

**GREENE COUNTY PLANNING COMMISSION
NOVEMBER 17, 2021**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, NOVEMBER 17, 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
Steve Bowman, Board of Supervisors Liaison

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

SPECIAL NOTICE

Due to the state of emergency, November 17, 2021, 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: 865 5507 0475

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

<https://us02web.zoom.us/j/86555070475?pwd=ZDZlbXA4S0h0ajExdnIFa3VpYmQrZz09>

Meeting ID: 865 5507 0475

Passcode: 373841

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
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

Natural Resources and Environment

The planning commissioners discussed some of the data and graphs in these chapters of the comprehensive plan. They also discussed the fact that the Agricultural Forestal District parcels and total acreage had lowered drastically. Mr. McCloskey asked to add a section regarding keeping animals out of streams and ponds on farms. Mr. Traber suggested adding a reference in the agriculture and forestry section noting that strategies for protecting streams and ponds are located in the natural resource and environment chapter. Mr. Traber asked if we could advertise or promote Agricultural Forestal Districts to citizens just moving into the county on farms that do not realize they have that option. . It was agreed upon to have Mr. Willer write a paragraph adding trends to this chapter. Mr. Kruskamp stated that supporting all of the farmer's markets in Greene County should be added. Mrs. Golon asked the commissioner to provide staff with specific examples that they would like to be added to these chapters by December 1st, 2021.

Mr. Willer asked if there was anyone that would like to speak.

Mr. Adam Gillenwater of Piedmont Environmental Council stated that his organization was willing to assist with this part of the comprehensive plan.

Ms. Susan Roth of Blue Ridge P.R.I.S.M. explained to the planning commission the harm of having paradise trees (also called trees of heaven). She stated the Spotted Lantern Fly is very bad for our forests and they live in paradise trees.

PUBLIC HEARINGS

Woodpark, LLC c/o Fried Companies, Dean Collier, LLC c/o Fried Companies request a rezone from SR (Senior Residential) with proffers to PUD (Planned Unit Development) with proffers pertaining to 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#21-003)

Mr. Frydl started the presentation with the description of this rezone request. He then showed an aerial map, a zoning map, and the comprehensive plan map of the parcels regarding this request. Mr. Frydl then showed a proposed plan of the development, then photos similar to the homes the developer is planning to build. . Mr. Frydl explained the code of Virginia states that the zoning ordinance and districts must be drawn and applied by reasonably considering the following: character of the property, comprehensive plan, suitability of the property for various uses, trends of growth or change, current and future requirements of the community as to land for various purposes, as determined by the population and economic studies and other studies, transportation, airports, housing, schools, parks, playgrounds, recreation areas, other public services, conservation of natural resources, encouragement of appropriate use of land throughout the locality. Mr. Frydl explained the traffic impacts and the estimated increase in daily trips. He then stated that public water and sewer infrastructure are available and the developer will be responsible for building the required infrastructure to serve the community. He then explained the EDU fees for water and sewer. Mr. Frydl then explained the impacts on the schools, as far as the number of additional students and the cost of educating these additional students. Mr. Frydl stated that an unrestricted housing development may create cost impacts associated with increased traffic counts and school children of \$1,056,420.00 per year at full build-out of the 600 units. Mr. Frydl advised the commission that the comprehensive plan promotes business and residential development in a manner that focuses growth into the designated growth area. This request does meet the comprehensive plan goals. Mr. Frydl advised the commission of the current residential development in Greene County; he also presented a graph of actual construction that has and is occurring in Greene County from 2010 to 2020.

Mr. Willer asked to go back to the data of estimated school children. Mr. Willer stated that Weldon Cooper Center never breaks down the age of the children and what schools they might attend.

Mr. Willer asked that staff adds to the current residential developments in Greene County a column with the number of school children in each of these developments.

The commission and Mr. Frydl spoke about the estimated number of school children. The commission discussed the impacts among themselves.

Mr. Willer invited the developer, Charles Armstrong to present his application. Mr. Armstrong stated that they are not intending to increase density. Mr. Armstrong went over the limitations of a Senior Residential district. He stated that many seniors do not want to live in a community with only the same-age citizens. They would like to have multigenerational diversity. Mr. Armstrong stated that people want to have open space and be able to interact with nature. Mr. Armstrong then discussed traffic impacts. Mr. Armstrong presented the route 33/29 improvements that will start next year and will be completed before this development is complete. Mr. Armstrong stated that at a minimum fifty percent of the homes will be one level living. Mr. Armstrong also stated that they are proffering that they will hook up to public water and sewer.

Mr. Kruskamp asked about the timeline of completion. Mr. Armstrong stated it will be seven to ten years. It will be no more than one hundred builtper year.

Mr. Armstrong and the commission discussed the possible amount of school children. Mr. Armstrong stated that they design communities that are geared toward seniors however, they do not have the senior residential zoning requirements. In these communities, the majority of the homes have seniors live in them.

