

**GREENE COUNTY PLANNING COMMISSION
DECEMBER 21, 2022**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, DECEMBER 21, 2022, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Ron Williams, Chairman
Michael Traber, Vice Chairman
John McCloskey, Member
Angela Hawkins, Member
Mark Kelpe, Member

Staff present: Stephanie Golon, Deputy Planning Director
Shawn Leake, E&S/Stormwater Administrator
Earl Keys, Zoning Officer
Cristy Snead, Permit Technician/Secretary

NOTICE

The Planning Commission meeting was held in-person/hybrid with remote via telephone and electronic means, viewed by the link below or Zoom:

The meeting may be viewed at the following link **** Granicus
http://gcva.granicus.com/ViewPublisher.php?view_id=1

To attend the meeting by telephone, please dial the number below and follow the instructions when prompted. To comment during the public hearing, follow the instructions below to “raise your hand.” Your connection will be unmuted, and you will be able to make your comment. Please clearly state your name for the record.

To “raise your hand” by telephone connection: push *9 on your touch-tone phone.

To “raise your hand” by video connection: click on “participants” at the bottom of your screen. A list of all participants will appear. Click on the “raise your hand” button below the list of names.

The Planning Commission will begin the meeting at 6:00 PM. Dial-in
number: US Toll-free 1-888-475-4499
Or: US Toll-free 1-877-853-5257

Meeting ID: 818 3162 4678

You can use this link to connect to the live video:

<http://us02web.web.zoom.us/j/81831624678?pwd=eFJmLzAySGdMdVp4MmtZcEJTQ3FSUT09>

Meeting ID: 818 3162 4678

Passcode: 689295

CALL TO ORDER

The Chairman called the meeting to order

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelp
Ms. Hawkins
Mr. McCloskey
Mr. Traber
Mr. Williams

There was a quorum with five 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

Ruckersville Area Plan

Mrs. Golon started this presentation with the recommendations table and how the recommendations are ranked. She then went on to review each of them.

The commission recommended an update on page 6 in the key to recommendations timeline to change (L-T) Long Range to (L-R) Long Range

The planning commission and Mrs. Golon discussed the public process and participation in creating the Ruckersville Area Plan. The commission agreed that the plan still represented the concerns of the citizens and the plan for Ruckersville.

Mrs. Golon asked if anyone from Zoom wanted to speak regarding the work session.

No one raised their hand to speak.

The Planning Commission recommended approval of the draft with the included

PUBLIC HEARINGS

Javan and Nora Esh request a special use permit for a home business (commercial bakery) as permitted under Articles 4-1-2.16 and 22 of the Greene County Zoning Ordinance. The parcel is identified as TMP# 48-(A)-27 and is located at 3923 Celt Road. The Greene County Future Land Use Map designates this parcel as a "Rural Area. " (SUP#22-005)

Mrs. Golon stated that Mr. Esh has been before the Planning Commission before for a home business application for a bakery. Mrs. Golon indicated that they were renting that property, and after they bought a new home, they reapplied for a new special use permit for the new location. Mrs. Golon reminded the commission that the special use permit goes with the land, not the owners.

Mrs. Golon also reviewed that conditions can be added to mitigate impacts with a special use permit.

An aerial map, a zoning map, the future land use map, and photos of the structures on the parcel presented by Mrs. Golon. She then reviewed the definition of a home business and bakery in the Greene County Zoning Ordinance.

Mrs. Golon reviewed the conditions that the staff recommends.

The applicant, Mr. Esh, addressed the commission. Mr. Esh explained how his business works and how many employees he has. He stated that they plan on continuing with their business, and when people drive by their home, they would like for their business not to be visible.

Mr. McClocksey asked about the cooking method for the pies. Mr. Esh stated that the pies are fried and they use a gas donut fryer which makes sixteen pies at a time. Mr. Traber asked about waste oil. Mr. Esh said they take it to a waste oil facility in Charlottesville.

Mr. Williams opened the public hearing.

Mr. Vanwickler stated that he lives at 3946 Celt Road, across the road from Mr. Esh. They are concerned about the number of employees and the amount of traffic this home business may generate. He also stated that he does not feel as if this business fits in the agricultural district.

Mr. Williams asked if anyone on zoom would like to speak.

Mrs. Golon stated there was not.

Mr. Williams closed the public hearing.

Mr. Traber asked if there had been any complaints about Mr. Esh's previous special use permit.

Mrs. Golon stated that there had been no complaints.

The planning commission discussed the recommendations for conditions from staff.

Mr. Traber asked if the planning commission could add a condition of hours of operation.

Mr. Esh stated that they work either 8 AMAM to 12 PMPM or 7 AMAM to 9 AM.

Mr. Traber stated in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, and he moved to recommend approval of SUP#22-005 for a home business as listed in Article 4-1-2.16 and 22 of the Greene County Zoning Ordinance with the following conditions:

- a. Failure to comply with the conditions of this SUP may result in the issuance of a Notice of Violation (NOV) by the zoning administrator. The Zoning Administrator may present this SUP to the Board of Supervisors for revocation if the NOV is not resolved as directed.
- b. All activities associated with this SUP shall be in compliance with all local, state, and federal laws.
- c. The home business, commercial bakery, shall be located in the existing detached accessory structure, being in general accord with the concept plan.
- d. The home business shall be only a wholesale operation without customer traffic to the location.
- e. The hours of operation will be Monday through Friday, 7 AM to 5 PM.

