

**GREENE COUNTY PLANNING COMMISSION
DECEMBER 15, 2021**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, DECEMBER 15, 2021 AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Jay Willer, Chairman
Ron Williams, Vice Chairman
John McCloskey, Member
Steve Kruskamp, Member
Mike Traber, Member

Staff present: Jim Frydl, Planning Director & Zoning Administrator
Stephanie Golon, Deputy Planning Director
Shawn Leake, Zoning Officer
Cristy Snead, Permit Technician/Secretary via Zoom

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 located below the list of names.

The Planning Commission will begin the meeting at 6:00 p.m. Dial-in
number: US Toll-free 1-888-475-4499
Or: US Toll-free 1-877-853-5257
Meeting ID: 816 2699 0886

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

<https://us02web.zoom.us/j/81626990886?pwd=T0pDZk9RWmRabHphOGtIV252cnZmZz09>

Meeting ID: 816 2699 0886

Passcode: 931544

CALL TO ORDER

The Chairman called the meeting to order

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Ron Williams
Mr. Mike Traber
Mr. Steve Kruskamp
Mr. John McCloskey via zoom
Mr. Jay Willer

There was a quorum with all 5 commissioners present.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

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

Public Work Session

Greene County is in the process of updating its Comprehensive Plan. A Comprehensive Plan sets the framework for how land is used, identifies improvements to transportation networks, and provides a useful guide for many other County programs and needs. The Greene County Planning Commission will hold a Public Work Session to review the 2016 Greene County Comprehensive Plan.

Agriculture and Forestry

Mr. Frydl explained that this work session was the third review of the chapters and that changes were suggested by Mr. Willer, Mr. McCloskey, and Mr. Traber to the chapter.

The commission started with the changes that Mr. Willer proposed. Mr. Willer stated that there are some things in the comprehensive plan that are twenty years old. Some of those need review due to things changing with time.

Mr. Traber stated that they should have an annual work session to see what has been accomplished towards the goals in the comprehensive plan, to make sure that progress is being made over the five year review period.

Mr. Willer asked if Mr. McCloskey has any comments.

Mr. McCloskey stated that he agreed with what has been added. He stated that he does have some comments for Natural Resources and Environment chapter.

Mr. Kruskamp stated that he agrees with the changes and has nothing to add.

Mr. Williams stated that he agrees with Mr. Traber about reviewing the progress towards the goals of the comprehensive plan each year.

Mrs. Golon stated that the planning commission creates an end-of-the-year report and can review the progress at that time.

Mr. Traber stated that he liked Mrs. Golon's recommendation.

Mr. Traber moved to recommend approval of this chapter

Mr. Williams seconded.

Mr. Kruskamp – Aye
Mr. Traber – Aye
Mr. Williams – Aye
Mr. McCloskey – Aye
Mr. Willer – Aye

Natural Resources and Environment

Mr. Frydl stated that there were not that many edits in the chapter. He stated that Mr. Traber did make some changes in the goals and implemetations to make it flow better. Mr. Traber suggested that the change “the County will” be added to the language.

Mr. McCloskey added language about dark sky compliance in the western part of the county.

Mr. Willer made some small changes with in the text.

Mr. Williams made a motion for approval with the changes that were discussed.

Mr. Kruskamp seconded

Mr. Kruskamp – Aye
Mr. Traber – Aye
Mr. Williams – Aye
Mr. McCloskey – Aye
Mr. Willer – Aye

PUBLIC HEARINGS

Haley Chisholm & Morris, Inc./Crisom Rock Capital, LLC. request a special use permit for tourist lodging, required by Article 3-1-2.1 and Article 16-25-2 of the Greene County Zoning Ordinance, for 144 tourist lodging units and accessory uses to include a restaurant, a pool, a spa, and a meeting facility. The parcels are identified as TMP# 26-(A)-27 & 28, located on Dyke Road and Mutton Hollow Road, in A-1 (Agricultural Zoning District) and the parcels equal approximately 99.58 acres. The Greene County Future Land Use Map designates this parcel as “Rural Area “. (SUP#21-007)