Mr. Williams asked Mr. Armstrong what the lot sizes going to be. Mr. Armstrong stated a sixth of an acre.

Mr. Willer asked Mr. Armstrong to discuss the traffic impacts. Mr. Armstrong stated that VDOT has a lot of say in what has to happen with their entrances.

Mr. Armstrong gave examples of all of the amenities that they will have in this development. Mr. Armstrong stated that any business that would want to be in this development would be required to get a special use permit.

Mr. Willer asked if there will be a homeowner's association. Mr. Armstrong stated that there would be.

Mr. Armstrong discussed the fact that if this rezone does not go through, he does not think that his company will go through with the purchase of the property. He stated that his company wants to do something different and vibrant.

Mr. Willer opened the public hearing.

Mrs. Gwen Baker stated that she would like one thing looked at in the proffers. A minimum of 50% of the properties should have 1 bedroom on the first floor. Capital impacts state that every home that has one bedroom on the main floor would not have to pay the \$1,000.00 as proffered if the bedroom is on the floor level.

Mrs. Paige Roberts expressed her opposition to this rezoning request. She stated that the impacts she is concerned with are traffic and the increase in school children. Mrs. Roberts stated that she is also concerned about affordable homes, she stated that these homes are going to be \$300,000 and \$400,000. Mrs. Roberts stated that she also is concerned that they would not have to pay the \$1,000.00 as proffered if the home has the master bedroom on the first floor.

Mr. Steven Kortepeter was concerned about the number of developments that are coming into the county that are causing the same impacts that Mrs. Baker and Mrs. Roberts had previously mentioned.

Mr. Greg Pumphery stated that he has lived in this county for 18 years. He was a volunteer firefighter with Ruckersville for fourteen years. Mr. Pumphery stated that there is a lot of emergency service issues in this County. He stated that there is no Fire Ladder Truck in this county. He also stated that we don't even know what fire hydrants work in this county. He stated that Law Enforcement is understaffed as well. He also stated that his concerns are the same as Mrs. Baker and Mrs. Roberts.

Mr. Mike Kilpatrick has the same concerns regarding the traffic and school's impacts. He stated that he is for smart growth. He stated that he would like to see a job-generating request. He stated that he has no issue with a senior residential development. Mr. Kilpatrick stated that this is not affordable housing. Mr. Kilpatrick asked if the commission would recommend denial on this change.

Mr. Walter Boyd stated that his property is 61-(A)-19 which is next to the property of the proposed development. He would like to know if he is going to get an easement for this road.

Mr. Willer closed the public hearing.

Mr. Kruskamp stated that two emails were sent in opposition.

Mr. Armstrong stated that the statement in the proffer that they would not pay \$1,000.00 to the county for first-floor bedroom homes, could be revisited before the Board of Supervisors meeting.

Mr. Armstrong stated that the jobs that are mentioned in the packet did not refer to employment in the development, it referred to people living in the development working in Greene County and spending money in Greene County.

Mr. Armstrong stated that he would get in touch with Mr. Boyd and speak to him and coordinate with him.

Mr. Armstrong stated that the plan is ninety attached/townhomes and the rest detached single-family homes.

Mr. Traber stated that he appreciates the type of development that this applicant would like to build. Mr. Traber stated that with the increase in traffic and the increase in school children he is having trouble justifying the request.

Mr. Kruskamp stated that supports the growth, and he stated this is just bad timing. He stated that he agrees with Mr. Traber.

Mr. Williams agreed with Mr. Traber and Mr. Kruskamp.

Mr. McCloskey agreed with Mr. Traber, Mr. Kruskamp, and Mr. Williams.

Mr. Willer is concerned about the traffic impacts.

Mr. Traber stated, in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend denial of RZ#21-003, rezoning 172 acres located on parcel TMP 61-(A)-20, 60-(A)-42, and 60-(A)-42A from a zoning designation of an SR, Senior Residential with proffers to PUD, Planned Unit Development with proffers, the timing of additional family-based housing is incompatible at this time with available county resources to support that increase.

Mr. Kruskamp seconded.

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

With a roll call vote of 5-0, the planning commission recommended denial to the Board of Supervisors.

The Greene County Board of Supervisors requests an ordinance revision to include Rural Enterprise Centers in the A-1, Agricultural District by special use permit with performance standards to include: uses, bulk regulations, entrances, frontage, screening yard, outdoor storage, lighting, environmental, truck circulation plan, fire protection, noises, architectural styles, signage, and water usage. OR#21-004

Mr. Frydl gave a brief description of what was reviewed at the last planning commission meeting regarding this ordinance revision.

Mr. Frydl reviewed the sample of rural enterprise center performance standards and a sample of definitions. He then presented examples of what some similar rural enterprise centers look like. Mr. Frydl stated that in the planning commission packet they have a new redline version of this ordinance. Mr. Willer asked Mr. Frydl to show the Greene County Farmland Classification Map. Mr. Frydl did and Mr. Frydl and Mr. Willer discussed the map. Mr. Frydl stated that this use by special use permit with performance standards instead of by-right is so that all requests for this can be reviewed and some parcels may work and some parcels may not.

