

**GREENE COUNTY PLANNING COMMISSION
JUNE 21, 2023**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JUNE 21, 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

Staff present: Jim Frydl, Planning Director/Zoning Administrator
Stephanie Golon, Deputy Planning Director
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://acva.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 below the list of names.

The Planning Commission will begin the meeting at 6:30 PM. Dial-in
number: US Toll-free 1-888-475-4499
Or: US Toll-free 1-877-853-5257

Meeting ID: 853 7903 2651

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

<https://us02web.zoom.us/j/85379032651?pwd=d1hMWXhTeDhHc2tXVDN1SlllRmtBQT09>

Meeting ID: 853 7903 2651

Passcode: 967407

CALL TO ORDER

Mr. Williams called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

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

There was a quorum with four 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 HEARINGS

Dyke Fire Department requests a special use permit with conditions for an electronic message center as required by Article 14-2-8.3 of the Greene County Zoning Ordinance. The parcel is identified as TMP# 46-(A)-54A (3.30 acres), located at 9144 Dyke Road. The parcel is in the B-1, Business zoning district, and the Greene County Future Land Use Map designates it as a "Rural Area." (SUP23-002)

Mr. Frydl stated that Article 14, Sign Regulations was recently revised. Mr. Frydl went on to explain the definition of an Electronic Message Center as shown in the Greene County Zoning Ordinance. Mr. Frydl then presented the concept plan on a plat of the parcel that the Fire Department is on. He stated that this sign will not be located in the VDOT right-of-way, he then showed the street view from google maps. He then presented the rendering of the proposed Electronic Message Center. Mr. Frydl then showed the zoning map and the Greene County Future Land Use Map.

Mr. Frydl reviewed the Zoning Ordinance Authority, he stated that each special use permit application must be reviewed on an individual basis to determine the suitability of the use and to identify impacts that must be mitigated through conditions.

Mr. Frydl then reviewed the conditions added to address impacts:

1. The electronic message center signage shall be part of the aggregate freestanding signage.
2. The electronic message center shall not have neon-colored light and shall not flash, rotate or visually move to preserve the aesthetic character of the community and promote traffic safety.
3. The electronic message center shall not be animated in any manner.
4. The sign can only contain messaging related to the on-site advertising or messaging. No off-site advertising allowed.
5. The LED message shall not scroll across the electronic message center.

Mr. McCloskey asked about the illumination of the electronic message center. Mr. Frydl stated that they have talked to the Fire Company and they are working with their sign company as they do not want to disturb anyone.

Mr. Williams opened the public hearing.

James Henshaw – is for the electronic message center for Dyke Fire Department.

Mr. Williams stated that there is no one remotely that would like to speak.

There was a discussion between the planning commission members, they discussed the brightness of illumination. They also discussed if there could be nighttime hours when the sign could be off completely. The planning commission and Mr. Frydl discussed having on/off hours. Mr. Frydl stated that the sign has a switch that can be used to dim it.

Mr. McCloskey and Mr. Frydl discussed lighting in the zoning ordinance, it says the lighting should not exceed 0.5-foot candles at the property line, and it was decided to add this as a condition.

Mr. Traber made a motion in accordance with the Greene County Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moves to recommend approval of SUP23-002 with the following conditions:

1. The electronic message center signage shall be part of the aggregate freestanding signage.
2. The electronic message center shall not have neon-colored lights and shall not flash, rotate or visually move to preserve the aesthetic character of the community and promote traffic safety.
3. The electronic message center shall not display animation in any manner.
4. The sign can only contain messaging related to on-site advertising or messaging. No off-site advertising is allowed.
5. Compliance with 0.5-foot candles at the property line.

Mr. McCloskey seconded

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

Kenneth Tatum/Crimson Rock Capital, LLC/Hunnicutt Property, LLC. requests to amend a special use permit with conditions for tourist lodging, per Articles 4-1-2 and 16-25-2 of the Greene County Zoning Ordinance (SUP22-003), currently on parcel TMP# 37-(A)-67 (84.94 acres). The amendment adds a 70-acre A-1, Agricultural portion of parcel TMP# 37-(A)-66. The combined A-1, Agricultural acreage of both parcels is 154.94 acres. The density of the use would be reduced to 0.93 units per acre (144 units spread out across 154.94 acres) or a 45% decrease in current tourist lodging density. The accessory uses will not expand with this request. The parcels are located on Celt Road, and the Greene County Future Land Use Map designates these parcels as “Rural Area.” (SUP23-001)

Mr. Frydl went through the quick recap of the proposal.

Mr. Murphy the applicant then gave a brief presentation presentation describing how the new request would lower the density, increase the distance of the units from the neighbors and keep the same number and size of structures unchanged.

The commission discussed the proposed entrance. They also discussed the reason for spreading the project out over more properties. Mr. Murphy stated that they feel the separation distance and the project being less dense is better for the neighbors and the guests that stay on-site.

Mr. Williams opened the public hearing.

Scott Mingledorff, James Tsikerdanos, Joann Woods, Angela Shifflett, David Vanderveer, James Henshaw, Stephen Phillips, and Kimberly Hearn addressed the planning commission in person.

The concerns were as follows:

Water & Sewer
If there will be a buffer
Fencing around the entire project with no trespass signs on the fence
Fails to meet the definition of tourist lodging
Concerned about the expansion of this project

The pros were as follows:

Improving the density of the project
The project will help local businesses
Support local artisans
Connect people with nature

Mr. Williams asked if there is anyone that would like to speak over the telephone or Zoom. Mr. Frydl stated that no one wishes to speak.