Mr. Frydl started the presentation by describing the request. Mr. Frydl stated that the staff report lists the acreage as 99.58 acres, however, is it actually closer to 117 acres. Staff has to go by what the real estate records show ,. Mr. Frydl presented an aerial, a topo, and a zoning map. He then showed a small version of a concept plan, then a concept plan that shows dimensions. Mr. Frydl stated that the comprehensive plan does support this project, in the chapters for economic development and tourism. The density proposed is why the request is by special use permit and not by-right. Mr. Frydl explained the use of the Zoning Authority in Article 16-2. Mr. Frydl then read the conditions to address specific impacts that have been added to this request. Mr. Frydl then went over the traffic analysis, He stated that Rt 810 (Dyke Road) is a two-lane major collector with an average daily traffic volume of approximately 1,900 vehicles per day.

Mr. Traber asked if Mutton Hollow Road has a speed limit. Mr. Frydl stated that state roads that do not have a speed limit posted are 45 mph roads.

Mr. Frydl then reviewed the Institute of Traffic Engineers (ITE) numbers showing the estimated am and pm peak hour traffic. Mr. Frydl went over septic and well needs, also tree cover and screening, and Emergency Services (EMS) impacts. He stated that some impacts will also be covered in the site plan process. Mr. Frydl stated that noise and environmental impacts are also a concern and that the applicant will have to meet stormwater, erosion and sediment control, and also outdoor lighting requirements. Mr. Frydl explained the conditions that will mitigate these concerns.

Mr. Andy Murphy stated that he and Ms. Valerie Long will speak for the applicants. Mr. Murphy referenced community and family and spoke about Greene Counties culture and natural beauty. He stated that he would like to build and create a community. Mr. Murphy stated that they want to connect friends, family, and nature. Mr. Murphy gave some background of him and his co-owner. He stated that he wants to preserve the nature and look of the community. He stated they are planning on local sourcing and local hiring. Mr. Murphy stated that they want to buy locally and sell things that are made and grown locally. Mr. Murphy defined glamping. He stated that the site has mountain views, and proximity to the Shenandoah National Park. He stated that Greene County is the ideal location for Sojourner Retreat.

Mr. Murphy presented a concept plan of the proposed housing development of twenty-nine homes and explained that this was more detrimental to nature and rural appearance. He then showed a concept plan comparison of the twenty-nine home development and his glamping concept plan. Mr. Murphy stated that their goal is to be as invisible as they can. He stated that he would like to preserve the natural landscape. Mr. Murphy gave examples of colors they will use for buildings and tents. Mr. Murphy then showed \ that the camp store and the restaurant will have a barn-like design. He stated that the store and restaurant will be open to the community. Mr. Murphy also stated that they would have a recreation barn. He then showed examples of the tents and how they are constructed. Mr. Murphy then went over the spa and pool recreation building. He also stated that they will have a kids club.

Ms. Valerie Long stated that this request is in line with the comprehensive plan. She also gave an example of the benefits of the retreat. Ms. Long then reviewed how they will mitigate traffic concerns. Ms. Long stated that their traffic engineer is online and is willing to answer any questions anyone has regarding traffic.

Ms. Long stated that they realize that some citizens on Mutton Hollow Road do not want anyone trespassing on their property. She stated that there will be a fence around the property and no trespass signs posted around the perimeter. There will also be staff members working on premise at all times. Ms. Long went on to speak about preserving the rural character of the area.

Mr. Willer opened the public hearing.

Todd Sansom and Cory Woods spoke in favor of the proposed request. Mr. Sansom and Mr. Woods Pros were as follows:

- Bring small business
- Bring more jobs
- Bring value to land

Eusebia Estes, Barbara Haney, Joseph Poerr, Martha Ledford, Scott Mingledorff, Steve Phillips, Greg Lawson, Ben Lawson, Pamela Dumas, Suzanne Lawson, Victor Rosenberg, and Angela Shifflett spoke in opposition of the proposed request in person. Adam Gillenwater of Piedmont Environmental Council, William Short, Betsy Cates, Doug Roberts, and Robert Jospe spoke in opposition to the proposed request via zoom. Their cons were as follows:

- Proposed does not maintain the rural character (Viewshed)
- Proposed will cause a traffic impact in the area
- Proposed will affect the water supply in the area
- Environmental pollution (streams, smoke, light, fires)
- Proposed will cause trespassing issues
- The proposed request will be noisy
- The proposed density is too much
- The proposed special use permit have conditions that will not be enforceable
- Trespassers human and domestic pets
- The proposed will cause surrounding property values to decrease

Sheriff Steve Smith spoke in person. His concerns were as follows:

- Increase in emergency call volume (Law Enforcement, EMS, and Firefighters need more staffing)
- Traffic impacts in the area
- Trespassing

Mr. Willer closed the public hearing.

