition. He added that he has a draft of one if it would be helpful, noting that he has time and a passion for it. He suggested including photos from local photographers and items of the local art culture. He added that the Comprehensive Plan is a marketing document for the county.

Mrs. Golon asked if local photographers be interested in participating without a cost.

Mr. Willer stated that he has spoken with several photographers and they are willing to work with us at no cost. He suggested that there may be some other Art Guild contacts as well.

There was discussion relating to the inclusion of local artists serving as an appeal to tourists as well.

Mr. McCloskey asked if the William Mills house would be included in the historic resources chapter.

Mr. Svoboda stated that it could be included.

Mr. Willer asked what the next step would be.

Mr. Svoboda stated that he and staff have all of the notes and would get with Mr. Schaff and Mr. Yost in order to include data related to the noted sections. He added that a public work session could be scheduled for April.

Mrs. Golon suggested that the public work session could be advertised.

Mr. Willer agreed that it may increase public input.

Mr. Schaff suggested advertising by purchasing ads on Facebook.

There being no public comment, the public work session was closed.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary

Planning Commission, Chairman

Date