

GREENE COUNTY PLANNING COMMISSION
August 21, 2024

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, AUGUST 21, 2024, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Ron Williams, Chairman
John McCloskey, Vice Chairman
Angela Hawkins, Member
Mark Kelp, Member
David Mastervich, Member
Tim Goolsby, Ex-Officio Member

Staff present: Jim Frydl, Planning Director/Zoning Administrator
Stephanie Golon, Deputy Planning Director and Zoning Administrator
Earl Keys, Zoning Officer
Cristy Snead, Permit Technician/Planning Commission Secretary

CALL TO ORDER

Mr. Williams called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelp
Ms. Hawkins
Mr. McCloskey
Mr. Mastervich
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

Mae G. Shiflett/Jody Vaughn Shiflett request a rezone from A-1, (Agricultural) to B-3 (Business Highway and High Intensity) with proffers. The parcel is located at 14865 Spotswood Trail, identified as TMP# 60C-(A)-6, and is approximately 2.41 acres. The Greene County Future Land Use Map designates this parcel as "Mixed Use Village Center ". (RZ#24-002)

Mrs. Golon explained this rezone request. She stated that Mr. Shiflett requested a rezone for the subject parcel a few months ago with the prospect of an indoor storage facility being developed there. That request was denied. Mr. Shiflett has returned to rezone the subject parcel from A-1 to B-3 with voluntary proffers. Mrs. Golon stated that the infrastructure for public water and sewer is available on this parcel, and transportation, and community development agencies will conduct a more detailed review during a site plan process. She stated that this request does meet the comprehensive plan, the future land use map designates this parcel as Mixed-Used Village.

Mrs. Golon reviewed the voluntary proffers that Mr. Shiflett has proffered out of the by-right uses for this parcel.

Mr. Williams asked if the applicant would like to make any remarks.

Mr. Frydl stated that Mr. Shiflett is not online at this time.

Mrs. Golon stated that Mr. Shiflett would like to maximize the business potential for this parcel.

Mr. Williams opened the public hearing.

Mr. Copeland's concerns for this rezone.

Mr. Copeland stated that this rezone request should be for B-1 or B-2 rather than B-3.

Mr. Frydl asked if anyone on Zoom would like to speak.

Mr. Frydl stated that no one on Zoom would like to speak.

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, he moved to recommend approval of RZ#24-002 with proffers on TMP#60C-(A)-6 on approximately 2.41 acres.

Ms. Hawkins seconded.

Mr. Kelpé – Aye

Ms. Hawkins – Aye

Mr. Mastervich – Aye

Mr. McCloskey – Aye

Mr. Williams – Aye

OLD/NEW BUSINESS

Blue Ridge Meadows in Greene County with 335 Lots on TMP's 37-(A)-27, 37-(A)-59, 37-(A)-60, 37-(A)-66 and 38-(A)-66. The Subdivision plan review per Greene County Subdivision Ordinance Section 3-1-3. Subdivisions that include private roads and create five (5) lots or more and subdivisions that include public roads and create fifty (50) lots or more must be reviewed by the Planning Commission prior to final approval. (Revised 5/22/07) (SDV24-013)

Mr. Frydl stated that this is a preliminary subdivision site plan for constructing a subdivision. Mr. Frydl then explained the state code requirements.

Mr. Frydl stated that the Greene County Subdivision Ordinance requires the Planning Commission to review subdivisions with 50 or more lots on a public road. He advised that this review is an administrative, ministerial act, which means implementing the law by applying the facts in the subdivision ordinance. Approval is required when the ordinance requirements have been satisfied, and no conditions in addition to the written ordinance may be added.

Mr. Kelpé asked questions about water in Greene County and the time that it takes to build a subdivision. Mr. Frydl stated that the comments from agencies are answers regarding capacity as of right now. They do not know what could happen in the future.

Mr. Frydl stated this is a preliminary plan, they cannot start building until after a final plan is approved.

Mr. Williams asked Mr. Shimp about an easement for a natural gas pipeline.

Mr. Shimp stated that the easement is shown on the preliminary plan.

Mr. Williams asked if there could be houses built in that easement.

Mr. Shimp stated that is correct, no houses can be built on that natural gas easement.

Ms. Hawkins and Mr. Frydl discussed when this portion of the subdivision ordinance was approved by the board of supervisors.

Mr. Williams stated that he went through the subdivision ordinance and this preliminary subdivision plan does meet those requirements.

Mr. Williams explained this action again.

Mr. Shimp explained what requirements have to be met, in order to have a final subdivision approval. There are many things that have to happen during the site plan process.

Mr. McCloskey stated that if the PUD had been approved this would have been better.

Mr. Kelp made the motion in accordance with the Greene County Subdivision Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to preliminarily approve SDV24-013 as submitted by the applicant.

Mr. Mastervich seconded the motion.

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

With a roll call vote of 5-0, the Planning Commission voted to approve the preliminary subdivision plan for Blue Ridge Meadows (County portion).

MINUTES

July 17, 2024, minutes.

Mr. Williams asked that two small corrections be made.

Ms. Hawkins made a motion to approve the minutes with the requested amendments.

Mr. McCloskey seconded the motion.

