

July 12, 2022

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, JULY 12, 2022, BEGINNING AT 5:30 P.M. IN PERSON IN THE COUNTY ADMINISTRATION BUILDING MEETING ROOM AND BY ZOOM VIDEO COMMUNICATION

Present were: Marie Durrer, Chair
Dale Herring, Vice Chair
Steve Bowman, Member
Abbey Heflin, Member
Davis Lamb, Member

Staff present: Mark B. Taylor, County Administrator
Kelley Kemp, Assistant County Attorney
Kim Morris, Deputy Clerk
Jim Frydl, Director of Planning and Zoning
Tracy Morris, Director of Finance
Terry Beigie, Grants Writer

RE: CLOSED MEETING

Ms. Kemp read the proposed resolution for closed meeting.

WHEREAS, the Board of Supervisors of Greene County desires to discuss in Closed Meeting the following matter(s):

- Discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body concerning the county administrator, the Emergency Services Advisory Board and the BOE.

WHEREAS, pursuant to: §2.2-3711(A)(1) of the Code of Virginia, such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Greene County does hereby authorize discussion of the aforesated matters in Closed Meeting.

Upon motion by Davis Lamb, second by Steve Bowman and unanimous roll call vote, the Board entered into closed meeting.

Recorded vote:	Marie Durrer	-	Yes
	Dale Herring	-	Yes
	Steve Bowman	-	Yes
	Abbey Heflin	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: OPEN MEETING

Upon motion by Dale Herring, second by Davis Lamb and unanimous roll call vote, the Board returned to open meeting.

Recorded vote:	Marie Durrer	-	Yes
	Dale Herring	-	Yes
	Steve Bowman	-	Yes
	Abbey Heflin	-	Yes
	Davis Lamb	-	Yes

Motion carried.

By unanimous roll call vote, members certified that only public business matters lawfully exempted from the open meeting requirement and only such matters as identified by the motion to enter into closed meeting were discussed.

Recorded vote:	Marie Durrer	-	Yes
	Dale Herring	-	Yes
	Steve Bowman	-	Yes
	Abbey Heflin	-	Yes
	Davis Lamb	-	Yes

RE: REAPPOINTMENT OF STEVE CATALANO TO THE EMERGENCY SERVICES ADVISORY BOARD

Upon motion by Dale Herring, second by Davis Lamb and unanimous roll call vote, the Board reappointed Steve Catalano to the Emergency Services Advisory Board for a 1-year term which will expire on May 31, 2023.

Recorded vote:	Marie Durrer	-	Yes
	Dale Herring	-	Yes
	Steve Bowman	-	Yes
	Abbey Heflin	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: REAPPOINTMENT OF ANGELA HAWKINS TO THE BOARD OF EQUALIZATION

Upon motion by Steve Bowman, second by Dale Herring and unanimous roll call vote, the Board moved to petition the court to reappoint Angela Hawkins to the Board of Equalization for a 3-year term which will expire on July 31, 2025.

Recorded vote:	Marie Durrer	-	Yes
	Dale Herring	-	Yes
	Steve Bowman	-	Yes
	Abbey Heflin	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Chair opened the meeting with the Pledge of Allegiance followed by a moment of silence.

RE: ADOPTION OF AGENDA

Upon motion by Steve Bowman, second by Dale Herring and unanimous roll call vote, the Board approved the agenda as presented.

Recorded vote:	Marie Durrer	-	Yes
	Dale Herring	-	Yes
	Steve Bowman	-	Yes
	Abbey Heflin	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: MATTERS FROM THE PUBLIC

Mr. Peter Benson was present to share his displeasure with the facility fee being placed back on his RSA bill. He said that there was never any kind of notification that this was going to be put back on the bill and he said that is irresponsible.

RE: CONSENT AGENDA

Upon motion by Steve Bowman, second by Davis Lamb and unanimous roll call vote, the Board approved the consent agenda as presented.