Ms. Long addressed trespassing, she stated that they feel a fence will help against trespassing. She also stated that if any guest gets caught trespassing, they will be told to leave immediately without a refund. There will be staff members on-site at all times that citizens will be able to contact if there are any issues and they will respond to them immediately. Ms. Long also addressed some traffic concerns and details of when the traffic study took place.

Mr. Boggs spoke to the commission about water availability.

Mr. Murphy addressed concerns and described the conditions that would reduce impacts.

Mr. McCloskey stated this seems like a great project but not the right location. He stated he feels as if they need to maintain the rural character of the proposed area. Mr. McCloskey stated 144 units are too many. He stated that there are too many conditions.

Mr. Kruskamp stated he shares some concerns with Mr. McCloskey.

Mr. Traber stated that he thinks this request would be good for the County.

Mr. Williams stated there have been some very well reasoned concerns. He also stated that he understands the rural character of impact. Mr. Williams feels as if Greene County may not get an opportunity for this type of project again.

Mr. Kruskamp asked for the commissioners to remember this request goes with the land.

Mr. McCloskey reiterated the intensity is too high, and it is a loss of the rural nature of this area. He stated that the negative sides to this are just too great.

Mr. Willer stated that he would like to reiterate the guiding principles that Mr. Kruskamp mentioned. Mr. Willer also stated that he is likely to vote to deny because of the size.

Ms. Estes spoke again. She spoke of the petition that they all had signed. She has concerns that the SUP goes with the land and what may be put there if this property is sold in the future. Ms. Estes stated that there are already campgrounds on the parkway.

Ms. Long stated that the applicant would phase the project at fifty units per year if it would help. She stated that the reasons they added so many conditions is they felt as if with the conditions reduced the impacts that were stated by the neighbors and the County. She stated that they are open to suggestions to help make this happen.

Mr. Kruskamp stated, in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend denial of SUP#21-007, for tourist lodging, on parcel TMP # 26-(A)-27 & 28, as listed in Article 3-1-2.1 and Article 16-25-2 of the Greene County Zoning Ordinance, as submitted by the applicant.

Ms. Long stated that if it would help they could offer a deferral to look at conditions that may help.

Mr. McCloskey seconded.

Mr. McCloskey - Aye
Mr. Williams – Nay
Mr. Traber – Nay
Mr. Kruskamp - Aye
Mr. Willer– Aye

With a roll call vote of 3-2, the planning commission recommended denial to the Board of Supervisors.

OLD/NEW BUSINESS

No old or new business per Mr. Frydl

MINUTES

November 17th, 2021 Minutes

Mr. Williams made a motion to approve as written.

Mr. Kruskamp seconded

Mr. Traber - Aye

Mr. Williams – Aye

Mr. Kruskamp– Aye

Mr. McCloskey – Aye

Mr. Willer – Aye

With a roll call vote of 5-0, the November 17th, 2021 minutes were approved as written

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mr. Frydl stated that at the last RAC meeting they discussed the road and pedestrian plans for Ruckersville. Mr. Traber stated that the RAC was very happy to meet the new grant writer for Greene County.

Town of Stanardsville – Mr. Frydl stated that the Town Council meeting was this past Monday. He stated that they voted to ask the Planning Commission to review Agriculture by-right for parcels within the Town. Mr. Frydl stated that the Town does need more BZA members. He stated that potential members have to be a Town resident.

Development and Activity Update – Mr. Frydl advised the commission that they have the development update.

Next Months Agenda – Mr. Frydl stated the Capital Improvement Plan is on the agenda for next month.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission, Chairman

Vice Chair