

**PLANNING COMMISSION
JUNE 16, 2021**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JUNE 16, 2021 AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Jay Willer, Chairman
Ron Williams, Vice Chairman
John McCloskey, Member
Steve Kruskamp, Member
Michael Traber, Member

Staff present: Jim Frydl, Planning & Zoning Administrator
Stephanie Golon, Deputy Planning Director
Shawn Leake, Zoning Officer
Cristy Snead, Permit Technician/Secretary via Zoom

SPECIAL NOTICE

Due to the state of emergency, June 16, 2021, the Planning Commission meeting was held hybrid in-person 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

The comments for the public hearing were welcomed by email at planning@gcva.us. The comment period for this meeting began on Tuesday, June 15th at 4:30 p.m. and closed on Wednesday, June 16th at 4:30 p.m. All emails were included as part of the meeting minutes.

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: 813 0003 0448

You can use this link to connect to the live video

<https://us02web.zoom.us/j/81300030448?pwd=UjNjNE9YM2dmbWZrT0wwdElvd3JHdz09>

Meeting ID: 813 0003 0448

Passcode: 867044

CALL TO ORDER

The Chairman called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Mike Traber
Mr. Ron Williams
Mr. John McCloskey
Mr. Steve Kruskamp
Mr. Jay Willer

Mr. Willer stated that there was a quorum with 5 commissioners

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. Willer stated they would start the meeting with a moment of silence.

Public Work Session

Greene County is in the process of updating its Comprehensive Plan. A Comprehensive Plan sets the framework for how land is used, identifies improvements to transportation networks, and provides a useful guide for many other County programs and needs. The Greene County Planning Commission will hold a Public Work Session to review the 2016 Greene County Comprehensive Plan.

Tourism

Mr. Frydl reviewed the goal and implementation strategies of the current Comprehensive Plan that was approved in 2016.

Mr. Willer began the discussion by stating that the Purchase of Development Rights bullet is not applicable. There was additional discussion regarding the transfer and purchase of development rights.

Mr. Willer and Mr. Yost discussed possible impacts that would affect the viewshed in Greene County.

Mr. Willer asked if the goal regarding the historic civil war sites in Greene County had been accomplished. He indicated this may have already been accomplished.

Mr. Yost stated that this is a great opportunity for Tourism and would ensure that this did remain in the plan.

Mr. Willer discussed Colonel Hotchkiss and his maps that were produced during the Civil War.

Mr. Kruskamp indicated that we may need to be sensitive to the politics surrounding confederate history monuments.

Mr. Traber asked Mr. Yost asked if the county tourism effort included marketing material availability in other localities.

Mr. Yost stated that information is located in all surrounding localities at their tourist centers.

The Commission discussed the goal to “establish and fund an organizational structure to plan and implement activities/events.”

Mr. McCloskey asked what funding would be used to support the tourism activities. Mr. Frydl described the Board budgeting process and transient occupancy tax (TOT).

Mr. Willer discussed the bullet regarding the Shenandoah Crossing Resort and how it would need to be updated.

Mr. Willer discussed the farmers market bullet and how there is more than one market, others not supported by the County.

There was a discussion of how the current farmers market is organized and what the word “permanent” meant in this context.

Mr. Willer asked Mr. Yost to describe the tourist-oriented signage. Mr. Yost described several projects around the County. Several of the projects include historic Stanardsville signage, the historical marker near Swift Run Gap, and a potential wine trail signage. He stated that the signs are VDOT regulated.

Mr. Yost indicated that the Tourism Council and VDOT are reviewing future options.

Mr. Williams mentioned paragliding from the Daniels Mountain and if this should be included as part of the Tourism goals.

Mr. Yost described the limitations of promoting those types of activities on private property.

Mr. Willer asked if there were any participants on Zoom that would like to participate.

Ms. Gwen Baker, a Zoom participant, and asked about a digital marketing plan. Videos that can be placed on Facebook and other social media or websites to indicate what the County had to offer. She indicated that it was named digital education and marketing.