Mr. Williams closed the public hearing.

Fencing and signage were discussed, and Mr. Murphy stated that they are willing to do a three-wired fence with signage as a condition around both parcels. Mr. McCloskey stated that this is a good project and has a much lower impact than a subdivision in many different ways. The commissioners agreed that the application was consistent with the zoning ordinance. Ms. Hawkins stated that the applicant has accommodated the neighbors and his guests.

The commissioners stated that the conditions have mitigated all of the impacts and this request makes it even better.

Mr. McCloskey 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 SUP#23-001, for tourist lodging, on parcel TMP #37-A-67 and the 70-acre A-1 portion of 37-A-66, as listed in Article 4-1-2 and Article 16-25-2 of the Greene County Zoning Ordinance, as submitted by the applicant, with the following conditions to retain the character of the neighborhood and to ensure public health, safety, and welfare:

1. The site must be developed in general accordance with the concept plan labeled Exhibit A.
2. The site must not be developed with more than 144 tourist lodging units (as indicated in exhibit A).
3. The internal living space of the tourist lodging units must be limited to 550 square feet for 1-bedroom units, 800 square feet for 2-bedroom units, and 1,200 square feet for 3-bedroom units. The 3-bedroom units will not be more than 20% of the units and 2-bedroom units will not be more than 40% of the units.
4. The recreation barn must not exceed 6,000 square feet
5. The restaurant structure must not exceed 6,000 square feet, of which 3,000 square feet are for the guest seating area.
6. The spa structure must not exceed 5,500 square feet.
7. The reception/camp store must not exceed 6,000 square feet.
8. The back of the house structure must not exceed 7,000 square feet. Additional structures for storage, utility infrastructure, maintenance/mechanical facilities, and similar back-of-house accessory structures may be located within the site and shall be reasonably sized for the specific use, as reasonably determined by the Zoning Administrator at the site plan stage.
9. Structures associated with the playground area (kids club, indoor playground, and similar areas) shall not exceed 7,000 square feet.
10. The site must have a 20' landscape buffer, maintained and/or established, around the entire perimeter of the property lines. The buffers must consist of a mix of native trees and shrubs.
11. To provide recreational opportunities to the guests, the facility must include pools and playgrounds as shown in Exhibit A.
12. All primary and accessory uses must require a setback yard of 50' from the side and rear property lines and a setback yard of 100' from Celt Road.
13. The resort will have strict evening/morning quiet hours (10:00 p.m.-7 a.m.) that will be enforced by on-site staff. Any events after those hours will be indoors.
14. On-site staff must be required at all times when guests are present at the facility.

15. The facility will not permit the projection or amplification of sound outside by guests at any time, and will not conduct any outdoor amplified music during quiet hours.
16. To reduce the adverse effects of stormwater runoff, the project will meet all local and state stormwater regulations.
17. Before site plan approval, as required by State Code, the septic system(s) must be designed by a licensed engineer and then permitted by VDH. The water system will qualify as a transient public water system and as such must be permitted and regulated by the VA Department of Health Office of Drinking Water before site plan approval.
18. The facility will engage with the Virginia Department of Forestry to develop and operate based on a Forest Stewardship Plan.
19. The facility will use smokeless firepits for outdoor fire enjoyment.
20. All internal roadways on the property will be designed to accommodate emergency vehicles, as determined by the Emergency Services Director.
21. A 5,000-gallon water storage facility will be located on-site to support any fire suppression activities.
22. The exterior of all tourist lodging structures must be muted earth-toned colors, and black-out canvas in the tents must be provided to prevent light from passing through.
23. To ensure public, safety, and welfare, an onsite employee must be certified in CPR/First Aid.
24. An Automated External Defibrillator must be provided at all common space facilities.
25. Post-development tree cover must be equal to 75% of the pre-development conditions and must be shown on the required site plan. All new vegetation must consist of native trees and shrubs.
26. A 50' riparian buffer must be maintained on the perennial stream.
27. External refuse receptacles will be bear-proof, using the same systems used by the National Park.
28. If the facility offers golf carts for internal transportation, the carts must be electric.
29. The site plan shall include the minimum parking required under Article 16-8 of the Greene County zoning ordinance.
30. The outdoor lighting shall comply with Article 19 of the Greene Zoning Ordinance.
31. The facility signage shall be consistent with the regulations in Article 14-2-8.1 of the Greene County zoning ordinance.
32. The entire rear and side property lines must be posted with NO trespassing signs (every 100') and a 3-strand wire fence must be installed. The existing fencing along the property line must be upgraded or maintained.

Mr. Taber seconded the motion

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

OLD/NEW BUSINESS – No

MINUTES

April 19, 2023 minutes

Ms. Hawkins motioned to approve

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

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Meeting was canceled.

Town of Stanardsville – Mr. Frydl stated that the Town of Stanardsville had a Town Hall meeting at the pavilion behind the county building to have citizens give them suggestions for the town. Mr. Frydl stated that they are still planning the 4th of July parade, and the event off of route 33.

Development Activity – ZC for the fireworks for the 4th of July was discussed

Next Month's Agenda – Rezone for Blue Ridge Meadows for the county planning commission and the town planning commission. Mr. Frydl stated that the Board of Supervisors to ask the Planning Commission to pick priority goals in the next five-year period in enacting immediate, midterm, and long term.

ADJOURNMENT

Ms. Hawkins made the motioned

Mr. Traber seconded

Respectfully submitted,
Cristy Snead,
Secretary


Planning Commission, Chairman