

**GREENE COUNTY PLANNING COMMISSION
DECEMBER 18, 2024**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, DECEMBER 18, 2024, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Ron Williams, Chairman
John McCloskey, Vice Chairman
Mark Kelpé, Member

Staff present: Jim Frydl, Planning Director/Zoning Administrator
Earl Keys, Zoning Officer
Cristy Snead, Permit Technician/Planning Commission Secretary

CALL TO ORDER

Mr. Williams called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpé
Mr. McCloskey
Mr. Williams

There was a quorum with three Commissioners present.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. Williams stated they would start the meeting with the Pledge of Allegiance and a moment of silence.

WORK SESSION

Agritourism – Farm Wineries, Farm Breweries, Events and Activities at Agricultural Operations.

Mr. Frydl reviewed what happened and what was discussed regarding this topic at the last planning commission meeting. He also stated that the next step would be a work session with the board of supervisors and a public hearing.

Mr. Williams invited public comment.

Mr. Ken Copeland stated that he would like to limit the ability of the Zoning Administrator to grant a zoning clearance and allow a lower number of events and participants by-right than what is currently allowed as by-right with zoning clearance.

Mr. Bill Zutt supports eliminating the zoning clearance category and requiring those uses to be issued by Special Use Permit only.

The commission discussed outdoor amplified music or noise regarding events and adding a standard for that. They discussed the current decibels in the county ordinance.

Mr. Frydl brought changing up the zoning clearance column to have specific performance standards and asked the commissioners what they felt about that choice, and having the event limited to a certain noise decibel. They discussed a third party to be hired by the event space to measure the decibels, so there is a paper trail of the events being in compliance with the noise ordinance for Greene County.

Mr. Frydl asked the commissioners to discuss requiring restrooms.

The commissioners also discussed traffic.

Mr. Williams stated that the Albemarle event ordinance explains more and has more criteria that have to be achieved before someone gets the permit to have the event.

The commissioners discussed the amount of people that should be allowed at events, and if they should define events. If the event is larger than 50 people, we require a permit, Mr. Frydl stated.

Mr. Winslow spoke – he stated that outdoor amplified music is the only thing that the local government can impose a law on. He stated that his understanding was that limiting the number of events is not allowed per the Code of Virginia. The commissioners discussed that with Mr. Winslow. Mr. Frydl explained his interpretation of the Code of Virginia requirements.

The commissioners agree that they like the way Albemarle issues its zoning clearance and the specific requirements that must be met.

The staff will compile what was taken from this meeting, and revise this ordinance, with performance standards added to the zoning clearance column.

Technology, Flex Research and Development

Mr. Frydl explained what the background is regarding this ordinance revision, and what it compares to in other jurisdictions.

The commissioners and Mr. Frydl discussed the reasoning behind this new chapter of the zoning ordinance. The district would attract high-tech enterprises such as information technology, national security, biotechnology, advanced specialty manufacturing, and other companies classified as 'technology' businesses that provide high-paying, low-impact employment opportunities and new revenue sources.

The commissioners discussed if data centers would be included, and what other types of business would be in the district.

The commissioners agreed that they do not want there to be data centers all over the county.

There was also a discussion about the infrastructure that it takes to run a data center and that Greene currently does not have the power and water resources usually required.

Mr. Frydl stated that we would like to attract these types of business, and we need criteria that Define how we want the district to look and perform.

Mr. McCloskey stated that it should be written in the zoning ordinance that this will only be located in the growth area and not in the rural area.

Mr. Frydl stated that staff will make corrections and add the language regarding this zoning district only being in the growth area and not in the rural area.

Mr. Frydl advised the commissioners that the Soard of Supervisors may want to have a work session with the Planning Commission regarding this ordinance revision.

PUBLIC HEARING – NO PUBLIC HEARING

MINUTES

November 20, 2024, minutes.

Mr. Kelpe motioned to approve the minutes.

Mr. McCloskey seconded

Mr. Kelpé -Aye
Mr. McCloskey-Aye
Mr. Williams -Aye

The November 20, 2024, the meeting minutes were approved 3-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – There was no meeting, stated Mr. Frydl.

Town of Stanardsville – Mr. McCloskey stated that they discussed moving the Town Hall, to the William Mills House. They are going to use the current Town Hall as rental commercial space.

Development Activity – Special use permit request from Ice Park Holding, LLC is on next month's agenda, Mr. Frydl stated. He also stated that we may have additional work sessions.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission, Chairman

TOWN OF STANARDSVILLE PLANNING COMMISSION

CALL TO ORDER

Mr. Williams called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpé
Mr. McCloskey
Mr. Williams

MINUTES

November 20, 2024, minutes.

Mr. Kelpé motioned to approve the minutes.

Mr. McCloskey seconded

Mr. Kelpé -Aye
Mr. McCloskey-Aye
Mr. Williams -Aye

The November 20, 2024, the meeting minutes were approved 3-0.

Mr. Williams adjourned.

Respectfully submitted,
Cristy Snead,
Secretary

A handwritten signature in black ink, reading "Ronald K. Willis". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Town of Stanardsville Planning Commission, Chairman