Mr. Yost clarified that this is already in the 2025 Strategic Plan. Recommended edits were discussed.

Mr. Yost discussed nighttime sky lighting, rural uses, and supporting agriculture.

Mr. Willer asked if there were comments regarding the redline.

Mr. Traber asked if there could be a statement about transit and connectivity. Maybe include tourism and transportation.

Mr. Kruskamp mentioned wildlife area opportunities and fishing opportunities and working with the DGIF.

Mr. Yost indicated that he is working on this and accessibility for the wildlife area.

There was a discussion about the historical walking tour of Stanardsville that was completed by a local Eagle Scout, Garrett Ensor.

Mr. Traber asked about the TOT and the increase in the last few years. There were discussions about the number of tourist lodging units and where the increase has occurred.

Mr. Yost reminded the commission that tax information is proprietary.

Mr. McCloskey pointed out an error indicating the list of historical sites needed to be updated.

Mr. Willer asked for trends regarding the entrance into the Swift Run entrance of the Shenandoah National Park.

Mr. Kruskamp discussed whether the correlation between the courthouse repairs and tourism and questioned whether TOT funding could be used for the repairs.

Mr. Yost indicated that the idea was worth considering and the Tourism Council could choose to make that recommendation.

Mr. Willer reviewed specific edits that need to be included to add clarification. There were several suggestions regarding the redline version of the Plan.

Public Hearings: Public participation will be hybrid in-person and available remotely via telephone and/or electronic means. Detailed instructions for the remote participation are provided on the Greene County Website (www.greenecountyva.gov) prior to the public hearing. This hearing will be hosted live to consider the following request:

Elkay Partners, LLC request a rezone from B-2 (Business General) to B-3 (Business Highway & High Intensity) of a 5.43-acre parcel. The parcel is identified as TMP# 38- (A)-72 and is located at 9661 Spotswood Trail. The Greene County Future Land Use Map designates this parcel as “Suburban Residential “. (RZ#21-002)

Mr. Frydl described the parcel and stated that the parcel is located across from existing B-3, (Business Highway & High Intensity) zoning such as Peyton’s Grocery. Mr. Frydl stated that when this building was built on this parcel it was built with the back portion as a distribution area. Mr. Frydl then presented the aerial map, a street view map, and the zoning map to the commission. Mr. Frydl stated that this parcel is currently served by public water and sewer and that the parcel has an existing entrance located on Spotswood Trail that is approved by VDOT. He advised the commission that there are no proffers associated with this request. Mr. Frydl advised the commission that if there are any other comments from agencies associated with this request, they would be addressed during a site plan review. Mr. Frydl stated that the comprehensive plan does support this request.

Mr. Frydl stated that the representative for the applicant is here to speak.

Mr. Matthew Woodson stated that his client is looking for a tenant that includes light industrial and distribution contractors or services. He stated they feel as if they will be able to find a buyer for the building with the change. Mr. Woodson stated that they do not want to have an empty building sitting there.

Mr. Willer opened the public hearing.

Mr. Frydl explained the process of raising a hand from zoom and how to raise a hand via telephone to speak. Mr. Willer stated that they would hear from the citizens that were there in person first in the order that they signed up to speak.

There was no one signed up to speak.

Mr. Willer closed the public hearing.

Mr. Williams 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#21-002, rezoning a 5.43-acre parcel on TMP# 38-(A)-72 located at 9661 Spotswood Trail from a zoning designation from B-2, (Business) to B-3, (Business Highway & High Intensity) as presented.

Mr. McCloskey seconded.

Mr. Williams – Aye
Mr. Traber – Aye
Mr. McCloskey – Aye
Mr. Kruskamp – Aye
Mr. Willer – Aye

With a roll call vote of 5-0 RZ#, 21-002 was recommended for approval to the Board of Supervisors.