- a. Minutes of previous meeting
- b. Resolution to accept and appropriate \$531.44 for the sterilization of dogs (See Attachment "A")
- c. Resolution to appropriate \$80,000.00 for carryover programs (See Attachment "B")
- d. Approval of contracts for maintenance and repair services

Recorded vote:	Marie Durrer	-	Yes
	Dale Herring	-	Yes
	Steve Bowman	-	Yes
	Abbey Heflin	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: PUBLIC HEARING TO CONSIDER A REQUEST FROM MILESTONE PARTNERS, LLC AND HANEY FAMILY HOLDINGS, LLC TO REZONE FROM B-2 TO B-3 ON TMP NUMBERS 60C-(A)-25, 26, 27, 28, 29 FOR A CONVENIENCE STORE TO INCLUDE FUEL PUMPS

Mr. Frydl shared a request from Milestone Partners, LLC and Haney Family Holdings, LLC to rezone from B-2 to B-3 tax map numbers 60C-(A)-25, 26, 27, 28 and 29 for a convenience store to include fuel pumps. The five parcels equal approximately 3.50 acres. The parcels are located at the intersection of Seminole Trail and Spotswood Trail in Ruckersville. Mr. Frydl said that the applicant has provided a concept plan for what they hope will be a Wawa. Mr. Frydl shared slides of the lots as they currently exist and other visuals for reference. According to the Comprehensive Plan, this is in the highest growth sector of Greene County, so it would make sense that this property would be B-3, highway retail. VDOT said that development of this corner has been included in the Smart Scale project that will upgrade and widen this portion of Route 33. Public water and sewer serve this area and have the capacity for the proposed uses. Research has also shown that the properties have 7 sewer EDUs from the original project. During the June 15th public hearing, the Planning Commission voted 5-0 to recommend approval of the rezoning as submitted by the applicant.

Mr. Frank Stoner was present via Zoom to answer any questions that the Board may have.

The public hearing was opened. There were 3 speakers.

Mr. Jeff Hittinger, Owner of Octonia Stone Brewery, was present to ask the Board to table this rezone for a month to give him time to find a new site. He would also like the County to help him relocate his business.

Mr. Patrick Moctezuma was present as an honorary founder of the Octonia Stone Brewery. He said that the question tonight is whether Greene County would be better served by another convenience store/gas station or a local agrotourism friendly business such as a brewpub. He said that this is Greene County's only brewery and only pub. He shared a petition that was circulated in opposition to this rezone as a way to save Octonia Stone. He said that if the Board chooses to approve this rezone, they should help the business owners move to a commercial property with an affordable lease.

Ms. Gwen Baker was present via Zoom to share that Greene County used to be considered the antique capital before we became the Gateway to the Blue Ridge. She said that, sadly, we have

lost most of our antique stores. She said that we need to keep Octonia. She does not want to see them leave. She would like to see something other than a Wawa on the corner of Route 29 and 33. She would like to see the antique store come back to that area to bring back tourism and then they could walk over to Octonia to have a beer.

The public hearing was closed.

Ms. Heflin asked if, because of the VDOT project, that building would come down regardless of whether Wawa went into that area. Mr. Frydl said no, it was outside the right-of-way for the VDOT project.

Mr. Lamb asked if Mr. Stoner owns the building. Mr. Jeff Hittinger said that Haney Holdings owns the building. Mr. Stoner is partnering with Haney Holdings to expand the lot so that it would be big enough for Wawa. Mr. Hittinger said that, last year, they had talked about building a new building for the antiques and keeping the brewery. Now Mr. Hittinger said that he is told that the developers do not have the funds to relocate his business further down Route 33. He said that he needs a new location for his brewery, but that would require more funds than he has available.

