

**GREENE COUNTY PLANNING COMMISSION
JANUARY 15, 2025**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JANUARY 15, 2025, 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
Angela Hawkins, Member
David Mastervich, Member

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

CALL TO ORDER

Mr. Frydl called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpé
Ms. Hawkins
Mr. Williams
Mr. McCloskey
Mr. Mastervich

There was a quorum with five Commissioners present.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

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

ELECTION OF OFFICERS/APPOINTMENT OF LIAISONS

Mr. Frydl asked for nominations for the Chairman of the Planning Commission.

Mr. McCloskey nominated Mr. Ron Williams

Ms. Hawkins seconded.

Mr. Frydl stated that there was no other discussion and asked for a roll call vote:

Mr. Mastervich – Aye
Mr. McCloskey – Aye
Mr. Williams – Aye
Ms. Hawkins – Aye
Mr. Kelpé – Aye

Mr. Williams is the chairman.

Mr. Frydl turned the meeting over to Mr. Williams

Mr. Williams asked for nominations for Vice Chairman.

Mr. Williams nominated Mr. McCloskey as Vice Chairman.

Mr. Mastervich seconded.

Mr. Williams stated that there was no other discussion and asked for a roll call vote:

Mr. Kelpé – Aye
Ms. Hawkins – Aye
Mr. Williams – Aye
Mr. McCloskey – Aye
Mr. Mastervich – Aye

Mr. Frydl stated that Mrs. Snead is the only applicant for Secretary, and it would be Mrs. Snead for the nomination.

Mr. Williams nominated Mrs. Snead.

Mr. Kelpé seconded.

Mr. Williams asked if there were any other nominations. There were not; Mr. Williams asked for a roll call vote:

Mr. Kelpé – Aye
Ms. Hawkins – Aye
Mr. Williams – Aye
Mr. McCloskey – Aye
Mr. Mastervich – Aye

Liaisons

For the Town of Stanardsville:

Mr. McCloskey agreed to be the liaison for the Town of Stanardsville.

For Ruckersville Area Committee:

Ms. Hawkins agreed to be the liaison for the Ruckersville Area Committee.

REVIEW BY-LAWS

Mr. Williams asked the other Commissioners if they had any suggestions or if any changes should be made to the current by-laws.

Ms. Hawkins motioned to approve the By-Laws by adding the advertising section “in a print newspaper or online newspaper “.

Mr. Mastervich seconded.

Mr. Kelpé – Aye
Ms. Hawkins – Aye
Mr. McCloskey – Aye
Mr. Mastervich – Aye
Mr. Williams – Aye

PUBLIC HEARINGS

Ice Park Holdings, LLC requests a special use permit for an indoor recreation facility (Ice Park), as Articles 7-3-1.1 and 8-1-2.3 of the Greene County Zoning Ordinance require. The parcel is identified as TMP# 66-(A)-6E, located off of Deerfield Drive, and is zoned PUD (Planned Unit Development), approximately 2.53 acres. The Greene County Future Land Use Map designates it as a "Mixed Use Village Center" (SUP24-008)

Mr. Frydl explained the request. He then presented the aerial map, zoning map, and street view map. He then showed a preview of the concept plan that the applicants submitted. Mr. Frydl stated that the Greene County future land use map designates this parcel in a growth area as a mixed-use village center. Mr. Frydl made it clear that, if this special use permit is approved, they still have to go through the site plan process and meet all regulations for a site plan. He advised the commission that the intent of mixed-use village center designation is to create a discernible center of these communities by facilitating a mix of commercial, office, and residential uses appropriate for small scale. Mr. Frydl stated that this request does meet the comprehensive plan. Mr. Frydl also stated that this request meets the Ruckersville Area Plan as well.

Mr. Frydl explained the special use permit process and explained that there can be conditions placed upon this request. Mr. Frydl gave the commissioners examples of conditions that can be used to mitigate any impacts.

He stated that the reviewing agencies did not have identify issues that needed to be mitigated.

Mr. Williams invited the applicants to speak.

Chris Artale – spoke for the applicants

Friends of Charlottesville Ice Park is a non-profit organization. Mr. Artale explained the events and classes that they will hold. He discussed the size of the facility and the possibility of a snack bar. Mr. Artale stated this is a year-round center. He stated this will bring people to Greene from other localities and will allow residents of Greene to attend also.

There was one man who signed up to speak.

Brent Wagner spoke highly of having the Ice Rink in Greene County. He stated this would be a fantastic resource for Greene County.

Mr. Frydl stated that there is no one online that would like to speak.

Mr. Williams closed the public hearing.

The commissioners discussed the request. They discussed maximum occupancy, Mr. Artelli was not able to answer the question, however he stated that the engineer could answer. They discussed parking as well. The commissioners and Mr. Frydl discussed stormwater drains, parking, and the roads.

Mr. Williams asked for a motion.

Mr. McCloskey made the motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend approval of SUP#24-008 for TMP 66-(A)-6E as submitted by the applicant.

Ms. Hawkins seconded

Ms. Hawkins – Aye
Mr. McCloskey – Aye
Mr. Kelp – Aye
Mr. Mastervich – Aye
Mr. Williams – Aye

The Greene County Planning Commission will hold a public hearing to consider the creation of a new zoning district, the Technology, Flex Research and Development District (TFRD). The district would encompass uses that are high-tech enterprises, including information technology, national security advanced specialty manufacturing, and biotechnology. The district includes performance standards regulating landscaping, screening of equipment, building facade, open space, and delivery hours. To be considered for TFRD zoning, parcels must be located within the designated growth area of the Greene County Comprehensive Plan Land Use Map. (OR24-001)

Mr. Frydl and the commissioners reviewed the TFRD chapter and discussed data centers and that would only be allowed by special use permit. The commissioners agreed that data centers should be only allowed by special use permit.