Lucas and Caitlin Hoge request a special use permit for Tourist Lodging as listed in Article 5-1-2.4 in the Greene County Zoning Ordinance on approximately 0.52 of an acre and, zoned R-1, Residential. The parcel is located in Greene Mountain Lakes Subdivision at 560 Sunset Drive and 560B Sunset Drive, Stanardsville. Identified on County Tax Maps as 37C-(9)-38. The Greene County Comprehensive Plan, Future Land Use Map designates this parcel as “Rural Area”. (SUP#21-005)

Mr. Frydl stated that this request is for a parcel that is zoned R-1, (Residential), he stated that the Board of Supervisors voted to make tourist lodging in R-1, (Residential) available by special use permit to mitigate any impacts that tourist lodging may cause in this zoning district. He stated in C-1, (Conservation) and in A-1, (Agricultural) districts tourist lodging is by-right. Mr. Frydl then presented the aerial map, photographs of different sides of the home and driveway, then the zoning map, and the future land use map showing this parcel as “Rural”. Mr. Frydl stated that the comprehensive plan supports this application.

Mr. Frydl explained the Code of Virginia §15.2-2286 (A) (3), a governing body is authorized to grant a special use with suitable conditions. He stated that special use permits are legislative in nature, and that uses allowed by special use permits are considered to have a potentially greater impact than those allowed as a matter of right, and they must be evaluated under reasonable standards and based on zoning principles. He stated that the impacts from special uses are addressed through conditions and conditions must be reasonably related to the impacts to be addressed. The conditions must be roughly proportional to the impacts. Mr. Frydl stated the decisions that grant or deny special use permits are presumed correct and reviewed under the fairly debatable standard. Mr. Frydl explained the zoning ordinance authority and the guidelines that shall be followed.

The current single-family detached residential unit has public water and sewer. The proposed use is not increasing the current number of bedrooms and would not pose a greater impact than the current use, stated Mr. Frydl. There are private roads in Greene Mountain Lake and the proposed use will not warrant an additional entrance onto Sunset Drive. The current driveway permits

adequate parking for the owner and additional guests. The proposal does not change the residential character of the single-family unit and is currently in harmony with the surrounding neighborhood. Mr. Frydl stated the current unit is a single-family detached dwelling and the proposed use does not change how the structure will function.

Mr. Frydl advised the commission that there are three conditions that the staff suggests to retain the character of the neighborhood and to ensure public, safety, and welfare the conditions are as follows:

1. The maximum overnight occupancy of the residence shall be typically two people per bedroom, plus two people up to a maximum occupancy of twelve (excluding children 5 years of age and under).
2. No events such as weddings, bachelor/bachelorette parties, or other similar activities shall be permitted.
3. One parking space shall be provided, within the parcel, for each bedroom in the vacation rental.

Mr. Frydl explained that in the case of non-compliance with the conditions a special use permit may be revoked by the Board of Supervisors after a public hearing.

Mr. Frydl advised the commission that there were four previous tourist lodging applications three were approved in Greene Mountain Lake currently, and he described them. He stated the last tourist lodging application was denied by the Board of Supervisors.

Mr. Traber asked what the process is for revocation.

Mr. Frydl stated if the applicant does not come into compliance once the violation is investigated the revocation will be brought before the Board of Supervisors and then it is up to the Board of Supervisors what timeline they utilize.

The commissioners and Mr. Frydl discussed the occupancy of the application as well and more about how to keep tourist lodging parcels in compliance.

Mr. Willer asked the applicant if he would like to speak.

Mr. Lucas Hoge thanked the planning commission for hearing his request. He stated that Mr. Frydl explained the application very well. Mr. Hoge stated that the proposed property is adjacent to a vacant lot and in a cul-de-sac. He stated the house is large, he described how he employs locals to keep up the home, and property. Mr. Hoge advised the commission that he and his family's goal is to give back to the community and that he is not interested in disrupting the community. He stated that he and his wife have invested too much in this home for short-term renters to disrupt it. Mr. Hoge indicated to the commission that the residence has security cameras and a party detector/noise detector. He also stated that Airbnb has very strict rules.