Mr. Williams seconded.

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

With a roll call vote of 5-0, SUP22-005 was recommended for approval with five conditions.

33E Greene, LLC requests a rezone from SR (Senior Residential) with proffers to PUD (Planned Unit Development) with proffers pertaining to the phasing of units, unit types, design standards, onsite amenities, and cash proffers. The parcels are identified as TMP# 61-(A)-20, located on Spotswood Trail, and TMP#'s 60-(A)-42, 60-(A)-42A, located on Carpenters Mill Road. The three (3) parcels equal approximately 172 acres. The Greene County Future Land Use Map designates this parcel as "Senior Residential. " (RZ#22-005)

Mrs. Golon stated that 33E Greene, LLC requested this rezone last year, but the Board of Supervisors denied it. The applicant has worked with staff and mitigated some concerns, and they have applied again with a

revised proposal.

Mrs. Golon reviewed how proffers are different from conditions. Mrs. Golon presented the aerial map, the zoning map, and the future land use map. Then she went on to present the concept plan. She stated there is a mix of dwelling types being proposed. Mrs. Golon reminded the commission that the state code states that zoning ordinances and districts must be drawn and applied by reasonably considering a checklist contained in section 15.2-2284. Mrs. Golon presented the traffic impact analysis. Mrs. Golon then reviewed the infrastructure, public water, and public sewer. Then Mrs. Golon reviewed the school impacts as provided by Weldon Cooper Center for the average student population by household. Mrs. Golon stated that the fiscal impact analysis states that if this rezoning is approved, the new revenue from 600 units remains unchanged from the already approved senior residential development. Unrestricted housing may create impacts associated with increased traffic counts and school children. The cost estimate for the impact of the increase in the estimated school children population is \$1,056,420.00. Mrs. Golon gave favorable factors for the Woodpark zoning amendment. The development meets many of the goals indicated in the Comprehensive Plan, including diversified housing types and recreational amenities. The project is located in the growth area of the county, which prevents sprawl in rural areas. The applicant is also proffering up to \$1,975,000 to offset impacts to transportation and schools.

Mr. Charlie Armstrong, with southern development, addressed the planning commission. He stated that many seniors do not want to live in an exclusive senior residential community; they like vibrant, active, and healthy neighborhoods. He stated there would be interconnectivity, sidewalks, and trails. Also, amenities such as a pool and open space. Mr. Armstrong addressed the traffic impacts and how the VDOT construction and planned intersection improvements address the proposed increase in traffic from new growth. He compared the proffers from 2021 to the proffers they are offering now, and he explained the changes.

Mr. Williams opened the public hearing.

Mrs. Golon stated that there was one person signed up to speak.

Mr. James Higgins is the first to address the commission.

Mr. Higgins's concerns were impacts on transportation, schools, emergency services, and water & sewer systems.

Mrs. Golon stated that no one wished to speak from zoom.

Mr. Williams closed the public hearing.

There was a discussion between the planning commission about the proffers and the amenities offered. They also discussed the traffic data on Rt.33, and an average of 35,000 vehicles a day travel through the intersection of Rt. 33 and Rt.29. The proposed 2,000 vehicles a day from this proposed PUD would not significantly impact Rt.33 road work would also be completed by the time the PUD starts build-out. There was a discussion about school impacts. Mrs. Golon advised the commission that Dr. Whitmarsh advised staff that the population numbers had changed since covid, and more students are being home-schooled. That means that the time frame for a new school has been extended.

Mr. McCloskey stated in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend approval of RZ#22-005, rezoning 172 acres located on parcel TMP 61-(A)-20, 60-(A)-42, and 60-(A)-42A from a zoning designation of SR, Senior Residential with proffers to PUD, Planned Unit Development with proffers dated October 24, 2022.

Mr. Traber seconded.

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

With a roll call vote of 5-0, OR#22-003 was recommended for approval as submitted.

OLD/NEW BUSINESS – No old/new business

MINUTES

Mr. Kelpé motioned to approve the minutes with minor grammatical changes

Mr. McCloskey seconded

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

November 16, 2022, minutes were approved with minor grammatical changes 5-0

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – The RAC meeting was canceled in December

Town of Stanardsville – Mr. McCloskey stated that he was out of the county for the Town Council Meeting in December.

Monthly Development Activity Report – The planning commission appreciates how the report has GIS links. The commission and Mrs. Golon discussed items on the activity report.

Next Month's Agenda – Work sessions for OR22-002 Signs Ordinance Revision. Mrs. Golon asked the Planning Commission if they would like to do a work session for the entire Comprehensive Plan. At the January planning commission meeting, the commission agreed to have the work session for the entire Comprehensive Plan. There will also be an organizational meeting. The planning commission would like to resume the 6:30 PM time for the planning commission meetings.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission, Chairman