

**PLANNING COMMISSION
MAY 19, 2021**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MAY 19, 2021 AT 6:00 PM VIRTUALLY.

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

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

SPECIAL NOTICE

Due to the state of emergency, May 19, 2021, Planning Commission meeting was held virtually. The County Meeting Room was not open to the public, but was accessible following:

The meeting may be viewed at the following link **** Granicus
http://qcva.granicus.com/ViewPublisher.php?view_id=1

The comments for the public hearing were welcomed by email at planning@qcva.us. The comment period for this meeting began on Tuesday, May 18th at 4:30 p.m. and closed on Wednesday, May 19th 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: 826 4297 9725

You can use this link to connect to the live video
<https://us02web.zoom.us/j/82642979725?pwd=N0pLdGpWMnphVDVSSktOdy9lTDhUUT09>

Meeting ID: 826 4297 9725

Passcode: 556014

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 via Zoom video
Mr. Ron Williams via Zoom video
Mr. Steve Kruskamp via Zoom video
Mr. Jay Willer via Zoom video

Mr. Willer stated that there was a quorum with 4 commissioners (Mr. McCloskey joined the meeting after the Quorum was established)

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.

Economic Development

Mr. Yost began the discussion to inform the Planning Commission, that as the Economic Development and Tourism Director, there are a few points that he would advise the Planning Commission to review. Those points included:

- Including Rural Research and Development in the rural locations of Greene. Mr. Yost indicated the Defense Production Zone as an example of possible rural commercial development.
- Directing housing and commercial growth to the growth areas to protect tourism.
- Mr. Yost stated that although the infrastructure is located to the west of Route 29, Mr. Yost would recommend shifting the growth to the east of Route 29 to protect the rural areas in the west.
- Affordable and diverse housing options so working families could live and work in Greene County.

Mr. Yost, the Commission, and staff discussed the cost of commercial real estate in Ruckersville and how this is a limitation to be competitive in attracting business into Greene. It was further discussed that if properties are included in the growth area and rezoned, the value of the land is increased.

Mr. McCloskey joined the meeting and it was noted.

Mr. Frydl asked the Commission if they had specific comments about the redline version that Mr. Yost and his staff provided.

Mr. Traber asked for clarification on why the number of jobs decreased but the population increased. He further discussed the number of individuals who out-commute from Greene to other localities to work.

Mr. Yost did not have the data in front of him at that moment but did indicate that possibly the information indicated the timeframe Technicolor relocated out of Greene.

Mr. Willer discussed if it would be helpful to include regional data regarding the previous two comments. How do we compare with other localities' regarding out-commuting and job retention?

There was a discussion of the Tall Oaks facility and the current tenants. Mr. Yost indicated that the current uses have higher average daily trips than is ideal for the rural location.

Mr. Willer clarified that the building and location of the Tall Oaks facility are amenable to the area, but maybe the specific uses needed to be reviewed.

Mr. Frydl again asked for specific feedback regarding the Goals and Implementation Strategies.

Mr. Yost indicated that he would confirm what data source his office used and the consistency of the source.

Mr. Traber suggested using comparative data from current information to what was occurring 5 years ago.

Mr. McCloskey asked for clarification from Mr. Yost regarding what was being requested for Rural Research and Development Zone. Mr. Yost explained that it would be helpful to include this concept into the Comprehensive Plan so as prospects reviewed our plan, that this is something that the County encourages and supports.

Mr. Frydl suggested that this be one of the implementation strategies to be included in the draft plan.

Mr. Willer discussed in greater detail what should be included in the data sets included in the Comprehensive Plan. He recommended including comparative data in the chapters and pay attention to future implications of this information.

Mr. Frydl again requested feedback from the Commission on specific points or amendments that need to be made in the Goals and Implementations Strategies.

Mr. McCloskey discussed the order in which the Goals and Implementations Strategies were presented.

Mr. Yost and Mr. McCloskey discussed the difference in the Economic Development Strategic Plan and how they differ from the Comprehensive Plan's Goals and Implementation Strategies.

Mr. Willer and Mr. Yost discussed that the Strategic Plan is currently being updated and feedback

from business owners and the community is needed. Mr. Yost indicated that there was not a specific priority placed on the task within the Strategic Plan.