Mr. Kruskamp asked Mr. Hoge if his family plans on living in this residence and if they own the property.

Mr. Hoge stated that they plan on living at this residence once they stop traveling for their employment. He stated that they do own the property Mr. Hoge stated at the advice of his accountant they put this property into an LLC for tax purposes.

Mr. Willer asked Mr. Hoge who takes care of the property when they are away.

Mr. Hoge stated that they have a property manager that checks on the property.

Mr. McCloskey asked Mr. Hoge if he and his family have been residents in Greene County before purchasing this property.

Mr. Hoge said that they had not, however, this property is their primary residence at this time.

Mr. Frydl advised the commission that the staff received eleven emails and a petition regarding this request.

Mr. Kruskamp asked Mr. Hoge if there have been any issues from outside of the residence.

Mr. Hoge stated not that he was aware of it. He stated that he didn't know of any issues at all until he read the opposition letter.

Mr. Willer opened the public hearing. Mr. Willer advised the citizens that they would all have 3 minutes to speak.

Mr. Frydl explained the raise your hand feature for zoom and the telephone.

Seven citizens spoke, Catherine Elson, Elizabeth Kennedy, Angela Lee-McClennan, Jean Pearson, John Battaile, John Galt and, Doug Roberts. They all live in Greene Mountain Lake. All of their primary concerns that were voiced were the same. Their concerns were as follows:

- The number of guests that are allowed to stay in the residence at one time
- Noise
- The number of vehicles and the parking of those vehicles
- Trespassing through others yards to get to the beach area
- If guests bring their animals
- The proximity of the houses in that area
- This special use permit would go with the parcel
- Traffic concerns
- That this is a residential subdivision
- The character of the neighborhood

Mr. Willer closed the public hearing.

Mr. Hoge stated that Airbnb limits the number of children and adults. He stated that he will condition any concerns the neighbors have. Mr. Hoge stated that he would build a privacy fence. He advised the commission that they currently have a noise agreement in place. Mr. Hoge said that he and his wife screen their clients very well. He stated that he would post his phone number so that the neighbors can call him personally when and if they have an issue. Mr. Hoge advised the commission that they are willing to work with the neighbors to address all of their concerns.

Mr. Kruskamp noticed that the real estate records say that the property is listed under an LLC, not Mr. and Mrs. Hoge. He asked what the policy is on the owner of the parcel signing the application.

Mr. Frydl explained to Mr. Kruskamp that the application does not impact the use, he stated that the applicants still own the property. He said that the applicants decided to put the property into an LLC name after they applied for the special use permit.

Mr. Frydl and the commission discussed the number of guests the special use permit allows for this

application. Mr. Frydl advised the commission that special use permits do allow conditions. Mr. Hoge agreed to any conditions that will make his neighbors more comfortable.

Mr. Traber suggested that maybe they should defer this request to date specific time so that the Hoge's can consider conditions.

Mr. Williams stated that this has an adverse impact on the neighboring properties. He said he is unable to support this request.

Mr. Willer echoed Mr. Williams.

There was some discussion between the commission members about the Board of Supervisors and if they would remove tourist lodging special use permits in R-1, (Residential).

Mr. Frydl advised the commission that the Board of Supervisors has already approved tourist lodging special use permits for R-1, (Residential).

Mr. Kruskamp made a motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend denial of SUP#21-005, for tourist lodging, on parcel TMP 37C-(9)-38 identified as 560 & 560B Sunset Drive, as listed in Article 5-1-2.4 of the Greene County Zoning Ordinance. Mr. Kruskamp stated that this request changes the character of the neighborhood.

