

**GREENE COUNTY PLANNING COMMISSION
AUGUST 16, 2023**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, AUGUST 16, 2023, AT 6:30 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

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 – No public hearing

OLD/NEW BUSINESS

Comprehensive Plan Goals and Implementation Priorities

At the June 13, 2023, regular meeting, the Greene County Board of Supervisors directed the Planning Commission to assess the Comprehensive Plan, which was amended on May 23, 2023, to make recommendations to the Board regarding what “Goals and Implementation Strategies” are the most important to move the Comprehensive Plan forward.

To guide this review, the Board of Supervisors would like 10 “Goals and Implementation Strategies” bullet points selected and presented to the Board. In addition, the Board would like a priority or timeline for each recommendation:

Immediate (years 2023-2025), Short-Term (years 2025-2027), and Long-Term (years 2028-2031). Include a more specific timeline for delivery, identifying the year of completing the recommendation.

In addition, the Board would also like a justification or reasoning for the priority/timeline.

Justifications include:

Build Momentum – for relatively easy projects to implement and would help build momentum for the overall effort.

Immediate Need – for recommendations that must meet a high-priority need of the community.

Logistical Barriers – for high-priority projects that cannot be quickly implemented because of some logistical challenges.

Lower Priority – for recommendations that are important to the community but lower overall priority.

Mr. Frydl explained that if anyone in attendance wished to speak, there was a sign-up sheet at the front of the boardroom. Those in attendance remotely can also speak with the raise your hand feature. He stated that staff sent out the goals in the comprehensive plan for discussion that you, the planning commission, brought up in the last meeting. Mr. Frydl stated that they are not re-writing the comprehensive plan, it has already been approved. He explained the board has asked the planning commission to recommend critical steps that can be taken over the next five years between now and the following comprehensive plan review. To prioritize the goals that the planning commission feels are the most pressing to approach during the first five years. Mr. Frydl stated that he and Mrs. Golon would be listening, taking notes, and answering any questions the planning commission may have.

The Planning Commission began discussing the Goals and Implementation Strategies priorities of the water supply and wastewater.

Mr. Williams started the planning commission's discussion by stating that they have been assigned to help prioritize the goals in three timeframes. He stated water & sewer are paramount in supporting the development activity that will be coming to Greene County. There have already been development projects approved. Mr. Williams said he would advocate completing the White Run Reservoir project to be on the high-priority list. Mr. Williams then asked Mr. Frydl to give an update on the status and timeline of that project.

Mr. Frydl gave the planning commission a brief timeline in five divisions that the project will be completed. He advised them the timeline is three to five years or five years being the hard stop. He stated that there has always been a timeline; however, that depends on how many things can be done concurrently and the labor necessary to complete the work.

The other commissioners agreed that this project was a high priority.

Mr. Williams and Mr. Frydl discussed the county's White Run Reservoir project and the Town of Stanardsville's water and sewer project running parallel. Mr. Frydl advised Mr. Williams that they are not running parallel due to the White Run Reservoir project having a time limit because of permitting. Mr. Frydl stated that the county had its own water and sewer department, and a better relationship would exist. He further stated that the sewer issue is a high priority because of health risks. The commissioners discussed the sewer plant, the nutrient credits, and the priority. The commission agreed the sewer plant in Stanardsville is a high priority.

The planning commission and Mr. Frydl discussed the acreage of the White Run Reservoir.

The commissioners discussed the goals that are the highest priority.

The Planning Commission then discussed the Goals and Implementation Strategies priorities of Education.

They discussed building a new elementary school in the county where it is most needed. It was discussed whether the priority is finding suitable parcels supporting infrastructure so that the school could be equipped with a sprinkler system.

The commission also agreed that the ongoing expansion of the career and technical education facilities to meet the needs of our students and adequately respond to the dynamic changes in postsecondary workforce needs is also a priority for the county.

The Planning Commission began the discussion of the Goals and Implementation Strategies priorities of Future Land Use.

The commissioners discussed establishing a stakeholder group to develop recommendations for land use tools to promote and support rural opportunities. They also discussed requesting that the Board discuss the development of an ordinance that encourages clustered subdivisions and conservation subdivisions—making these two bullets the main priorities under Future Land Use.

There was a short discussion on the Goals and Implementation Strategies priority of Transportation and Land Use.

The Commission agreed that the subdivision ordinance needs to be updated to include walkability by adding sidewalk requirements to the ordinance.

The Planning Commission then discussed Parks and Recreation's Goals and Implementation Strategies priorities.

The Commissioners discussed the development of a recreation community center. They discussed whether they should combine a pool with the community center into one facility and agreed that a community center without a pool should be the priority. They discussed funding with Mr. Frydl and different ways to pay for such facilities.

The Planning Commission began to discuss the Goals and Implementation Strategies priorities of Housing and Community Services.