Ms. Golon pointed out that the Economic Development Strategic Plan included a task regarding the Board and staff enforcing the ordinance consistently. She questioned whether a policy and procedures task needed to be included in the Comprehensive Plan.

Mr. Willer stated that he felt that the task informed the County on how to accomplish its goals and may be helpful to include in the plan.

Mr. Yost stated that he expects that the Economic Development Strategic Plan as an addendum to the Comprehensive Plan. There was a discussion of the chapter review expectations and how to proceed with the amendment of the Goals and Implementation Strategies portion of the Comprehensive Plan.

Mr. Kruskamp asked for clarification on why light manufacturing is a focus of Economic Development.

Mr. Yost explained that numerous prospects have reached out to Greene regarding possible locations. We currently do not have properties to market to them and expanding that inventory is needed.

There was discussion regarding Mr. Yost indicating that affordable housing was also a recommended focus and how did that tie into light manufacturing. Mr. Kruskamp indicated that those two points may be conflicting.

Mr. Yost indicated that affordable housing is needed for workers in the retail/restaurant/service industry. He further indicated that middle to upper-income housing wasn't as crucial of a need.

Mr. Kruskamp asked Mr. Yost what are the strengths of Greene County regarding economic development.

Mr. Yost discussed, that because of the limited inventory for warehousing and light industry, that the focus is on retail and tourism. He also indicated that office space for defense contractors has increased.

Mr. Kruskamp indicated that data from the Bureau of Labor Statics indicates other sectors as being Greene's strength. He further discussed how tourism, by employment, was not one of our strengths.

Mr. Yost explained that tourism isn't a strong sector by just employment, but by the multiplier effect, it has on the community. He agreed that the number of businesses versus the number of jobs is a different viewpoint.

Mr. Kruskamp and Mr. Yost discussed the existing workforce and how to attract businesses into Greene County. Mr. Kruskamp made the point that workforce education should be a focus to support business growth.

Mr. Yost explained that workforce education and housing are currently included in the Plan and should remain. He discussed several programs at PVCC and the high school that is supporting technical training for our citizens.

Mr. Kruskamp further discussed the current data from the Bureau of Labor Statics regarding retail and trade. He stated that he would like more detail on what our strengths are short and long-term.

Mr. Kruskamp indicated that we should focus on existing structures and infrastructure to attract additional business.

Mr. Yost further explained the long-term goals of the Economic Development chapter of the Comprehensive Plan.

Mr. Willer further clarified Mr. Kruskamp's comments by stating that if Greene County residents aren't benefiting from local jobs, then what type of training is needed and how should that be included in the Comprehensive Plan. He stated that not all high-tech jobs need an engineering degree. He stated that understanding the needs of the jobs may be helpful for further clarification.

Mr. Frydl reminded everyone that the Comprehensive Plan is a 20-year plan and includes long-term planning.

Mr. Kruskamp stated that a timeline may be needed to ensure the County is on track.

Mr. Willer summarized the initial points of Mr. Yost and how we might draft those points into our Comprehensive Plan.

Mr. Willer and Mr. Yost discussed the option of expanding the growth area into the current rural designated area along Route 33 east.

Ms. Golon indicated that expanding the Future Land Use designation to the east would require the review of the transportation plan and water/sewer plan. She reminded the Commission that the current Future Land Use designation was determined, in 2010 and 2015, because of the investment in the current infrastructure and many previous public input meetings. She indicated if the Commission desired to recommend expanding to the east of Route 29, then many additional public work sessions would be needed to seek the community's thoughts.

Mr. Willer discussed some of the strategies we could begin to review regarding strategies to accomplish the Comprehensive Plan.

Mr. Frydl further clarified that if the Future Land Use Map is expanded and infrastructure is built, then the now inexpensive parcels become more valuable.

Mr. Kruskamp indicated that he was struggling with the promotion of expanding development east of Route 29 when we are working so hard to revitalize Stanardsville. He indicated that he felt that we should invest in our current Town and its failing infrastructure.

Mr. McCloskey indicated that the infrastructure in Stanardsville is failing and we have missed opportunities because of its failure. The community has indicated that the rural character of Greene is their primary focus. He indicated that we should protect the rural character and not promote industrial uses as we do not have the infrastructure to support that proposal.

Mr. Kruskamp and Mr. Frydl further discussed investing in current infrastructure and not necessarily expanding.