Mr. Williams seconded

Mr. McCloskey – Aye

Mr. Williams – Aye

Mr. Kruskamp – Aye

Mr. Traber – Nay

Mr. Willer – Aye

With a roll call vote of 4-1 SUP#21-005 was recommended for denial to the Board of Supervisors

OLD/NEW BUSINESS

Lamm Properties, LLC/Merit Greene, LLC/ c/o The Fried Companies request a rezone (RZ#20-007) from B-3 (Business Highway and High Intensity) with proffers to PUD (Planned Unit Development) with proffers on approximately 65.17 acres. The parcel is located on Seminole Trail northbound just before the intersection of Rt. 29 Seminole Trail and Rt. 607 Matthew Mill Road on TMP# 66-(A)-48. The Greene County Future Land Use Map designates these parcels as “Mixed-Use Village Center “The proffers associated with the rezoning are as follows:

- **Residential Density and Design (282 Townhomes)**
- **Phasing of Residential & Commercial Development**
- **Dedication of Public Park**
- **Transportation Improvements**
- **Public Water and Sewer Connectivity**

Mr. Frydl started the presentation by stating that this request is to rezone a parcel that is zoned B-3, (Business Highway and High Intensity) to PUD, (Planned Unit Development) with proffers. Mr. Frydl showed and described the concept plan. He then showed the concept plan for the three-step phasing process of the proposed project. He gave a brief history of previous rezoning's for this parcel. Mr. Frydl showed an aerial map, the zoning map, and the future land use map.

He reminded the commission of the recently completed and recently approved developments in Greene County at this time. Mr. Frydl explained the infrastructure, in regards to water and sewer. He advised the commission of the school impacts that the Superintendent of Greene County Public Schools indicated to the staff. Mr. Frydl advised the commission of some traffic issues that need to be mitigated.

Mr. Frydl explained that this parcel is designated in the comprehensive plan as mixed-use village center. The parcel is in the proposed growth area.

Mr. Frydl explained the proffers that are being offered by the applicant, and he then showed a chart of the proffers by the phases.

He advised the commission that the public park that the applicants are proposing was reviewed by the Greene County Parks and Recs. Director Justin Bullock. Mr. Bullock had some further questions for the applicant Mr. Frydl stated.

Mr. Frydl advised the commission that the VDOT SmartScale project for the Rt 670 connector road was currently over budget. He stated that drainage is now \$400,000 over, materials are now \$200,000 over, asphalt is now \$100,000 over, and a water line relocation is now \$340,000 over. That brings the total cost overage at this time of \$1,040,000 Mr. Frydl stated.

Mr. Frydl showed two separate concept plans of the Rt. 670 connector road showing the new engineering plan creating the overages.

Mr. McCloskey discussed stormwater features that they will utilize for the proposed project.

The representative for the applicant Mr. Chris Gordon began his presentation of the project.

Mr. Gordon stated that he would like to go over three primary aspects of this project

1. The Rapidan parcel background
2. The commercial, and residential, and Town Center
3. Transportation (VDOT)

Mr. Gordon stated that Mr. Frydl did go over the history of the parcel, and it was good. He stated that in 2000, this entire parcel was R-2, Residential, he said there would have been four hundred single-family homes on this parcel. Mr. Gordon then showed a concept plan from 2006, when there was a proposal for only commercial/retail proposed with a lot of parking. He then showed a concept plan from 2013 with the Rt 670 connector road added, he stated that there was a lot of property there and a lot of pad sites there. Mr. Gordon showed a concept plan from two years ago and he stated this is where the current plan started. He stated that they tried to pay attention to placing commercial, retail, and residential in the proper locations. Mr. Gordon explained that they are marketing the property now. He stated that they do not own the property at this time. Mr. Gordon stated that there is a vaccine company considering this site. He stated that this vaccine company would employ five hundred and fifty people. Mr. Gordon stated with the right tenant on the commercial side there can be many different percentages of splits between commercial and residential. Mr. Gordon went on to explain the state of retail at this point in time and changes due to the pandemic. He showed a slide that is a rendering of what the proposed layout of the project would be and he stated that connectivity is very important. Mr. Gordon stated that there will be a recreation center, a pool, and a park/dog park. He stated that they have an area for potential farmer's markets and maybe small concerts. Mr. Gordon then explained the phasing and what areas of the phasing would be completed in which order, and what type of proposed retail will be in those areas. Mr. Gordon then showed the roundabout in the middle of the town center and

suggested the road could be closed for a farmer's market.

