

**GREENE COUNTY PLANNING COMMISSION
JULY 19, 2023**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JULY 19, 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 Kelp, Member Via Zoom

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 Planning Commission began the meeting at 6:30.

CALL TO ORDER

Mr. Frydl called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. McCloskey
Ms. Hawkins
Mr. Williams
Mr. Traber

There was a quorum with four Commissioners present.

Mr. Kelp joined via Zoom, making the quorum of five Commissioners.

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

Steve Peters, Gary & Doris Sims Trust, Charles, Barbara, Melinda, Tracy Morton, and Blanche Whitlock Revocable Trust requests a rezone from R-1 (Residential), which allows five hundred (500) single-family detached homes by-right to PUD (Planned Unit Development), to establish a community of five hundred (500) townhomes and single-family detached units, with ample open space, and a well-connected street network. The parcels are identified as TMP#'s 37-(A)-59, 38-(A)-27, 37-(A)-27, 37-(A)-60, and a portion of TMP# 37A-(A)-66. The five (5) parcels equal approximately 139.96 acres. This request is associated with Town rezone request RZ#23-002. The Greene County Future Land Use Map designates this parcel as "Mixed Use Village Center ". (RZ#23-001)

Mr. Frydl presented the current comprehensive plan for future land use-growth area: Stanardsville area, he stated that this request follows the comprehensive plan and is identified as a growth area, and these parcels have been zoned R-1, Residential, since 1975, the beginning of zoning in Greene County.

Mr. Frydl reviewed the zoning of the parcels for this proposed project. He stated that currently, the applicant could develop five hundred single-family homes without getting additional zoning approval. Mr. Frydl explained the reason that the applicant would like to rezone to PUD is to develop a mix of detached single-family and townhouses. This type of development is more compact with additional open space and less impact.

He then presented the concept plan to the commission, showing the parcels, their location, and the adjacent parcels. Mr. Frydl then showed the concept plan which indicated the areas where the townhouses will be located and the location of the single-family homes, as well as the open space and the entrances/exits.

Mr. Frydl then presented the aerial map and the zoning map. He reiterated that the applicant can currently develop, by right, five hundred single-family homes on these parcels without the proposed rezone.

Mr. Frydl then reviewed the independent impact study, which included infrastructure. The commissioners had questions for Mr. Frydl regarding the water and sewer infrastructure. They went on to discuss the traffic impacts, and if the rezoning proposal is determined to affect transportation on state-controlled highways substantially, such application shall include a traffic impact statement. In consultation with VDOT representatives, it was determined that the proposed development would have a minimal impact. The proposed entrances and required turn lanes will be determined at the site plan submittal.

At that time, Mr. Frydl discussed how many schoolchildren would result from, single-family homes vs. townhomes. He indicated that the PUD may have fewer school children than the by-right development.

Justin Shimp, the engineer, was there representing the applicant Steve Peters.

Mr. Shimp presented the parcels from the Greene County future land use growth area context map, Stanardsville area. He stated that the proposed will be close to local amenities and close to commercial use in the Town of Stanardsville. Mr. Shimp also stated that with this proposed rezone, there will be sidewalks and more walkability, and with this proposal, there will be more open space that will leave the character of the land.

Mr. Kelp asked Mr. Shimp about the entrance off the Spotswood Trail by-pass. Mr. Shimp stated that the entrances are not dependent on this zoning. Mr. Shimp then showed a concept plan of the proposed entrances.

Mr. Shimp stated that this proposal does meet the comprehensive plan.

Mr. Williams opened the public hearing.

Jim Herndon of 134 Barrington Drive.
Jay Willer resident of the Stanardsville District
Gwen Baker Ruckersville District
Kendall Short of 240 Barrington Drive
Brandon McDaniel Stanardsville District
Ellen Collier Stanardsville District Route 33 Business
Don Pamentier

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

Kevin Kelley Main Street in Stanardsville

Mr. Frydl stated that "Dawn" had her hand raised; however, she did not say anything.

The concerns of the public speakers were as follows:

Overcrowding in schools

Sediment running into Greene Mountain Lake
Amount of land disturbance
Water & Sewer Infrastructure
Setbacks between the structures
More traffic on the by-pass and Main Street

Positive comments from the public speakers were as follows:

This rezone disturbs less land than the current zoning.
The walkability of the proposed development is beneficial.

Mr. Williams closed the public hearing.

The planning commission discussed the rezoning request. They discussed the proposed request of PUD on these parcels, having a reduction of impacts, less land disturbance, and walkability.

There were concerns regarding sediment control and if they planned to have any amenities.

The commission was advised that this project (the PUD subdivision) would be about ten years before it would be complete.

Mr. Traber made the motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, and general welfare. And good zoning practice, he moved to recommend approval of RZ#23-001, rezoning 139.96 acres, located on parcel TMP #'s 37-(A)-59, 38-(A)-27, 37-(A)-27, 37-(A)-60, and a portion of TMP# 37A-(A)-66 from a zoning destination of R-1, Residential to PUD, Planned Unit Development as submitted by the applicant.

Ms. Hawkins seconded the motion.