Mr. Kruskamp cautioned the amount of emphasis is placed on tourism. He indicated that there may be other industries that could benefit the County's employment.

Mr. McCloskey made the point of the multiplier effect of tourism and increasing our tax base

because those visitors were shopping and eating in Greene.

Mr. Kruskamp reviewed the sectors that were job creators in Greene.

Mr. Yost made the point that tourism may not be a huge employment center, but the income that the low-impact use has provided the County is beneficial.

Mr. Kruskamp discussed the risk behind opening businesses. He recommended more data points to the Planning Commission.

Mr. Willer asked if the public had additional comments.

Mr. Traber discussed the revenue associated with tourist lodging. He questioned how to handle special use permits in the R-1, residential, zoning districts. He questioned how we can balance that particular use.

Mr. Frydl indicated that it currently is a use regulated in the zoning ordinance.

Mr. Traber and Mr. Willer further clarified that the Comprehensive Plan may need to include more concise guidance regarding tourist lodging in the residential districts.

Public Hearings: Public participation will be 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:

Eugene & Rosa Schlabach Trustees Schlabach Family Asset Prot. Trust/Javan Esh requests a special use permit for a home business (commercial bakery) as permitted under Article 4-1-2.16 and 22 of the Greene County Zoning Ordinance. The parcel is identified as TMP# 44-(A)-3 and is located at 8595 Mission Home Road. The Greene County Future Land Use Map designates this parcel as "Rural Area ". (SUP#21-002)

Mr. Frydl started the presentation by showing the aerial map and a sketch drawing of the parcel, buildings and proposed new building that will house the business on the parcel and some photos that were taken of the parcel. The photos showed the location of the residence and the location where the applicant would like to put the building for his business. Mr. Frydl also showed the zoning map of the parcel indicating that the portion of the parcel being discussed is in the A-1 (Agricultural District). He then showed the future land use map of Greene County it shows that the applicant's parcel is in the rural area of Greene County. Mr. Frydl stated that the comprehensive plan encourages small businesses in rural areas.

Mr. Frydl defined and listed the conditions that are in the Home Business definition that is located in the Greene County Zoning Ordinance. He also defined bakery, that definition is not located in the Greene County zoning ordinance, the definition was obtained from the Webster's dictionary. Mr. Frydl explained that Article 16-2 of the Greene County zoning ordinance allows the decision to grant, to grant conditionally, or to deny, provided that some guidelines and standards have to be met.

Two agencies reviewed this request, VDOT stated that if larger trucks become frequent, that VDOT would have to review the entrance for possible improvements. VDH stated that the septic system would need to be assessed by a professional engineer to determine if the septic system is suitable for the proposed use.

The staff recommends approval with conditions as follows:

- Failure to comply with the conditions of this SUP may result in the issuance of a Notice of Violation, and the BOS could revoke your SUP if the violation is not resolved as directed
- All activities associated with this SUP shall comply with all local, and state, and federal laws.
- The home business, commercial bakery, shall be located in the proposed 10' X 26' detached accessory structure, with the location of the structure being in general accord with the concept plan.
- The home business shall be only a wholesale operation without customer traffic to the location.

Mr. Willer asked if large trucks were to start traveling to Mr. Esh's home business/bakery how would VDOT know so that VDOT would be able to review for a different entrance.

Mr. Frydl stated that Mission Home Road is a very small road and it would be reported to staff and staff would contact VDOT for review.

Mr. McCloskey asked if the septic through the health department should be considered now.

Mr. Frydl stated that will be reviewed during the site plan process. He further stated that Mr. Esh has been in contact with the VDH.

Mr. McCloskey asked how many employees Mr. Esh would be able to have. Mr. Willer referred back to the definition of home business.

Mr. Willer asked Mr. Esh if he would like to address the commission.

Mr. Esh thanked the commission for hearing his request.

Mr. Esh stated that the presentation from the staff was very well said and was the jist of his request. He stated that at first, the only employees will be he and his wife. Mr. Esh stated that he may add his sister-in-law (his wife's sister) as an employee once the business is established. Mr. Esh advised the commission that he is working with an engineer to make sure the building that they have chosen meets the building code regulations. He also stated that this will not be a bakery, by regular bakery definition. He stated that they will be making fried pastries not baked pastries.