Mr. Gordon then stated that in the staff's report that the residential portion would start immediately, and the commercial/retail portion would not likely begin until two years after commencing construction. Mr. Gordon advised the commission that this is not the case. Mr. Gordon showed that in the first phase of the concept phasing plan, the plan shows there will be commercial/retail and residential in phase I.

He then showed the concept phasing plan for phase II, which also showed commercial, recreational, and residential being built.

Mr. Willer asked Mr. Gordon about the Rt. 670 connector road and if it is two years before it is built. Mr. Gordon stated that is on VDOT's timeline.

Mr. Gordon showed the concept phasing plan for phase III, which showed the remaining residential, light industrial, and recreation.

Mr. McCloskey asked Mr. Gordon if this is going to look similar to Short Pump Town Center in Short Pump, Virginia. Mr. Gordon stated no, he stated that it has elements very similar to Stonefield in Albemarle County, Virginia.

Mr. Gordon then presented a Fiscal Impact Study explaining the costs of each phase.

Mr. Gordon went over the average school-age child that may live in the proposed. They believe the number will be close to fifty, which is fewer than staff had estimated.

Mr. Gordon showed a slide of the playground and the dog park. He explained this is not only a positive recreation area for the people that live in the proposed area, but it will also be good for all Greene County residents. He stated that mothers can bring their children to play and also do some shopping all within the same area.

Mr. Gordon then discussed the traffic impacts, regarding the Rt. 670 connector road and the proposed traffic circle. He stated that the traffic circle has been proffered, however, he stated the traffic circle does have to be approved by VDOT. He then brought up the timeline for the Rt 670 connector road and the several stages that VDOT had planned for that project. Mr. Gordon presented a chart that showed areas of concern and shortfall estimates for Stormwater ponds, pipes, asphalt, traffic signalization, soils, and water line relocation. He explained that the applicant's estimate that he has provided for the Rt. 670 connector road and why it is different from VDOT's estimate. Mr. Gordon stated that the connector road is not necessary for this project. He stated that he knows that it is needed to mitigate the traffic on Preddy Creek Road. He also stated that connector road is also the reason that they added a round-about to slow traffic down that will be coming from Preddy Creek Road to Seminole Trail on that connector road.

Mr. Gordon stated that they have done everything in their power to meet the two biggest concerns, the concerns about VDOT, and the concerns about the ratio between residential and commercial.

Mr. Willer stated that Mr. Frydl stated that there is a \$400,000 shortfall and Mr. Gordon stated there is a \$100,000 shortfall. Mr. Gordon stated it is \$100,000, and that is for the traffic lights.

Mr. Gordon thanked the commission for their time and he ended his presentation by saying to the commission not to let the Rt 670 connector road be the nay for this project. It is a wonderful development.

The applicant's attorney Lisa Hawkins of Hawkins Law addressed the commission. She went over the Code of Virginia §15.2-2303.2 proffered cash payments and expenditures to address VDOT's comments about the proposed 12 year maximum included in the cash proffer for road improvements.

Mr. Willer opened the public hearing

Mr. Frydl explained the raise your hand feature for zoom and the telephone.

Helen Cauthen of the Central Virginia Partnership for Economic Development stated that this project opens a lot of opportunities for Greene County. She said that having locations and light industrial commercial space available and ready in Greene County for incoming businesses is very attractive to job creators. She stated that it is very unusual to find a developer willing to make this type of investment and development in a rural location.

Mr. Frydl stated there are no more hands raised.

Mr. Willer closed the public hearing.

The commission discussed VDOT issues and the at least \$100,000 shortfall among themselves.

The discussion among Mr. Frydl and the commission, centered on there being a project with or without the connector road and if having any part of the project is even possible without the connector road.

