

**GREENE COUNTY PLANNING COMMISSION
OCTOBER 18, 2023**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD
ON WEDNESDAY, OCTOBER 18, 2023, AT 6:30 P.M.

Members present: Ron Williams, Chairman
Michael Traber, Vice 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. 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.

PUBLIC HEARING

Merit Greene, LLC requests a special use permit per Article 10-1-2.10 of the Greene County Zoning Ordinance, on approximately a 30-acre portion of 65.17 acres to allow Light Industrial, Research, Development, and Related Manufacturing, located on Seminole Trail northbound, just south of Matthew Mill Road in Ruckersville, and identified as TMP# 66-(A)-48. The parcel is zoned PUD, Planned Unit Development, and the Greene County Future Land Use Map designates it as a "Mixed Use Village Center." (SUP23-003)

Mrs. Golon started the presentation by explaining how this request would help bring industries, which would bring more employment and revenue to Greene County. She stated the request for a special use permit is for the commercial portion of the parcel to support structures greater than 25,000 square feet.

In 2020, to provide more opportunities in our growth area for job creation, the Board of Supervisors adopted an ordinance to allow light industrial, research, development, and related manufacturing by-right (<25,000 square feet) or by special use permit (>25,000 square feet). Mrs. Golon advised the planning commission.

She then went on to say that when the ordinance was drafted in 2020, supplemental regulations for these uses to offset potential impacts related to outdoor storage, loading bays, screening, lighting, noise, and architecture. The by-right supplemental regulations were used as a foundation for the conditions of this proposed special use permit.

The proffered conceptual master plan was presented, and Mrs. Golon stated in 2021 a rezone was approved for a PUD with proffers for this location. The parcel is currently planned for a mix of residential and commercial buildings, with at least four structures larger than 25,000 square feet. Mrs. Golon then showed the concept plan that indicated the twenty acres of the parcel that the applicant is requesting the special use permit for, she stated that the area shown is already deemed commercial with proffers. This request will not include the residential area.

Mrs. Golon advised that to ensure the aesthetics of the structures and protect the character of the area, the approved PUD with proffers included architectural design elements that guarantee that the entire site will have consistent and attractive facades and appearances. She added that is in addition to the supplemental regulations included with the ordinance.

She then gave the definition of light industrial, research and development facilities, and warehousing in the Greene County Zoning ordinance. Mrs. Golon stated the language that governs these uses was drafted to ensure that nuisances did not impact the neighboring properties. In addition to this language, supplemental regulations were included to define the uses clearly. Low impact and no smoke stacks, that might impact the residential community. Mrs. Golon presented the aerial, zoning, and future land use comprehensive plan maps.

Mrs. Golon stated during the rezoning of this parcel in 2021, the applicant provided traffic, fiscal, school, and utility analysis. Proffers were approved to offset the potential impacts of the development. Mrs. Golon reviewed that information.

Mrs. Golon reminded the planning commission of the principles considered for a SUP decision, particularly that impacts from special use permit uses are addressed through conditions and conditions must be reasonable and related to the impacts to be addressed. The condition must be proportional to the impacts.

Mrs. Golon advised the planning commission that staff supports this special use permit request for the following reasons:

- Reasonable consideration regarding the existing use and character of the property
- The proposed special use permit complies with the Comprehensive Plan, which supports development in the designated growth areas and brings revenue and jobs to Greene County.
- The proximity to infrastructure provides suitability for the current and proposed use.
- The proposal has minimal impact on transportation, airports, housing, schools, parks, and natural resources.
- The proposal and location of the parcels in the Ruckersville area are the most appropriate use of the land.

The recommended conditions to address specific impacts for this special use permit request are as follows Mrs. Golon explained:

- Outdoor storage
- Loading Bays
- Screening
- Light
- Noise
- Architecture

Mrs. Golon stated that was the end of the staff's presentation.

Mr. Traber asked to give an example of a building in Greene County that is 25,000 square feet. Mr. Frydl stated that Dollar Tree is 25,000 square feet.

