

**GREENE COUNTY PLANNING COMMISSION
NOVEMBER 15, 2023**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD
ON WEDNESDAY, NOVEMBER 15, 2023, AT 6:30 P.M.

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

Staff present: Jim Frydl, Planning Director/Zoning Administrator
Stephanie Golon, Deputy Planning Director, Deputy Zoning Administrator
Earl Keys, Zoning Officer
Cristy Snead, Permit Tech., P.C. 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
Ms. Hawkins
Mr. McCloskey
Mr. Williams

There was a quorum with four 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.

PUBLIC HEARING

Joseph and Sharon Bork request a special use permit for a child care center as required by Article 4-1-2.12 of the Greene County Zoning Ordinance. The parcel is identified as TMP# 49A-(26)-Q-2 (1.26 acres) and is located at 181 Morning Glory Road. The parcel is in the A-1, Agricultural zoning district, and the Greene County Future Land Use Map designates it as a "Rural Area." (SUP23-004)

Mrs. Golon reviewed the Article 22 Definitions for a child care center. She then presented street view photos of the primary entrance and second entrance. Mrs. Golon showed the aerial, and zoning maps, as well as the current comprehensive plan map.

Mrs. Golon stated that the facility is currently serviced by public water and private sewer. Mrs. Bork hired an engineer to complete an existing system review for the septic system, as VDH required. She stated to help to minimize the traffic impacts to the residential neighborhood in the morning and evening, a condition has been placed to limit the number of children, outside of their family to 12.

Mrs. Golon stated that the impacts from the special uses are addressed through conditions and conditions must be reasonable related to impacts to be addressed. The extent of the conditions must be roughly proportional to the impacts. Mrs. Golon reviewed the ordinance guidelines for a SUP.

Mrs. Golon stated that to retain the neighborhood's character, staff recommends approval with the following conditions.

1. The childcare center shall comply with all local, state, and federal regulations applicable to early childcare.
2. The facility shall serve up to 12 children under 13 years old, excluding the provider's children.
3. Hours of operation are limited to between the hours of 6:00 AM – 7:00 PM.
4. The child care center shall only operate Monday-Friday.
5. The home shall be the principal residence of the childcare center operator.
6. An existing septic system review shall be completed and approved by the VDH before the center opens to families.

The applicant, Mrs. Sharon Bork, explained her years of experience. There is no advertising, no signs. She stated that she needs to expand. Mrs. Bork explained that there is a need for this business in this county. She stated that two child care facilities in Greene County are already full and have waiting lists. Mrs. Bork stated that she is a certified teacher, K-8th grade. Mrs. Bork stated that the DOE would be coming in and doing a full inspection of her home. She stated that there is fencing around her property so that the children cannot get to the lake or the creek. She stated one side of her residence is a utility pumphouse and the other side is a residence. She stated her business hours are 7 a.m. to 5:30 p.m. and 7 a.m. to 9 a.m. is when they are allowed to drop off in the mornings. Mrs. Bork stated that Twin Lakes HOA has approved her business. She explained the daily routine for the children.

Mr. McCloskey asked Mrs. Bork how many employees they have. She stated that it is her and her husband. Mrs. Bork also stated that both she and her husband are CPR and first aid certified.

Mr. Williams opened the public hearing.

No one in the room has signed up to speak.

Katie spoke for Mr. and Mrs. Bork, she stated that they take care of her daughter.

There is no one else to speak.

Mr. Williams closed the public hearing.

The planning commission discussed this request among themselves. Mr. Williams stated that in the definition this SUP does not run with the parcel. Mrs. Golon stated that this definition needs to be updated to meet state code.

Mr. McCloskey made the motion to approve the special use permit with the recommended conditions:

1. The childcare center shall comply with all local, state, and federal regulations applicable to early childcare.
2. The facility shall serve up to 12 children under 13 years old, excluding the provider's children.
3. Hours of operation are limited to between the hours of 6:00 AM – 7:00 PM.
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6. An existing septic system review shall be completed and approved by the VDH before the center opens to families.

Ms. Hawkins seconded the motion.

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

With a vote of 4-0, the planning commission recommends approval with the recommended conditions.

WORK SESSION

Ordinance Revision for Temporary Events
Greene County Zoning Ordinance, Article 16-19-1
Greene County Code, Chapter 10, Article II

The planning commission members agreed that the Powhatan, Virginia Code of Ordinance for Temporary Events has a good structure. Mrs. Golon stated that this Ordinance gives the applicant more structure and lists what is required of the applicant to provide or mitigate before applying.

Mr. Kelpé asked if this ordinance revision would help to bring back the county fair. Mrs. Golon stated that it could.

Cory Jacober and Kieran Woodson from the 4th of July Committee spoke regarding the Independence Day celebration, and what they went through when applying for the event last year.

Mr. Jacober stated that he looked over the Powhatan ordinance for temporary events and he stated that the event information form was good, as if it was checking the box.

Mr. Frydl brought up the way to count or estimate the number of people that come out to the Independence Day celebration. The commission and Mr. Jacober discussed the people who came to last year's event from all over Virginia.

Mr. McCloskey asked if the landowner has to be involved in the application for temporary events.

Mr. Frydl stated that we do not have an ordinance for a music festival.

Mr. Williams brought up music at Maybelle's.

Mr. Frydl stated that the application of the ordinance depends on the number of people and scale. Mrs. Golon stated that the music at Maybelle's is an accessory use.

The commission agreed, that staff are on the right track.

Mr. Jacober stated he is going to take the packet back to their committee and that they will come to the December 20, 2023, planning commission meeting for the follow-up work session for the temporary event ordinance revision.

OLD/NEW BUSINESS

MINUTES

Greene County Planning Commission Minutes 10/18/2023

Mr. Kelpé motioned to approve the 10/18/2023, minutes.

Ms. Hawkins seconded.

Mr. Williams asked for all in favor to say – Aye.

The minutes were approved 4-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mrs. Golon stated that they started on an intro to local government in preparation for the citizens academy.

Town of Stanardsville – Mr. McCloskey stated that they talked about maintenance projects for the Town Hall. Julie West was there representing her group South River Ladies. Mr. McCloskey stated that that group is doing a lot of things. They also discussed the cat issue in the town. Mr. McCloskey stated that the town is

reviewing having the cats spayed and neutered and attempting to find them homes. There was an update on the STAR small business grant, Mr. McCloskey stated. Mr. Frydl stated that they discussed their comprehensive plan. Mr. Frydl stated that they are working on writing a job description for the Town Clerk and a Town Administrator.

Development Activity – Mrs. Golon stated that we are starting to include pre-apps now in the activity report. The commissioners, Mrs. Golon, and Mr. Frydl discussed a few other projects that were approved.

Next Agenda – CIP, and the Detamore special use permit request for a home business for a service contractor, Torres special use permit for a home business for a service contractor.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission, Chairman