Mr. Kelp – Yes
Mr. Traber – Yes
Ms. Hawkins – Yes
Mr. McCloskey – No
Mr. Williams – Yes

With a roll call vote of 4-1, RZ#23-001 was recommended for approval.

OLD/NEW BUSINESS

Comprehensive Plan Goals and Implementation Priorities

Mr. Frydl was asked if they must produce the list of suggestions today and go over them.

Mr. Frydl stated that they could make 8-10 suggestions.

Mr. Williams stated infrastructure – priority water projects, broadband buildouts, Parks and Recreation.

Mr. Traber stated – trails for walking and bicycles and finding the spot for another Elementary School. (Mr. Traber requested to hold a public hearing once they have chosen the priorities)

Ms. Hawkins stated – Housing, affordable housing, and she agreed with Mr. Traber about a new Elementary School.

Mr. McCloskey stated – to get the rural committee going, and housing, parks and recreation, expansion of the facilities, and Economic Development

Mr. Kelp stated infrastructure – water and sewer, the new elementary school, and parks and recreation.

MINUTES

June 21, 2023, minutes

Mr. Traber motioned to approve the June 21, 2023, minutes.

Mr. McCloskey seconded.

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

June 21, 2023, minutes were approved 5-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Reviewed the Comprehensive Plan

Town of Stanardsville – Spoke about Blue Ridge Meadows, Comprehensive Plan update was discussed, and they met Mr. Harrison, the new Water & Sewer Director. They discussed an audit that they have to have to continue applying for grants.

Next Month's Agenda – Possible rezone in the Stanardsville area, but not in the Town.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary


Planning Commission, Chairman

**TOWN OF STANARDSVILLE
PLANNING COMMISSION**

CALL TO ORDER

Mr. Frydl called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpé
Mr. McCloskey
Mr. Hawkins
Ms. Williams
Mr. Traber

There was a quorum with five Commissioners present.

PLEDGE OF ALLEGIANCE

Mr. Williams stated they would start the meeting with the Pledge of Allegiance.

PUBLIC HEARING

Blanche F. Whitlock Revocable Trust requests a rezoning of property described as TMP# 37A-(A)-66, consisting of approximately 13.83 acres, from R-1 and RC-1 Residential to R-3 Residential to allow for townhouses and multi-family apartments on the property in addition to single-family and two-family residences presently permitted. The Town of Stanardsville Comprehensive Plan Future Land Use Map designates this parcel as "Mixed Use Residential" with a portion fronting Main Street being designated for "Mix Use Town Center" use. (RZ#23-002). This request is associated with a pending Greene County rezoning request RZ#23-001, which includes 139.96 acres, that currently is allowed five hundred (500) single-family detached homes by right to establish a community of five hundred (500) townhomes and single-family detached units, with ample open space, and a well-connected street network.

Mr. Frydl explained the difference between this request and RZ23-001. That this parcel is split zoned, and a part of it is in the Town of Stanardsville and a small portion is in the County. He stated that this is in the growth area in the Town of Stanardsville Comprehensive Plan. Mr. Frydl then presented the parcel's aerial and stated there would be 32 single-family units on this parcel. R-3, in the Town of Stanardsville zoning ordinance, is the same as PUD in the County zoning ordinance Mr. Frydl reviewed the impacts of the proposed development.

Mr. Williams asked about the one entrance that is in the town, located at Madison Road and Main Street. He stated will this impact needs to be addressed.

Mr. Frydl stated that this will be reviewed during the site plan phase and will be reviewed by VDOT. It will have to meet approval, and it must meet the site plan checklist for that site plan to be approved.

Justin Shimp the engineer, was there representing the applicant Steve Peters.

Mr. Shimp stated that they will help with the water and sewer issues, and the activity of this development will make this happen faster. He began to speak about how to fix some of the water line issues. Mr. Shimp stated that there would be a 20-foot buffer backed up to the Barrington subdivision. Mr. Shimp spoke about the silt that got into Greene Mtn Lake when the bypass was built, now DEQ is involved, and this will not happen, or the developer will be fined. Mr. Williams stated that this is more about the lake that is downstream rather than

the pond onsite. Mr. Shimp stated there would be some basin to catch all the sediment.

Mr. Williams inquired if their development would use natural gas. Mr. Shimp stated that there were not.

Mr. Shimp and the commission started discussing traffic and roads.

Mr. Williams opened the public hearing.

No one signed up from the room.

Kevin Kelley lives on Main Street.

The main concern is traffic.

Mr. Williams closed the public hearing.

Mr. Traber made a motion in accordance with 1) In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to recommend approval RZ#23-002, rezoning 13.83 acres located on parcel TMP 37A-(A)-66. from a zoning designation of an R-1 and RC-1, Residential to R-3, Residential as submitted by the applicant.

Ms. Hawkins seconded.

Mr. Kelpé – Yes

Mr. Traber – Yes

Ms. Hawkins – Yes

Mr. McCloskey – Yes

Mr. Williams – Yes

With a roll call vote of 5-0, RZ#23-002 was recommended for approval.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission, Chairman