Ms. Heflin asked why Wawa would want to come where we've already got a lot of gas stations. Mr. Stoner said that they do not currently have a deal with Wawa, but are pursuing a deal with Wawa. He said that this is really a decision about whether it's an appropriate land use or zoning designation for that corner as opposed to a decision on Wawa. He said that they had previously had a plan for the tenants of the building in that area, but it fell through because they were not able to negotiate with VDOT with regards to the condemnation of the property and the relocation of tenants and the design of the road. He said they would love to have the antique store back. He said that he would continue to work with Mr. Hittinger if he would like to relocate the brewery to a different area of the property.

Ms. Durrer asked Mr. Stoner if there was a projected start date. He said no, because they have not yet started the site plan process. He said that they cannot consider moving forward without the rezoning. Mr. Bowman asked Mr. Frydl when would be the first realistic date to see any kind of construction. Mr. Frydl said at least 6 months, and with the winter, probably longer. Mr. Herring said that he thinks the Board is wondering how long Octonia would have to relocate. Mr. Frydl said all of those things are out of the County's control.

Upon motion by Steve Bowman, second by Dale Herring and affirmative roll call vote, the Board approved the rezone request as submitted. (See Attachment "C")

Recorded vote:	Marie Durrer	-	Yes
	Dale Herring	-	Yes
	Steve Bowman	-	Yes
	Abbey Heflin	-	No

Davis Lamb - Yes

Motion carried.

Mr. Bowman urged the EDA and other county agencies to assist the Hittingers in the relocation their brewery.

RE: PUBLIC HEARING TO CONSIDER A REVISION TO THE ZONING ORDINANCE
TO INCLUDE AGRICULTURAL MEAT PROCESSING FACILITIES

Mr. Frydl said that they had received requests from local farmers to open up small scale agricultural meat processing. This would help local, small producers that want to have an affordable place that is local to process their animals. While the need is there, if approved, this ordinance would not equate to a lot of processing facilities, as the market is only going to allow one every so many miles. This would be a valuable opportunity for Greene agriculture and farming. This would be highly regulated by the state and federal government. The USDA would be the primary regulatory agency followed by the Virginia Department of Agriculture. The County will just have to regulate the things that will keep the facility on a smaller scale and agricultural in nature. There will be 6 performance standards that must be met. The facility, including the primary structure and accessory uses, is no larger than 1 acre in size. This would exclude infrastructure for stormwater, sanitary and waterworks. The facility will be set back a minimum of 50 feet from all property lines. There shall be a screening yard located either adjacent to the adjoining property lines or around the perimeter of the slaughterhouse facility. The facility must meet all requirements and be properly permitted by the VDACS and the USDA. The site plan must be approved by the county and the facility will be located on a parcel consisting of at least 10 acres. At the May 18th public hearing, the Planning Commission recommended approval 4-0.

The public hearing was opened.

Ms. Gwen Baker said that she feels this is a wonderful opportunity for our agricultural community and she hopes to hear a unanimous yes.

The public hearing was closed.

Upon motion by Steve Bowman, second by Dale Herring and unanimous roll call vote, the Board approved the revision to the Zoning Ordinance as presented. (See Attachment "D")

Recorded vote:	Marie Durrer	-	Yes
	Dale Herring	-	Yes
	Steve Bowman	-	Yes
	Abbey Heflin	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: SOLID WASTE TRANSFER STATION – SCALE HOUSE PAINTING PROJECT

Mr. Taylor shared that the staff at the Solid Waste Facility would like to paint the scale house in a Scooby Doo van theme. They would like the facility to be bright, fun and positive. The staff is willing to do the painting as a team building project.

RE: ENGINEERING TASK FOR GREENE COUNTY WATER SUPPLY PROJECT PRE-WORK

Mr. Taylor said that he needs permission to move forward with a contract from WW Associates to relocate the waterline on the Collins property, create access road plans and also to do the paving demolition work at the EMS Facility. This is the prework to get the access clarified and up to standard for the road to the reservoir. This will be paid for with the budgeted funds for the construction phase services and is in accordance with our existing contract with WW Associates. The total for this contract is \$75,000.