Mr. Frydl and the commission discussed some of the performance standards. They specifically discussed the screening yard, and what type of vegetation should be used.

Mr. McCloskey asked if they could review what uses are already available in C-1, and A-1 by a special use permit.

Mr. Frydl read to the commission what is available by special use permit in C-1, and A-1. He stated that there are other uses in these districts that are available to farmers.

Mr. Willer opened the public hearing.

Mr. Gillenwater of Piedmont Environmental Council stated that any commercial development outside of the growth area and in the rural area is a concern to them.

Ms. Susan Roth is opposed to this because it is taking away from farming. She stated it would be taking away from the natural beauty of the county. Ms. Roth recommended planting native plants only in screening yards. Ms. Roth was concerned about flooding causing chemicals to get into streams.

Scott Mingledorff stated that hazardous materials are his concern regarding the defense production businesses allowed by this zoning amendment.

Mrs. Joann Burkholder is the president of Greene County Farm Bureau. Mrs. Burkholder read a letter from the Greene County Bureau Board Members that was sent to the planning commission. Mrs. Burkholder stated that the Greene County Farm Bureau Board Members voted to oppose this ordinance revision.

Mr. Alton Keel stated that he owns a farm on the South River. Mr. Keel stated that he does oppose this ordinance revision, and did vote as a Greene County Farm Bureau Board Member as Mrs. Burkholder stated. Mr. Keel stated 60% of the growth in Greene County has been outside of the growth area. He also stated that while he does not farm his land, he leases his land to farmers. The land is being farmed.

Mr. Bob Burkholder stated that he was the President of the Greene County Farm Bureau for fourteen years, and Joann (his wife) is the current Greene County Farm Bureau President and has been for fourteen years. He stated that he is a member of the Agricultural Forestal Board. Mr. Burkholder stated that this request is totally against the comprehensive plan. Mr. Burkholder stated that he feels if this request is approved, farmland will be lost. Mr. Burkholder is opposed.

Mrs. Morgan Kortepeter read comments from the Greene County Record from Mr. Gillenwater. Mrs. Kortepeter agreed with everyone that spoke.

Mrs. Angela Shifflett stated that she has a family farm on South River that they lease out. She stated that she agrees with the speakers before her. She stated that she does not like special use permits. We do preserve the mountains. We have industrial areas that areas are the right place for these businesses.

Mrs. Paige Roberts stated that she agrees with the speakers before her. She then described northern Virginia and how this type of zoning started and has continued there and because of these types of zoning decisions it is not rural anymore. Mrs. Roberts does not feel as if the defense contractors will come this far into Greene County and off of Route 29. She stated that it does not meet the comprehensive plan.

Mr. Jimmy Henshaw stated he lives on Dundee Road. He stated that he went to the business park and there is available land there, and it has infrastructure there. The property between Advance Mills Road and Route 29 is still vacant. Mr. Henshaw stated that there is plenty of other areas in the growth area. Mr. Henshaw stated that the county needs to look at the property that is already available in the growth area.

Mr. Mike Kilpatrick stated that we are talking about jobs. He stated that he feels that available parcels in the growth area should be used. Mr. Kilpatrick is opposed.

Mr. Willer closed the public hearing.

Mr. Kruskamp stated that this does not meet the comprehensive plan. This would need to be in the growth area.

Mr. McCloskey said that he agrees with Mr. Kruskamp.

Mr. Williams stated that he agrees with Mr. McCloskey and Mr. Kruskamp.

Mr. Traber stated that he agrees with his colleagues.

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 ordinance revision OR#21-004, this is not in line with the comprehensive plan.

Mr. Williams seconded.

Mr. Traber – Aye
Mr. Williams – Aye
Mr. McCloskey – Aye

Mr. Kruskamp – Aye
Mr. Willer – Aye

With a roll call vote of 5-0, the planning commission recommended denial to the Board of Supervisors.

OLD/NEW BUSINESS

No old or new business per Mr. Frydl

MINUTES

October 20, 2021

Mr. Willer asked the commissioners if they had any comments or questions related to the October 20, 2021 minutes.

Mr. Willer asked for one minor change.

Mr. Williams made a motion to approve the minutes with one minor correction.

Mr. Traber seconded

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

With a roll call vote of 3-0, the October 20th, 2021 minutes were approved with three corrections.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mr. Frydl stated that there was no RAC meeting this month because of the Holiday and there were not enough attendees.

Town of Stanardsville – Mr. Frydl stated that he did not attend the Town Council Meeting. He stated that he understands they are still tidying up the grant process for the streetscape project.

Development and Activity Update – The timeline for the 670 connector road was discussed. The special use permit that will be reviewed next month for “ glamping ” was brought up, Mr. Kruskamp wanted to make sure that staff was making arrangements for a large crowd.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary


Planning Commission, Chairman