

**GREENE COUNTY PLANNING COMMISSION  
OCTOBER 20, 2021**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, OCTOBER 20, 2021 AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Jay Willer, Chairman  
Ron Williams, Vice Chairman  
Mike Traber, Member  
Steve Bowman, Board of Supervisors Liaison

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

**SPECIAL NOTICE**

Due to the state of emergency, July 21, 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](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: 859 9904 6375

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

<https://us02web.zoom.us/j/85999046375?pwd=KzZ4aWwwbmJ5RnVaZy83OE5aN0FSUT09>

Meeting ID: 859 9904 6375

Passcode: 744975

## **CALL TO ORDER**

The Chairman called the meeting to order at **6:13**

## **DETERMINATION OF QUORUM**

Each Commissioner stated their name to establish a quorum.

Mr. Ron Williams  
Mr. Mike Traber  
Mr. Jay Willer

Mr. Willer stated that there was a quorum with 3 commissioners

## **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.**

## **Parks and Recreation**

Mr. Frydl introduced Mr. Justin Bullock the Director of Greene County Parks and Recreation.

Mr. Bullock explained GCPR's mission statement and vision statement.

He explained the GCPR's strategic plan for immediate, short-term, and long-term goals.

Immediate – Broaden programming to meet diverse needs and develop an updated fee policy

Short-term – Cultivate strong community partnerships, create a volunteer advocacy group, and develop a staff expansion plan

Long-term – Master plan update and completion

Mr. Bullock stated that they have increased marketing efforts. He stated that they have broadened programming for various community age groups. Mr. Bullock advised that GCPR has grown via social media by 125% since May of 2021. He stated that GCCP has improved the park and playground and will continue to make further improvements during the winter.

Mr. Willer asked if there was anyone that wanted to speak. Mr. Frydl stated that no one had signed up, and there was no one with a hand raised via zoom.

Mr. Bullock stated that their goals are as follows:

- Create a county park in Ruckersville
- Complete phase I and II of the master plan for Greene County Community Park
- Support the development of a public swimming area
- Continue informing residents of programs
- Provide additional activities for children, teens, and adults
- Encourage “pocket parks” and interconnected trails in new neighborhoods

Mr. Bullock stated that GCPR would like to get feedback from the community about what the citizens would like to incorporate into a community center (what types of activities). He stated at that point GCPR Department would look into how to fund these updates.

Mr. Williams asked Mr. Bullock what phase GCPR is currently working on. Mr. Bullock stated they are still in phase I. He stated that the community park needs to be paved, and the two tennis courts need to be added to complete phase I.

Mr. Bullock stated that he would like to update the county's master plan with new thoughts for a new master plan if possible.

Mr. Traber stated that he wants to "create a volunteer advocacy group". He stated that he would like that group to include members from the entire county.

It would be brought up that some of the information in the comprehensive plan needs to be cleaned up, as it recommends events/classes that do not currently exist.

## **Public Work Session**

### **Rural Enterprise Center**

Mr. Frydl began his presentation by going over Planning Commission comments from the September work session and gave possible zoning tools for selecting/limiting potential locations. The first example is an overlay district, which is used for identifying land that has common characteristics and which additional/underlying zoning is to be imposed. He stated it is similar to downzoning.

Mr. Frydl gave another example of utilizing a special use permit for this use. He stated that this use in A-1, (Agricultural) has a potentially greater impact than by-right uses. Adopting a rural enterprise center in the A-1 (Agricultural) district with a special use permit rather than by-right would allow a review of each parcel to make sure that parcel is appropriate for the proposed use. Mr. Frydl stated that special use permit conditions can also address other impacts/concerns. However, Mr. Frydl stated that there should be a minimum set of standard conditions.

Mr. Frydl then stated that in Loudon County, Virginia Conference and Training Centers are permitted by-right in their agricultural district, and Office and Retail Sales and Service is permitted by special use in their agricultural.

Mr. Frydl stated that Greene County does have some similar uses for example:

Insurance Institute for Highway Safety (IIHS) (Pre-expansion)

Dunlin Farm (Rosebrook Road)

Mr. Frydl suggested that parcels for rural enterprise centers could be between thirty (30) to fifty (50) acres on paved state roads. Mr. Frydl presented a map that showed examples of those parcels in Greene County.