Upon motion by Davis Lamb, second by Dale Herring and unanimous roll call vote, the Board approved the contract for WW Associates for \$75,000. (See Attachment “E”)

Recorded vote:	Marie Durrer	-	Yes
	Dale Herring	-	Yes
	Steve Bowman	-	Yes
	Abbey Heflin	-	Yes
	Davis Lamb	-	Yes

Motion carried.

Mr. Bowman said that this has been a long time coming and it should signal to our county community that the reservoir project is on track. This is the initial first step. In response to the gentleman who spoke earlier, Mr. Bowman said that the Board had to reinstate the facility fee because of the court ruling. He said that, as soon as we receive approval from VRA, we will be in business and there will no longer be a facility fee. He said that this information was advertised in the paper, at the RSA meetings and that our Board spoke about it on several occasions.

RE: PUBLIC SAFETY TRAINING CENTER

Mr. Bowman and Ms. Meador were present to talk about a proposed public safety training center. Mr. Bowman said that, last fall, the Emergency Services Advisory Board formed 2 subcommittees; a Recruitment and Retention subcommittee and a Training Facility subcommittee. During the March meeting of the ESAB, the Training Facility subcommittee presented and made a recommendation and during the April meeting, the ESAB voted to forward that recommendation to the Board of Supervisors. Mr. Bowman said that our fire, EMS, law enforcement and Emergency Management have nowhere to train. Fire services must travel out of the County and recruitment of new personnel is hampered by the lack of training resources. He said that the Sheriff’s Office must also leave the County for training. He said that continued growth puts pressure on all emergency services for training and performance. Mr. Bowman said that the subcommittee is recommending the development of a plan to design, fund and build a public safety

complex, in phases, which will include a training facility, a headquarters for law enforcement, fire services, emergency medical services and emergency management, as well as a 911 center and an EOC. They are requesting that the Board appoint a finance group, a site selection group and that they fund this project.

Ms. Meador added that the group has been meeting, spending a lot of time and doing a lot of work with this project. She said that they all understand that this will be a huge project and they are anxious to get the site selection and finance committees together so that they can start to meet. She said that she hopes they will discover some alternative funding opportunities.

Sheriff Smith said that he really hopes that this is something that can be accomplished. He said that the county is growing and this project is definitely needed. Ms. Meador said that only the administrative offices would be moved to the new facility. Sheriff Smith said that he also hopes that this facility will include a firing range. Mr. Bowman said that he felt that it could be an indoor range.

Mr. Herring said that a lot of effort went into this plan. He feels that the Board should appoint a site selection and a finance committee. He feels that we may be able to maintain volunteer services for a longer time with this facility being located in the county. Ms. Durrer thanked the committees for their time and effort and said that she supports this.

RE: LITTER ORDINANCE

Mr. Taylor said that a draft litter ordinance came to be because of comments from Mr. Shannon Dean who lives on the way to the Solid Waste Facility. We have revised and updated our litter ordinance to be in line with the current state law and to position it to be enforceable. The Sheriff said that he and his deputies see trash flying off of trucks often and will stop them and advise them. He said that they were trying to keep the roadways clean with the help of trustees, but a lot of them have been released early because of the changes in the guidelines and there are not enough to bring them out for trash pickup.

Mr. Lamb questioned the fines. Mr. Bowman said that he thinks we should revise the ordinance. Mr. Herring clarified that this revision is not targeting the citizen that has a bag of trash blow off the truck and then turns around and picks it up. It will target the individuals that do not attempt to clean up the mess coming off their trucks. Mr. Taylor said that this will require covered loads and if trash gets out, action can be taken. Mr. Lamb again questioned the fines. Ms. Kemp asked if he would rather it be a class two misdemeanor. She said that she would defer to the Sheriff, but feels that the court can order community service. Mr. Lamb said that the fines need to be looked at.

