

**GREENE COUNTY PLANNING COMMISSION
AUGUST 17, 2022**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, AUGUST 17, 2022 AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Ron Williams, Chairman
Michael Traber, Vice Chairman
John McCloskey, Member
Mark Kelp, Member
Angela Hawkins, Member

Staff present: Jim Frydl, Planning Director & Zoning Administrator
Earl Keys, Zoning Officer
Cristy Snead, Secretary

NOTICE

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

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: 895 8801 1063

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

<https://us02web.zoom.us/j/89588011063?pwd=OThWNXZEaGo2V1ZBWjFKSjJoZTRldz09>

Meeting ID: 895 8801 1063

Passcode: 120292

CALL TO ORDER

The Chairman called the meeting to order

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. McCloskey
Mr. Kelpé
Ms. Hawkins
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.

COMPREHENSIVE PLAN WORK SESSION

Solid Waste

Mr. Frydl presented the chapter. The staff is still waiting for the up-to-date data for most of the charts and tables. The table that compares Greene County Solid Waste with other regional operations has been updated. Ms. Hawkins asked if the most current data is from 2014. Mr. Frydl stated that there will be a final draft and hopes that they can get newly updated data before the draft goes to the Board of Supervisors for final approval. The commissioners and Mr. Frydl discussed recycling in Greene versus surrounding counties. The commissioners stated that this data is incomplete and doesn't truly reflect all recycling in Greene County. The trash companies that pick up trash in Greene County do not deliver all of what they collect to Greene County Solid Waste facility. The commissioners would like to try to track private and municipal trash to see if more data can be obtained regarding recycling things such as aluminum, steel, paper, cardboard, and plastic.

Mr. Williams asked if anyone would like to speak from the audience or zoom.

Mr. Frydl stated that there were no speakers.

PUBLIC HEARINGS

Watts of VA, LLC C/O Apex/Brent Hall requests a rezone from A-1, (Agriculture) to B-3, (Business Highway and High Intensity) on TMP number 60-(A)-23. The parcel is approximately 0.56 of an acre and is located on Seminole Trail southbound in Ruckersville. The Greene County Future Land Use Map designates this parcel as "Mixed Use Village Center ". (RZ#22-003)

Mr. Frydl presented the aerial map of the parcel. He explained that this parcel was not rezoned at the time the rest of the shopping center parcels were rezoned. At this time the owner wishes to rezone it from A-1 to B-3. Mr. Frydl then presented the zoning district map, and the future land use map. He stated that this is identified on the land use plan as a mixed-use village center area which is the densest development area. Mr. Frydl stated there are not any new or additional impacts. Mr. Frydl stated that this rezone to B-3 from A-1 is better suited for this parcel.

Mr. Williams opened the public hearing.

Mr. Frydl stated that no one signed up for the public hearing.

Mr. Frydl stated that no one on zoom raised their hand to speak.

Mr. Williams closed the public hearing.

The commissioners agreed that this parcel should match the surrounding zoning.

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 RZ#22-003, rezoning 0.56 acres parcel identified as TMP 60-A-23 locate on Seminole Trail from a zoning designation from A-1 (Agricultural) to B-3 (Business) as submitted.

Ms. Hawkins seconded

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

With a roll call vote of 5-0 RZ#22-003 has been recommended for approval.

OLD/NEW BUSINESS

No old/new business.

MINUTES

July 20, 2022, was approved 5-0 by the Planning Commission with minor corrections.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – The meeting this month was canceled

Town of Stanardsville – The Council voted to return Greene Commons over to the County since the project has been completed. They are still working on the streetscape project and they are waiting on the delivery of a new pedestrian bridge. They also discussed the change in the Town Ordinance regarding animals in the Town. Mr. McCloskey stated that the Town of Stanardsville is going to have two council seats open.

Next Month's Agenda – Thomas Jefferson Planning District did a walking (pedestrian) study for the Town of Stanardsville. They would like to present that next month. The rest of the meeting will be about land use.

ADJOURNMENT

TOWN OF STANARDSVILLE PLANNING COMMISSION

CALL TO ORDER

The Chairman called the meeting to order

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. McCloskey
Mr. Kelps
Ms. Hawkins

Mr. Traber
Mr. Williams

There was a quorum with five Commissioners present.

MINUTES

The July 20, 2022 minutes were approved with a 5-0 vote with minor corrections.

OLD/NEW BUSINESS

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary

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

Planning Commission, Chairman