

**GREENE COUNTY PLANNING COMMISSION
SEPTEMBER 20, 2023**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD
ON WEDNESDAY, SEPTEMBER 20, 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

CALL TO ORDER

Mr. Frydl 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

NIC-KEI, LLC/The Alignment Shop (located at 25 James Drive, Ruckersville) requests a proffer amendment associated with RZ06-001 to remove five existing Leland Cypress trees along the entrance on James Drive, and to remove the fence along the west side of the parcel beside the Funeral Home. The parcel is identified as TMP 50F-(A)-20A and is approximately 1.36 acres. The Greene County Future Land Use Map designates this parcel as "Mixed Use Residential ". (RZ#23-003)

Mrs. Golon explained that the applicant submitted proffers that were approved with their 2006 rezone. She stated that at this time the applicant gets deliveries by larger trucks and realizes they need a better option for those delivery drivers as well as their customers.

Mrs. Golon stated that in this request to amend their proffers, the applicant would like to remove five Leland Cypress trees to add a second driveway on the east side of the parcel along James Drive. The applicant also requests to remove a proffered fence on the west side of the parcel. Mrs. Golon stated that without the fence no one can see any vehicles behind the building. Mrs. Golon also advised the commission that the Leland Cypress trees that make the buffer around the back and east side of the parcel have always been kept up, and if one dies, it is quickly replaced by the applicant.

Mrs. Golon presented photos and maps of the parcel while she was explaining the proffer amendment. Mrs. Golon stated that staff recommends approval of the proposed proffer amendment to accommodate

improved ingress/egress into the parcel.

Mrs. Lawson of NIC-KEI, LLC briefly summarized why they are requesting this proffer amendment. She stated there would be a traffic hazard with tractor-trailers if the proposed entrance wasn't approved. She also explained that the change in the neighboring landowner eliminated the purpose of the property fence between the two businesses.

The planning commission discussed the landowner behind the applicant. Mrs. Lawson stated that she does not have an issue with the new entrance. It was also asked if James Drive has been adopted by the state. Mrs. Golon advised the commission that James Drive has been adopted by the state. Mr. Williams asked if the entrance would be any issues during the site plan process from VDOT. Mrs. Golon stated that a VDOT representative had already been there to look at the entrance, she stated as he was unable to approve it then and there, he was able to say that, at that time, he saw no issues with it.

Mr. Williams opened the public hearing.

Mr. Williams asked if there was anyone on Zoom that would like to speak.

Mrs. Golon stated there was not.

Mr. Williams closed the public hearing.

Mr. McCloskey 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 RZ#23-003 to amend proffers (RZ#06-001) on TMP# 50F-(A)-20A on approximately 1.36 acres.

Ms. Hawkins seconded.

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

With a vote of 5-0, the planning commission recommends approval.

OLD/NEW BUSINESS

Comprehensive Plan Goals and Implementation Priorities Memo

Mrs. Golon asked the commission if the memo staff submitted to them in their packet was what they had envisioned and if it was in the order that they wanted it to be.

All the commissioners agreed that the memo was all of the goals and priorities that they agreed on and in the correct order.

MINUTES

Greene County Planning Commission Minutes 8/16/2023

Mr. Traber motioned to approve the August 16, 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 – Mrs. Golon stated that Mr. Frydl attended a task that was identified as a citizen academy. Mrs. Golon explained to the commission what a citizen's academy is. Mr. Traber inquired if this citizen's academy would be available for the entire county. Mrs. Golon stated that is what the RAC is discussing.

Town of Stanardsville – Mrs. Golon stated the Town Council approved the Blue Ridge Meadows 144 townhomes. Mr. McCloskey stated that Gary Lowe stepped in for Mr. Newton who retired. Mr. McCloskey stated that the Town received a grant. Mr. Frydl and Mr. McCloskey stated that the Town Council stated that they would act as the government to request for an ingress/egress on the Spotswood Trail bypass for the Blue Ridge Meadows subdivision.

Development Activity – Mrs. Golon and the commission discussed development activity.

Next Agenda – SUP23-003 Merit Greene, LLC – The Villages at Terrace Greene to include light industrial, Research, Development, and Related Manufacturing

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary

A handwritten signature in black ink, appearing to read "Ronald K. Vile", written over a horizontal line.

Planning Commission, Chairman