All Commissioners stated Aye.

The July 17, 2024, meeting minutes were approved with amendments by a 5-0 vote.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Citizen Academy had the Parks and Recreation Director Justin Bullock's presentation. Mr. Frydl stated that in September the Citizen Academy will meet with the School Administration staff.

Town of Stanardsville – Mr. McCloskey updated the Planning Commission about the last Town Council meeting.

Next Month's Agenda – Snoddy special use permit request, Ruckersville Mobile Home Park – rezone and special use permit request, and Darrell and Brandon Payne – rezone request.

Development Activity – The Commission and Mr. Frydl discussed projects and future projects.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary


Planning Commission, Chairman

TOWN OF STANARDSVILLE PLANNING COMMISSION

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. Mastervich
Mr. Williams

There was a quorum with five Commissioners present.

PUBLIC HEARING

Feeding Greene, Inc./Town of Stanardsville request a special use permit for a mural on the structure of 77 Main Street in Stanardsville the parcel is identified as TMP# 37A-(A)-23, on approximately 0.33 of an acre. The parcel is in the RC-1, Residential/Commercial zoning district. The Stanardsville Growth Area Map designates the parcel as "Mixed-Use Town Center." (SUP24-004)

Mr. Frydl explained this special use permit request for a mural.

He stated this hearing is for the Town of Stanardsville to come into compliance with their zoning ordinance for the mural on the Feeding Greene building.

Mr. Frydl presented a photo of the mural.

Mr. Mastervich asked if a mural has a size limit.

Mr. Frydl stated that there is not, the town would have to put a size limit in their zoning ordinance.

Mr. Williams opened the public hearing.

Mr. Williams stated that no one signed up in person to speak.

Mr. Frydl asked if there was anyone online that wanted to speak.

Kevin Kelly spoke, he stated that he liked the mural and is for it.

Mayor Payne of the Town of Stanardsville stated that he feels as if this mural is at the top of the size limit.

Ms. Hawkins made the motion in accordance with the Town of Stanardsville Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, she moved to recommend approval of SUP#24-004 as submitted by the applicant.

Mr. McCloskey seconded.

Mr. Kelpé – Aye
Ms. Hawkins – Aye
Mr. McCloskey – Aye
Mr. Mastervich – Aye
Mr. Williams – Aye

OLD/NEW BUSINESS

Blue Ridge Meadows in the Town of Stanardsville with 104 Lots on TMP 37-(A)-66. The Subdivision plan review per the Town of Stanardsville's Subdivision Ordinance Section 3-1-3. Subdivisions that include private roads and create five (5) lots or more and subdivisions that include public roads and create fifty (50) lots or more must be reviewed by the Town Planning Commission prior to final approval. (Revised 5/22/07) (SDV24-013)

Mr. Frydl stated that this is the same process as the County side. He advised the commission that the regulations are the same. The Town has adopted the County's subdivision ordinance.

Mr. Frydl reminded the Commission that this is a preliminary plan. He stated that the Town Council approved the rezone request a few months ago when the applicant applied for PUD zoning, and there are proffers associated with that rezone.

All the infrastructure and fine details, as well as the proffers, will have to be met through the site plan process, stated Mr. Frydl.

The commissioners discussed road names. Mr. Kelpé suggested using the names of veterans or emergency personnel for the road or street names.

Mr. Frydl explained the road naming process.

Mr. McCloskey asked which portion of this subdivision would start first, the part in the Town or the part in the County.

Mr. Shimp stated that depends on VDOT and the bypass.

Mr. Mastervich made the motion in accordance with the Subdivision Ordinance adopted by the Town of Stanardsville, public necessity, convenience, general welfare, and good zoning practice, he moved to preliminarily approve SDV24-013 as submitted by the applicant.

Mr. Kelpé seconded.

Mr. Kelpé – Aye
Ms. Hawkins – Aye
Mr. Mastervich – Aye
Mr. McCloskey – Aye
Mr. Williams – Aye

WORK SESSION

Town of Stanardsville Comprehensive Plan Review Schedule and Review the Broadband chapter.

Mr. Frydl reviewed the broadband initiative and the grants that are available to the Town and County..

Mr. Frydl advised the commissioners to review and make any recommendations that they would like to make. He stated that Mayor Payne was there to speak.

Mr. Williams stated that this is a new chapter that is being added, it is not an old chapter being revamped.

Mr. Williams suggested that on a first occurrence to use the full name of something and then the acronym, after that you could just use the acronym.

Mr. Frydl stated that he needed to change Greene County to the Town of Stanardsville throughout this chapter.

Mr. Frydl and the Commissioners discussed minor corrections in the broadband chapter.

Mr. Williams opened the public hearing.

The Mayor of Stanardsville Mayor Payne discussed the broadband issue the Town is currently having.

Mr. Williams stated that he believes there may be a total of three broadband choices.

Mr. Frydl stated there are three.

Mr. Williams closed the public hearing.

Mr. Williams adjourned.

Respectfully submitted,
Cristy Snead,
Secretary

A handwritten signature in black ink, appearing to read "Ronald K. Williams", with a horizontal line extending from the end of the signature.

Town of Stanardsville Planning Commission, Chairman