Mr. S. Rotter of Merit Greene, LLC is with the applicant. He stated they have had some companies that have been interested, however, they have fallen through. He stated his company believes that if this request is approved, it will help generate greater interest. Mr. Rotter gave some examples of what 25,000 square feet look like. He stated Walmart and Lowes are larger than that. It would be more like a Kroger or Safeway in size.

Mr. Frydl stated that this request meets our requirements for performance standards. All impacts are already addressed.

The planning commission and Mr. Rotter discussed the amount of square footage the buildings would have. The planning commission also were concerned about the twenty acres and the portion that is along the Rt. 29 (Seminole Trail). Ms. Hawkins asked what is the largest square footage building that might be built. Mr. Rotter stated that the largest building would be 300,000 square feet, and it would be a secured (meaning gated) facility.

Mr. Traber asked to take the Rt. 29 (Seminole Trail) frontage out of this request. Just use the northeast section of the parcel.

Mr. Rotter brought up urgent care or other medical offices. Mr. Frydl stated they can have urgent care or medical facility by-right.

Mr. Traber stated that he is concerned about having a warehouse. Not due to the facade, but due to there not being as many jobs per square foot.

Mr. Kelpé stated that he feels that the developer is not going to make the rest of his development look bad.

Ms. Hawkins asked if there are any examples around this area that are similar to what this will look like.

Mr. McCloskey was concerned about the trucks that would be going into a warehouse and back out of a warehouse.

The commissioners agreed that this request should only be the northeast back corner of the parcel, not along Rt. 29 (Seminole Trail).

Mr. McCloskey asked about the basin that is currently on the property. Mr. Frydl stated that it is a temporary sediment pond just for construction.

Mr. Williams opened the public hearing.

No one signed up in person to speak.

Mr. Frydl stated that there is one person via Zoom that would like to speak.

Peg Broadhurst wanted an example of light industrial and light manufacturing.

Mr. Williams gave an example of electronic technology projects.

Mr. Frydl stated that there was no one else that wished to speak.

Mr. Williams closed the public hearing.

Mr. Traber made the motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to recommend approval of SUP23-003. (#2 with the following changes.

Condition - #4 change to read deliveries and shipments

#10 with the changes to exhibit B the highlighted area will only contain the four buildings in the back northeast corner.

Mr. McCloskey seconded.

Mr. Kelpé – Aye

Ms. Hawkins – Aye

Mr. McCloskey – Aye

Mr. Traber – Aye
Mr. Williams – Aye

With a vote of 5-0, the planning commission recommends approval with amendments to the staff's recommendations.

OLD/NEW BUSINESS

MINUTES

Greene County Planning Commission Minutes 9/20/2023

Mr. McCloskey motioned to approve the 9/20/2023, minutes.

Ms. Hawkins seconded.

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

The minutes were approved 5-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mr. Frydl stated that they spoke about creating a citizen's academy. He stated next month's meeting will be about the outline for the first topic for the citizen's academy.

Town of Stanardsville – Ms. Golon stated that staff have been talking to the Town about their Smart scale plan for Stanardsville. Mr. McCloskey attended the meeting. He stated that the town received a community business grant, to bring in business where there is commercial space. The South River Ladies group volunteered to help clean up the town and keep the flowers in the town. An individual came from the art guild and inquired about a place in the town to have art classes. Mr. McCloskey also stated that the funding for the Fourth of July fireworks will not be available this coming year.

Development Activity – Sunbelt, Harley Davidson, Kinvara connector road, Creekside Ph 1 – Armstrong all of this will have land moving very soon. Glamping has been approved. Mr. Traber asked to include Complaints that are closed. Ms. Golon and the planning commission discussed the Greene County Newsletter that Ms. Beigie works on.

Next Agenda – SUP23-004 Sharon Bork would like a special use permit for a child care center in her residence. Also a work session for an ordinance revision for temporary events.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary


Planning Commission, Chairman