Lisa Hawkins the applicant's attorney addressed the commission. She suggested to the commission to recommend approval to the Board of Supervisors if the issues with VDOT are resolved to the Board's satisfaction. Ms. Hawkins stated that allows them to continue to move forward without further delay, and she also stated that it will tell the Board that the planning commission has concerns with VDOT concerning the funding of the connector road.

Mr. Willer asked the other members of the planning commission if they had any more questions. Mr. Kruskamp stated that he would like to hear from VDOT. All of the other commission members concurred with Mr. Kruskamp.

Mr. Willer stated that they needed to defer to a date-specific meeting to hear more from VDOT.

Mr. Frydl stated that VDOT will provide written comments.

Lisa Hawkins the applicant's attorney asked if she could speak. Mr. Willer allowed it. She stated that she feels as if VDOT has had plenty of time to address issues and she felt as if they should not be able to hold up this project any longer. Ms. Hawkins also stated that Greene County could lose a great opportunity.

There was a discussion between Mr. Kruskamp and Mr. Frydl regarding the language in the planning commission by-laws about the amount of time the planning commission and the public have to review documents turned in for a public hearing. Mr. Frydl explained the language in the by-laws regarding this issue. Mr. Kruskamp also stated that the shortened timeline for document review reduced the public's opportunity to understand the project details.

Mr. Kruskamp moved to defer to July 21, 2021 planning commission meeting to allow VDOT to respond to comments.

There was a delay in seconding this motion.

Mr. Willer stated if there is no second it fails.

Mr. Willer seconded

Mr. McCloskey – Nay
Mr. Williams – Nay
Mr. Traber – Nay
Mr. Kruskamp – Aye
Mr. Willer – Nay

On a roll call vote to defer RZ20-007 to July 21, 2021, the vote has been denied 4-1

Mr. Traber made a motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend approval of RZ#20-007, rezoning 65.17 acres located on parcel TMP 66-(A)-48 from a zoning designation from B-3, (Business Highway and High Intensity) with proffers to PUD (Planned Unit Development) with proffers as submitted on June 8th, 2021, and to recommend to the Board of Supervisors to gain increased stability of the Rt 670 connector road project and funding thereof with VDOT.

Mr. Williams seconded the motion

Mr. McCloskey – Aye
Mr. Williams – Aye
Mr. Traber – Aye
Mr. Kruskamp – Nay
Mr. Willer – Aye

With a roll call vote of 4-1, the planning commission voted to recommend approval of RZ20-007.

MINUTES

May 19, 2021

Mr. Willer asked the commissioners if they had any comments or questions related to the May 19th, 2021 minutes.

No one had any.

Mr. Kruskamp motioned to approve the minutes as written.

Mr. Williams seconded.

Mr. Traber – Aye
Mr. Williams – Aye
Mr. McCloskey – Aye
Mr. Kruskamp – Aye
Mr. Willer – Aye

With a roll call vote of 5-0, the May 19th, 2021 minutes were approved as written.

OTHER PLANNING MATTERS

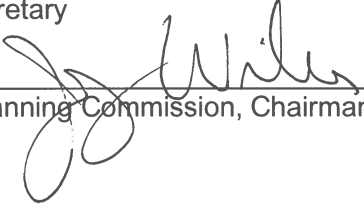
Ruckersville Advisory Committee – Mr. Frydl stated that Mr. Justin Bullock the new Parks and Recreation department head spoke with them and gave them numerous updates on things that they had requested and hadn't been able to receive in the past.

Next Month's Agenda – Mrs. Golon stated that the public hearings for next month are Newman and Skyline Cap both are special use permits. Mr. Frydl stated one is a special use permit request for tourist lodging in Greene Mountain Lake, not on the lake but further up on the southern road for tourist lodging.

Mr. Frydl stated Skyline Cap is requesting a special use permit to amend a condition. They have a condition that the apartment complex is for the ages of 55 and older, and one of the apartments is upstairs and is not accessible for people that are 55 and older and, they would like to make that one apartment available to the general public.

ADJOURNMENT

Respectfully submitted,
Cristy Snead
Secretary

 7/21/2021

Planning Commission, Chairman