Mr. Willer opened the public hearing. Mr. Frydl explained the raise your hand feature.

There were no hands raised.

Mr. Willer closed the public meeting.

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 approval of SUP#21-002, for a home business as listed in Article 4-1-2.16 and 22 of the Greene County Zoning Ordinance with the following conditions:

- a. Failure to comply with the conditions of this SUP may result in the issuance of a Notice of Violation (NOV) by the Zoning Administrator. The Zoning Administrator may present this SUP to the Board of Supervisors for revocation if the NOV is not resolved as directed.
- b. All activities associated with this SUP shall be in compliance with all local, state, and federal laws.
- c. The home business, commercial bakery, shall be located in the proposed 10'X26' detached accessory structure, with the location of the structure being in general accord with the concept plan.

- d. The home business shall be only a wholesale operation without customer traffic to the location.

Mr. Williams seconded.

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

With a roll call vote of 5-0, the planning commission recommends approval with conditions to the board of supervisors.

Denstock Stone View, LLC/Denise LaCour requests to amend a condition of special use permit SUP#18-003 which phases the construction of Knoll Blvd. The parcel is identified as TMP# 60-(A)-34 and is located on Moore Road north of the intersection of Spotswood Trail and Moore Road. The Greene County Future Land Use Map designates this parcel as “Mixed-Use Residential “. (SUP#21-003)

Mr. Frydl explained that this SUP request is a condition amendment for SUP#18-003. He went on to show the concept plan for the apartments and the concept plan for the connector road from Moore Road to Seminole Trail. Mr. Frydl explained the difference between the existing condition regarding the connector road and the new proposed condition regarding the connector road. The existing condition SUP#18-003 states to ensure adequate ingress and egress, the “ Connector Road “ shall be constructed and submitted to VDOT for the road acceptance prior to the issuance of the certificate of occupancy for the 1st multi-family residential dwelling, as shown on the attached Concept Plan. The revised condition in SUP#21-003 states to ensure adequate ingress and egress, the “ Connector Road “ shall be constructed and submitted to VDOT for road acceptance prior to the issuance of the certificate of occupancy for the 4th multi-family residential building as shown on the proposed concept plan, notwithstanding the foregoing, the “ Connector Road “ shall be constructed and submitted to VDOT for road acceptance within 180 days from the date of issuance of the certificate of occupancy of the 1st multi-family residential building.

Mr. Frydl advised the commission that there are impacts to Moore Road, with 3 units occupied there will be from 0 to 540 trips made on Moore Road without the connector road.

Mr. Frydl stated that Mr. Granville and Mr. Shimp are here to represent the applicant.

Mr. Granville thanked the commission for the opportunity to present this SUP to them. He stated that there were unexpected delays due to the pandemic and as they feel they will be able to get the connector road completed in a timely manner they would like to ensure enough time and money in the case of another unexpected delay.

Mr. McCloskey asked Mr. Granville if they have pre-leased any apartments.

Mr. Granville stated that has not and will not do that until they get a certificate of occupancy. He stated that would be hard on lessee because they would not be able to give them a definitive move-in date.

Mr. Willer opened the public hearing.

Mr. Frydl explained the raise your hand feature.

There were no hands raised.

Mr. Willer closed the public hearing.

Mr. Willer asked if this proposed SUP changes anything but time.

Mr. Granville stated no, this changes nothing but time.

Mr. Frydl also stated that this project is already bonded. Mr. Willer stated that a bond has nothing to do with the time frame. Mr. Frydl stated that he is correct.

Mr. Williams made a 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#21-003 with the following conditions:

1. Failure to comply with the conditions of this SUP may result in the issuance of a Notice of Violation (NOV) by the Zoning Administrator. The Zoning Administrator may present this SUP to the Board of Supervisors for revocation if the NOV is not resolved as directed.
2. All activities associated with this SUP shall be in compliance with all local, state, and federal laws.
3. This conditional use permit shall permit Dwelling, Multiple Family structures, and related accessory uses, as defined in Article 22 of the Greene County Zoning Ordinance. Any future activities beyond 212 apartment units would require an amendment to this use permit or potential rezoning.
4. To provide for adequate ingress/egress to public streets and roads and in order to prevent traffic congestion, the applicant will build, at its cost, a road in accordance to VDOT standards from the northbound lane of Route 29 to the intersection with Moore road as reflected on the attached Concept Plan (future Connector Road”) and as approved by VDOT.
5. To ensure adequate ingress and egress, the ‘Connector Road’ shall be constructed and submitted to VDOT for road acceptance prior to the issuance of the certificate of occupancy for the 4th multi-family residential building as shown on the attached Concept Plan, notwithstanding the foregoing, the ‘Connector Road’ shall be constructed and submitted to VDOT for road acceptance within 180 days from the date of issuance of the certificate of occupancy of the 1st multi-family residential building.
6. To preserve the character of the surrounding community, all structures shall maintain a uniform character and be built in general accordance with the elevation renderings of the proposed apartments as submitted by the applicant.
7. Approval of the Special Use Permit and conditions will not invalidate the proffers that were included by the applicant during rezoning RZ# 18-003

Mr. Traber seconded.

Mr. Kruskamp – Aye

Mr. Traber – Aye

Mr. Williams – Aye

Mr. McCloskey – Aye

Mr. Willer – Aye

With a roll call vote of 5-0, the planning commission recommends approval with conditions 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

The applicant for RZ#20-007 deferred this request until the June 16th, 2021 planning commission meeting. Mr. Frydl explained to the commission that there are still issues that need to be addressed with VDOT regarding the 670-connector road project.

Mr. Traber made the motion to defer RZ#20-007 at the applicant's request to the June 16th, 2021 planning commission meeting.

Mr. Kruskamp seconded.

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

MINUTES

April 21, 2021

Mr. Willer asked the commissioners if they had any comments or questions related to the April 21st, 2021 minutes.

No one had any.

Mr. McCloskey motioned to approve the minutes as written.

Mr. Williams seconded.

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

With a roll call vote of 4-0 the April 21, 2021 minutes were approved as written.

OTHER PLANNING MATTERS

1. Ruckersville Advisory Committee – Mr. Frydl stated that they had a good discussion about things they want to get answers/direction for from the Board of Supervisors. Mr. Traber stated that there are new co-chairs of the Ruckersville Advisory Committee. They seem to be trying to make sure they understand what they are responsible for as the co-chairs. Mr. Frydl stated that they are trying to find ways to be more productive for the Board of Supervisors and the county. Mrs. Golon stated that Mr. Justin Bullock, the Department Head of Parks and Recreation, will be at the next Ruckersville Advisory Committee meeting to introduce himself and discuss the parks and recreation department with the RAC.
2. Town of Stanardsville – Mr. Frydl and Mr. Williams were not able to attend the Town Council meeting.
3. Update on Development – Mr. Frydl stated that the Village at Terrace Greene engineers are speaking with VDOT and trying to reach a resolution so that they will be ready to move forward. Mr. Frydl stated that we are also still working through the Comprehensive Plan Review. Mr. Frydl stated that the EMS Facility structure is going up fairly quickly.

Mr. Willer asked if there had been any change in citizens requesting help or information for citizens for flood plain information.

Mr. McCloskey asked if there was a business going in on Dyke Road. He stated that a few days ago there were twenty trash cans on the property and he stated that today there were about one hundred on that property.

Mr. Frydl stated he was unaware of a business on Dyke Road. Mr. Frydl advised Mr. McCloskey that staff would check on it.

Mr. Frydl explained to the planning commission that the Board of Supervisors is reviewing a communications tower, that would be installed behind the Sheriff's Office.

4. Next Month's Agenda – Mr. Willer and Mr. Frydl discussed the possibility of a hybrid meeting including in-person and remote public participation available remote telephone or electric means (Zoom). Mr. Frydl stated that the Board passed a resolution for the Board of Supervisors, the Planning Commission, and other county entities to have their meetings this way. Mr. Frydl explained the safety precautions for in-person meetings in the conference room in the County Building. Mr. Traber stated that he would like to have in-person meetings again to begin to get back to some normalcy. Mr. McCloskey stated that he supports the hybrid approach for planning commission meetings. He stated that he would wear a mask, but he would attend. Mr. Kruskamp stated that he agreed also. He stated that he wanted to be sure that the public had the ability to participate. Mr. Williams agreed with his colleagues.

ADJOURNMENT – Mr. Willer adjourned the Planning Commission Meeting.

Respectfully submitted,
Cristy Snead
Secretary


Planning Commission, Chairman

6/16/21