RE: PURCHASING POLICY

Mr. Taylor said that Ms. Kemp has written a draft of a new purchasing policy which will align with current law. He said that this does not mean that we are hiring a purchasing agent at this time. Mr. Taylor said he will continue to be the purchasing agent. Mr. Taylor shared some of

the changes that are in this policy such as the tiers of purchasing goods and non-professional services. He shared that some would require verbal quotes, some written and the dollar values assigned to each. He said that this also outlines the procedures for obtaining quotes. He said that this process has gotten hard since Covid hit. He said that staff is frequently challenged when trying to obtain quotes. Mr. Taylor said that the policy is very straightforward.

Mr. Herring asked about documenting verbal quotes. Mr. Taylor said that you would have to diary the verbal quotes. Mr. Herring said that he would like to see this process become more automated in an attempt to save paper and storage. He said that would be the best way to streamline the process.

RE: NOISE ORDINANCE

Mr. Taylor said that this ordinance amendment came about when VDOT had to ask for a waiver to the noise ordinance because they were doing work at night and got complaints from neighbors. This amendment will allow public work regardless of noise or time of day when it must be completed to meet public need.

Mr. Bowman said that he would like to see the ordinance state that all reasonable means to mitigate the noise must be made.

RE: BOARD LIAISON REPORTS

Mr. Bowman said that he will attend the JAUNT meeting tomorrow.

Mr. Herring said that the Emergency Services Advisory Board will meet next Tuesday at 6:00. He said that the Thomas Jefferson Planning District Commission does not meet in July. He also shared the Central Virginia Electric Cooperative and Rappahannock Electric Cooperative are encouraging everyone to register for broadband regardless of your current service provider.

Mr. Lamb said that he met with Culpeper Soil and Water. They discussed the watershed conservation awards that some of our citizens received.

Ms. Heflin said that there will be an EDA meeting next Tuesday at 6:30.

Ms. Durrer said that the Central Virginia Regional Jail does not have a meeting this month.

RE: COUNTY ADMINISTRATOR REPORT

Mr. Taylor said that Ms. Beigie has received an additional \$6,000 grant award from the Dave Matthews Band for the GCPR on the Go Mobile Playground.

Mr. Taylor said that the home that was purchased by the County through a FEMA grant on Geranium Road was burned down for training this past weekend. He said that we are now collecting bids for the removal of the debris.

Mr. Taylor shared photos of an EMS training in the Sheriff's Office for cardiac arrest scenarios. Ms. Meador said that EMS responded to the Sheriff's Office for a cardiac arrest in one of the holding cells. This allowed EMS, E911 and deputies to be included in the activity. Mr. Lamb asked if they hold CPR classes. Ms. Meador said that they want to start doing some community classes and also have all county staff attend a basic first aid and CPR class.

Mr. Taylor said that he had sent a letter to Mr. Shannon Dean detailing a response from the Adopt-A-Highway program that would allow him to adopt the streets around his house, continue to do the trash pickup and be given the supplies to do so. He would also no longer have to pay to dispose of the trash at the Solid Waste Facility because the state would do so.

Mr. Lamb asked Mr. Taylor if Bishop Michael Jackson could share a presentation with the Board at an upcoming meeting about a community center project. Mr. Taylor said that he would work with Ms. Durrer to get this scheduled.

RE: OLD BUSINESS

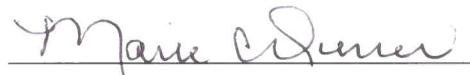
Ms. Durrer said that this agenda item was added after a suggestion by Ms. Heflin as a way to keep track of the Board's to-do list. The Board briefly discussed the status of each of the items.

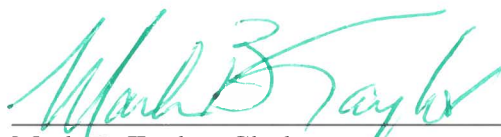
RE: ADJOURN

Upon motion by Steve Bowman, second by Dale Herring and unanimous roll call vote, the Board meeting was adjourned.

Recorded vote:	Marie Durrer	-	Yes
	Dale Herring	-	Yes
	Steve Bowman	-	Yes
	Abbey Heflin	-	Yes
	Davis Lamb	-	Yes

Motion carried.