The Commissioners agreed to create an accessory dwelling unit implementation guide to promote the mutually affordable benefit of accessory dwelling unit use to homeowners and renters. Mr. Frydl, Mrs. Golon, and the Commissioners discussed housing affordability in Greene County. They also discussed the possibility of affordable housing in subdivisions so that there is more flexibility for those who need affordable housing in Greene County.

Mr. Traber asked if he could add another bullet to Parks and Recreation. He requested adding a park in Ruckersville. Other commissioners suggested the use of the County parcel behind Food Lion.

Mr. Williams stated that no one signed up to speak. However, Mr. Jay Willer did request to address the commission.

Mr. Willer stated that some of this has never been done because it takes more human beings and research. We may need more county staffing, another grant writer for funds, and an additional planner/researcher. He stated he appreciated the Commissioner's interest in implementing the stakeholder group. Mr. Willer hoped the Planning Commissioner's recommendations would include staffing, resources, and human resources.

Mr. Frydl and the Commissioners discussed how this process would work because of the election in November, and there will be changes in the Board Members. Mr. Frydl explained the process and how it will move forward.

Mrs. Golon advised the Commission that she would write a memo. It will be a draft of what they came up with in the meeting. She said she would return it to the next Planning Commission meeting for review.

After several work sessions, the Planning Commission recommends the following "Goals and Implementation Strategies," listed by priority:

1. Greene County will proceed with constructing the White Run pumped storage Reservoir

project.

2. Greene County will encourage commercial and residential development and provide adequate water pressure and supply for Stanardsville.
 - a. Implement the completed engineering design for a new Stanardsville area water and sewer network.
3. Greene County will ensure the integrity of wastewater treatment facilities through comprehensive system upgrades, including for the Town of Stanardsville.
4. The Construction of a new elementary school to support projected increases in enrollment and economic growth in Greene County. This is not only to support the forecasted enrollment increases but also as part of the comprehensive facility study completed in 2016 that led to the Stanardsville campus, WMMS, WMHS, and RES campus improvements.
5. The ongoing expansion of our Career and Technical Education facilities and programming to meet the needs of our students and adequately respond to the dynamic changes in postsecondary workforce needs
6. Greene County will investigate measures to encourage and retain farming and land use operations by the following actions:
 - a. Establish a stakeholder group to develop recommendations for land use tools that will promote and support rural opportunities.
7. Update County Zoning and Subdivision Ordinances to reflect the recommendations included in this chapter.
 - a. The Planning Commission recommends a zoning revision to include a new Technology and Flex Research and Development District.
8. Greene County will promote safe travel for pedestrians, bicyclists, and motorists.
 - a. Apply calming traffic techniques in current developments and new developments as appropriate.
 - b. Encourage sidewalks and planting strips, medians, bicycle lanes, and narrow streets.
9. Greene County will support the completion of phases one and two of the master plan for Greene County Community Park through:
 - a. Development of a recreation community center, athletic fields, and additional passive recreation improvements (trails, outdoor recreation, etc.) to meet the needs of the growing/changing community's desires.
10. Greene County will support the development of a public swimming area.
11. Encourage residential development of affordable housing in or near Stanardsville.
 - a. Encourage the development of missing middle mixed-income housing, particularly in the Ruckersville and Stanardsville areas. This could take the form of a Low-Income Housing Tax Credit (LIHTC) project.
 - b. Create an Accessory Dwelling Unit implementation guide/toolkit to promote the

mutual affordability benefits of ADUs to homeowners and renters & promote grant programs targeted at ADU creation.

12. Greene County will create a county park in Ruckersville.

MINUTES

Greene County Planning Commission Minutes 7/19/2023

Mr. Williams motioned to approve the July 19, 2023, minutes.

Mr. Traber seconded.

Mr. Kelpé - Aye
Ms. Hawkins – Aye
Mr. McCloskey – Aye
Mr. Traber – Aye
Mr. Williams – Aye

The Greene County Planning Commission's July 19, 2023, minutes were approved 5-0.

The Town of Stanardsville Planning Commission Minutes 7/19/2023

Mr. McCloskey stated that the vote was missing from the minutes.

Mr. Williams asked for a grammatical correction.

Mr. Williams advised Mr. Frydl that the necessary corrections would approve the minutes.

Mr. Williams motioned to approve the July 19, 2023, minutes with the above corrections.

Mr. Traber seconded.

Mr. Kelpé - Aye
Ms. Hawkins – Aye
Mr. McCloskey – Aye
Mr. Traber – Aye
Mr. Williams – Aye

The Town of Stanardsville Planning Commission's July 19, 2023, minutes were approved 5-0, with the necessary corrections.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – There was no RAC meeting in August.

Town of Stanardsville – Mr. McCloskey stated that Mr. John Newton is retiring, so they will be looking for another Town Council member. The Blue Ridge Meadows project was also discussed, and traffic was a concern.

Next Month's Agenda – Mr. Frydl stated that we will hear a rezone/proffer amendment for Kel-Cam, (The Alignment Shop).

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission, Chairman