Mr. Frydl discussed the if the definitions should be in this chapter or in chapter 22.

Mr. Williams opened the public hearing.

Martha Ledford, Polly Callahan

Concerns are about data centers

Water use
Energy use
Training for LE & Emergency Services
Noise
Air pollution

Ms. Callahan stated that she feels that data centers should have their own zoning.

Mr. Frydl stated that there was someone online.

Paul Risk stated he would like to see these areas made walkable.

Mr. Williams closed the public hearing.

The commissioners began their discussion about this ordinance. Mr. McCloskey stated that the noise is going to be an issue with data centers. Mr. Frydl explained the noise ordinance in Greene County, that the board is working on. That will help protect citizens and is easier to enforce. Mr. Frydl stated that this ordinance is not only about data centers, and the data centers are only allowed in this ordinance by a special use permit. The commissioners and Mr. Frydl discussed infrastructure for data centers in Greene County.

Mr. Williams asked for a motion.

Mr. Kelp motioned in accordance with the Greene County Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend approval with a few minor changes staff has noted.

Mr. Mastervich seconded the motion.

Mr. Mastervich – Aye
Mr. McCloskey – Aye
Ms. Hawkins – Aye
Mr. Kelp – Aye
Mr. Williams – Aye

MINUTES

December 18, 2024, minutes.

Mr. Kelpé
Ms. Hawkins
Mr. McCloskey
Mr. Mastervich
Mr. Williams

ELECTION OF OFFICERS

Mr. Frydl asked for nominations for the Chairman of the TOS Planning Commission.

Mr. McCloskey nominated Mr. Ron Williams

Mr. Kelpé seconded

With a roll call vote:

Mr. Kelpé – Aye
Ms. Hawkins – Aye
Mr. Williams – Aye
Mr. McCloskey – Aye
Mr. Mastervich – Aye

Mr. Williams nominated Mr. McCloskey for Vice Chairman.

Ms. Hawkins seconded

Mr. Kelpé – Aye
Ms. Hawkins – Aye
Mr. Williams – Aye
Mr. McCloskey – Aye
Mr. Mastervich – Aye

Mr. Frydl stated that Mrs. Snead is the only applicant for Secretary, and it would be Mrs. Snead for the nomination.

Mr. Williams nominated Mrs. Snead.

Mr. Kelpé seconded.

Mr. Williams asked if there were any other nominations. There were not; Mr. Williams asked for a roll call vote:

Mr. Kelpé – Aye
Ms. Hawkins – Aye
Mr. Williams – Aye
Mr. McCloskey – Aye
Mr. Mastervich – Aye

BY-LAWS

The Commissioners discussed the TOS Planning Commission by-laws

By-Laws are approved with same changes as in the Greene County Planning Commissions.

Ms. Hawkins made the motion approve with small changes

Mr. McCloskey seconded

Mr. Kelpé – Aye

Mr. Williams stated that on the front page, the quorum lists three members, and the language beneath states five members.

Mr. Hawkins motioned to approve the minutes with one correction.

Mr. Kelpé seconded

Mr. Kelpé -Aye
Ms. Hawkins -Aye
Mr. Williams -Aye
Mr. McCloskey – Aye
Mr. Mastervich – Aye

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – They discussed the citizen's academy and had some new members

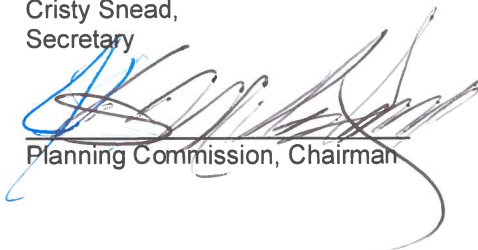
Town of Stanardsville – Mr. McCloskey stated the Town discussed William Mills House. The town has a new BZA member applicant. There was a discussion about the snowstorm and the ordinance about requiring the residents to clear the snow off of the sidewalks within 24 hours. They elected a new Vice Mayor, Mr. Kevin Kelly.

Development Activity – Mr. Frydl stated that there is a site plan under review for the barn at Fredericksburg Road and Seminole Trail. He stated that it was stated last night at the BOS meeting that there is no site plan.

Next Month's Agenda – Special use permit request for a small auto repair shop in R-1, and a work session for ag tourism.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission, Chairman

TOWN OF STANARDSVILLE PLANNING COMMISSION

CALL TO ORDER

Mr. Frydl called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Ms. Hawkins – Aye
Mr. Williams – Aye
Mr. McCloskey – Aye
Mr. Mastervich – Aye

WORK SESSION

TOS Comprehensive Plan Schedule for 2025 and Infrastructure Chapter

Mr. Frydl stated that staff recommends separating infrastructure and transportation chapters. He stated that staff are still working on this chapter.

MINUTES

December 18, 2024, minutes.

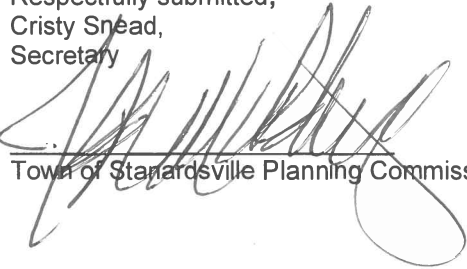
Mr. Hawkins motioned to approve the minutes.

Mr. Kelpe seconded

Mr. Kelpe -Aye
Ms. Hawkins -Aye
Mr. Williams -Aye
Mr. McCloskey – Aye
Mr. Mastervich – Aye

Mr. Williams adjourned.

Respectfully submitted,
Cristy Sneed,
Secretary



Town of Stanardsville Planning Commission, Chairman