Marie Durrer, Chair
Greene County Board of Supervisors


Mark B. Taylor, Clerk
Greene County Board of Supervisors

RESOLUTION TO ACCEPT AND APPROPRIATE FIVE HUNDRED THIRTY-ONE DOLLARS AND FORTY-FOUR CENTS FOR THE STERILIZATION PROGRAM FOR DOGS

WHEREAS, the Animal Shelter for the County of Greene has received funding from the Department of Motor Vehicles for a sterilization program for dogs; and

WHEREAS, the funds in the amount of five hundred thirty-one dollars and forty-four cents (\$531.44) need to be appropriated to the appropriate line item in the 2021-2022 budget of the County of Greene, Virginia.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that five hundred thirty-one dollars and forty-four cents (\$531.44) be appropriated to the 2021-2022 budget of the County of Greene.

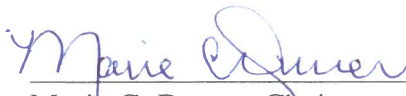
BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

Adopted this 12th day of July, 2022.

Motion: Steve Bowman
Second: Davis Lamb

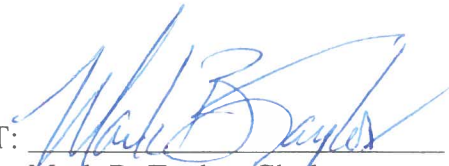
Recorded Vote:

Steve Bowman	<u>Yes</u>
Marie C. Durrer	<u>Yes</u>
Abbey Heflin	<u>Yes</u>
Dale R. Herring	<u>Yes</u>
Davis Lamb	<u>Yes</u>



Marie C. Durrer, Chair
Greene County Board of Supervisors

ATTEST:



Mark B. Taylor, Clerk
Greene County Board of Supervisors

**RESOLUTION TO APPROPRIATE EIGHTY THOUSAND DOLLARS FOR
CARRYOVER PROGRAMS**

WHEREAS, the Board of Supervisors of the County of Greene, Virginia has unused appropriated balances from fiscal year 2021-2022; and,

WHEREAS, the following funds in the amount of eighty thousand dollars (\$80,000.00) need to be accepted and appropriated to the 2022-2023 budget of the County of Greene, Virginia:

<u>Program</u>	<u>Amount</u>
Courthouse Facility Renovations-Feeding Greene, Inc.	\$80,000.00

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that eighty thousand dollars be received from the above program and be accepted and appropriated to the appropriate line items in the 2022-2023 budget of the County of Greene, Virginia.

BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget and to do all things necessary to give this resolution effect.

Adopted this 12th day of July, 2022.

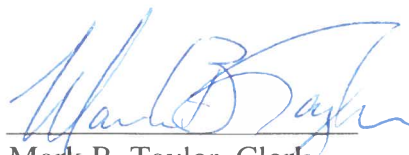
Motion: Steve Bowman
Second: Davis Lamb

Recorded Vote:

Steve Bowman	<u>Yes</u>
Marie C. Durrer	<u>Yes</u>
Abbey Heflin	<u>Yes</u>
Dale R. Herring	<u>Yes</u>
Davis Lamb	<u>Yes</u>



Marie C. Durrer, Chair
Greene County Board of Supervisors

ATTEST: 

Mark B. Taylor, Clerk
Greene County Board of Supervisors

AN ORDINANCE TO REZONE APPROXIMATELY 3.5 ACRES ON 5 PARCELS, TMP#'S 60C-(A)-25, 26, 27, 28, AND 29, MILESTONE PARTNERS, LLC, AND HANEY FAMILY HOLDINGS, LLC FROM B-2, (BUSINESS GENERAL) TO B-3, (BUSINESS HIGHWAY AND HIGH INTENSITY)

WHEREAS, §15.2-1427 and §15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof; and