Mr. Frydl then went over some samples of possible performance standards for rural enterprise centers. He then presented examples of definitions.

Mr. Williams asked Mr. Frydl if the parcels on the map shown have the amount of frontage that is required in the conditions listed. Mr. Frydl stated yes.

Mr. Willer gave an example of a citizen buying a larger parcel and subdividing it to use for this type of use. He also stated that not all roads will always be private gravel roads. Mr. Traber stated that making this use available by special use permit allows for the request to be denied if the property does not fit the surrounding area.

Mr. Frydl then showed a map of all of the conservation easements in the county. Mr. Williams asked if that will exclude some of the parcels. Mr. Frydl stated that is would.

Mr. Traber asked Mr. Frydl if someone is granted a special use permit for this use, and they sell the property would the new owners be required to request another special use permit to utilize the parcel for a similar use. Mr. Frydl stated that would depend on what the use is. In most cases, a special use permit would be required for the new use.

Mr. Frydl asked the commission if they have questions regarding utilizing special use permits for this use. If not are there any other questions or discussions.

Mr. Williams stated that if you have a parcel that is subdivided and single-family homes built there, that is more intrusive than someone that puts one structure with conditions. He stated that he does like this use by special use permit. Mr. Traber stated he does as well.

Mr. Willer asked Mr. Frydl what is next regarding this proposed use. Mr. Frydl stated that the next step is would be a public hearing to vote on this as an ordinance revision. Mr. Willer stated that his preference would be to have one more work session. Mr. Frydl asked what else he should bring before the planning commission if another work session is scheduled.

Mr. Willer was concerned about the amount of impervious area on the parcels. The planning commission and Mr. Frydl discussed this, and Mr. Frydl stated that staff would look at this and present a minimum at the next meeting. Mr. Frydl also stated that staff did put a maximum on the square footage of the building. The planning commission and Mr. Frydl discussed hours of noise.

Mr. Willer asked if any citizens had signed up to speak, or if there were any that had their hand raised via zoom.

Mr. Leake stated that someone did raise their hand.

Mr. Willer opened the public hearing.

Mr. Doug Roberts stated that he would like the performance standards such as lighting to be able to be enforced. He also stated that the proposed use should be limited to the Ruckersville growth area.

Mr. Frydl stated that an engineer has to design the lighting to meet the requirements for site plans.

Mr. Adam Gillenwater stated that he is with Piedmont Environmental Council and stated that one of the things that the Greene County citizens want is to keep the county rural. Mr. Gillenwater also stated that as the representative for the Piedmont Environmental Council they would like to also see the rural part of Greene County stay rural.

## **OLD/NEW BUSINESS**

Next Month's Agenda – RZ21-003 Woodpark, LLC – Rezone multiple parcels from Senior Residential, (SR) to Planned Unit Development, (PUD). These parcels are off of Carpenters Mill Road and Spotswood Trail.

## **MINUTES**

September 15, 2021

Mr. Willer asked the commissioners if they had any comments or questions related to the September 15, 2021 minutes.

Mr. Willer asked for three minor changes

Mr. Williams moved to approve the minutes with three minor corrections

Mr. Traber seconded

Mr. Williams -Aye  
Mr. Traber – Aye

Mr. Willer – Aye

With a roll call vote of 3-0, the September 15<sup>th</sup>, 2021 minutes were approved with three corrections.

#### **OTHER PLANNING MATTERS**

Ruckersville Advisory Committee – Mr. Frydl stated the RAC discussed the request to the Board of Supervisors asking for direction and updates on previous RAC recommendations. He informed the Planning Commission that the RAC would like to go more into depth on transportation and look at data that has been collected on transportation and pedestrian plans at the next meeting.

Town of Stanardsville – Mr. Frydl stated that he was unable to attend. Mr. Williams stated that the Greene Commons area is very close to being approved and will be marked complete after some additional landscaping.

Development and Activity Update – A Glamping resort was applied for today. Staff has not reviewed it yet. That special use permit request will come before the planning commission at the December meeting. Mr. Traber asked if they will be able to look at the property. Mr. Frydl stated that the applicant stated they are going to invite the planning commission members and the board of supervisor members to come and visit the parcel.

#### **ADJOURNMENT –**

Respectfully submitted,  
Cristy Snead,  
Secretary

  
\_\_\_\_\_  
Planning Commission, Chairman