WHEREAS, §15.2-2280, §15.2-2285, and §15.2-2286 of the Code of Virginia, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

WHEREAS the Planning Commission advertised and held a public hearing regarding the proposed rezoning on, June 15, 2022, and all of those who spoke on this topic were heard; and

WHEREAS, the Planning Commission voted 5-0 to recommend approval of the request to rezone the subject property; and

WHEREAS, public necessity, convenience, general welfare, and/or good zoning practice support approval of this rezoning; and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in the Greene County Record on June 30, and July 7, 2022, and

WHEREAS, the full text of this request was available for public inspection in the Greene County Administrator's Office, County Administration Building, 40 Celt Road, Stanardsville, Virginia 22973; and

WHEREAS, on July 12, 2022, the Greene County Board of Supervisors held a public hearing on this matter and all of those who spoke on this topic were heard.

NOW, THEREFORE, BE IT ORDAINED, that the Greene County Board of Supervisors hereby approves Ordinance O-2022-005 to rezone approximately 3.5 acres on 5 parcels, TMP#'s 60C-(A)-25, 26, 27, 28, and 29, Milestone Partners, LLC, and Haney Family Holdings, LLC from B-2, (Business General) to B-3, (Business Highway and High Intensity)

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON JULY 12, 2022.

Motion: Steve Bowman
Second: Dale Herring

Votes:

Durrer: Yes

Lamb: Yes

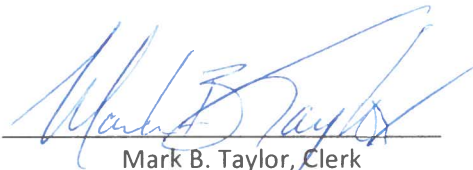
Bowman: Yes

Heflin: No

Herring: Yes



Marie Durrer, Chair
Greene County Board of Supervisors

ATTEST: 

Mark B. Taylor, Clerk
Greene County Board of Supervisors

AN ORDINANCE (0-2022-004) TO INCLUDE AGRICULTURAL MEAT PROCESSING FACILITIES IN ARTICLE 4, A-1, AGRICULTURAL DISTRICT, BY RIGHT WITH PERFORMANCE STANDARDS TO INCLUDE MINIMUM LOT SIZE, MAXIMUM AREA PERMITTED FOR USE AND STRUCTURES, MINIMUM SETBACK FROM PARCEL BOUNDARY, AND A PLANTED BUFFER FOR SCREENING. ARTICLE 22 WILL BE AMENDED TO INCLUDE DEFINITIONS FOR THE FOLLOWING USE: AGRICULTURAL MEAT PROCESSING FACILITIES. OR#22-004

WHEREAS, Sections 15.2-1427 and 15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof; and

WHEREAS, Sections 15.2-2280, 15.2-2285, and 15.2-2286 of the Code of Virginia, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

WHEREAS, it is desired to remove Article 4 and 22, of the Greene County Zoning Ordinance; and

WHEREAS, this amendment of the Greene County Zoning Ordinance is required to serve the public necessity, convenience, general welfare, and good zoning practice pursuant to Section 15.2-2286(A)(7) of the Code of Virginia, as amended; and

WHEREAS, on May 18, 2022, the Greene County Planning Commission held public hearings on this matter and all of those who spoke on this topic were heard; and

WHEREAS, on May 18, 2022, the Greene County Planning Commission voted (4-0) to recommend to the Board of Supervisors approval of the request to amend Article 4 and 22 of the Greene County Zoning Ordinance; and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in the Greene County Record on June 30th and July 7th; and

WHEREAS, the full text of this amendment was available for public inspection in the Greene County Administration Building, Room 226, 40 Celt Road, Stanardsville, Virginia 22973.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF GREENE that the adoption of the modifications of Article 4 and 22 are approved as presented:

Article 4

Agricultural District, A-1

Statement of Intent

The Agricultural District covers those portions of Greene County most suitable to agriculture. It is designed primarily to protect farming in the County while accommodating kindred rural occupations and limited residential use. The District consist of areas lying outside of designated growth clusters; those areas presently being used for agricultural purposes; and those areas where the soil and topographical characteristics are most favorable for farming. It intends, furthermore, to protect against overcrowding of land and to discourage undue density of population in relation to the larger purposes of this zone. The establishment of this District recognizes that residential growth in certain desirable rural areas will occur; its intent is to ensure that this growth takes place in an orderly, well-planned, and sensible way, and that it is not fundamentally injurious either to the current practices of farming, the future viability of agriculture in Greene County, or the maintenance of a predominantly rural character and quality of life in this zone.

4-1 USE REGULATIONS

In Agricultural District A-1, structures to be erected or land to be used shall be for the following uses, each main structure shall meet the minimum lot area, setback, frontage and yard requirements of this ordinance. Structures to be erected or land to be used shall be for the following uses: (Revised 6/12/07)

4-1-1 Uses Permitted by Right

Same as Conservation C-1 plus:

- .1 ~~Reserved. (Revised 6/23/15)~~ Agricultural Meat Processing Facilities as defined in Article 22
- .2 Reserved. (Revised 6/23/15)
- .3 Fireworks, temporary only (See section 16-14.) (Revised 1/11/05)
- .4 Reserved. (Revised 6/23/15)
- .5 Residential Accessory Structure—768 square feet or less (Revised 8/18/05)
- .6 Accessory Dwelling Unit (Revised 7/23/13)
- .7 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)
- .8 Temporary family health care structures as defined by Article 22 and the Virginia State Code §15.2-2292.1 (Revised 7/23/13)

4-1-2 Uses Permitted by Special Use Permit

Same as Conservation C-1 plus:

- .1 Temporary or permanent dwellings for farm workers, where the land's primary use meets the definition of agriculture. (Revised 6/23/15)
- .2 Reserved (Revised 9/25/18)
- .3 Veterinary clinics and veterinary hospitals.
- .4 Volunteer fire and rescue facilities.
- .5 Commercial warehouses for bulk agricultural products.
- .6 Private airports and heliports.
- .7 Dinner theaters and outdoor performance spaces where the seating capacity does not exceed 500 persons.
- .8 Indoor shooting ranges.
- .9 Country clubs, community centers, swimming, tennis, golf, fishing, and gun clubs and similar uses.
- .10 Carnivals, fairs and circuses -- temporary only. (Revised 1/11/05)
- .11 Commercial cemeteries and memorial parks.
- .12 Child care centers.
- .13 Hospitals, clinics, nursing homes, and rehabilitation centers.
- .14 Adult day-care centers.
- .15 Meeting places for clubs, fraternal and civic organizations.

Article 22

Definitions (Revised 7/12/16)

For the purpose of this Ordinance, certain words and terms are defined as follows. Words used in the present tense include the future. Words in the singular include the plural, and the plural includes the singular.

Agricultural Meat Processing Facilities provided that: 1. The facility, including the primary and accessory uses, is no larger than one (1) acre in size. Excludes infrastructure for stormwater, sanitary, or waterworks. 2. The facility is set back a minimum of fifty (50) feet from all property lines. 3. There shall be a screening yard, as required by Article 19-6-2, located either adjacent to the adjoining property lines or around the perimeter of the slaughterhouse facility. 4. The facility meets all requirements and is properly permitted by the Virginia Department of Agriculture and Consumer Services and the United States Department of Agriculture Food Safety Inspection Service. 5. A site plan is approved by Greene County. 6. The facility is located on a lot or parcel consisting of at least ten (10) acres.

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON JULY 12, 2022.

Motion: Steve Bowman

Second: Dale Herring

Votes:

Durrer: Yes

Bowman: Yes

Lamb: Yes

Heflin Yes

Herring: Yes



Marie Durrer, Chair

Greene County Board of Supervisors

ATTEST: 

Mark B. Taylor, Clerk

Greene County Board of Supervisors