

**GREENE COUNTY PLANNING COMMISSION
MAY 18, 2022**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MAY 18, 2022 AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Ron Williams, Chairman
John McCloskey, Member Via Zoom
Mark Kelp, Member
Angela Hawkins, Member

Staff present: Jim Frydl, Planning Director & Zoning Administrator Via Zoom
Stephanie Golon, Deputy Planning Director
Shawn Leake, E&S/Stormwater Administrator
Earl Keys, Zoning Officer
Steve Bowman, BOS Liaison

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 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: 835 0644 5755

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

<https://us02web.zoom.us/j/83506445755?pwd=bHozeWZVNVDaUzVajVHbi80THBMdz09>

Meeting ID: 835 0644 5755

Passcode: 183156

CALL TO ORDER

The Chairman called the meeting to order

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Ms. Hawkins
Mr. Kelpé
Mr. McCloskey Via Zoom
Mr. Williams

There was a quorum with 4 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.

COMPREHENSIVE PLAN WORK SESSION

Housing and Community Services

Mrs. Golon introduced Mr. Ian Baxter from the Thomas Jefferson Planning District Commission. She stated Mr. Baxter is here to explain what their research discovered that needs to be addressed in this chapter of the comprehensive plan.

Mr. Baxter presented the regional plan for Greene County and other areas of the region.

Mr. Baxter's presentation consisted of the following:

1. Planning for housing affordability
2. Key take-aways regarding regional housing data, and Greene County specific data
3. The regional housing plan overview
4. Greene County chapter overview

Mr. Baxter touched on the recommendations that the Thomas Jefferson Planning District suggested that could be added to the comprehensive plan to improve affordable ownership in Greene County.

Mr. Baxter stated that this information was collected from 2018 to the present time.

Mr. Baxter and the commission discussed his presentation.

Mrs. Golon stated that this was a work session and if anyone would like to speak they can do so at that time, and she explained the process for zoom and or by phone.

There was no one with questions or comments.

Mrs. Golon asked the commission if they wanted to review what staff and the committee members had redlined in the housing and community services chapter or wait to add the up-to-date graphs that Mr. Baxter provided. The commission discussed the corrections that have been submitted so far. The commission did request that the housing market statistics be updated since they are from 2016.

Mr. Williams stated that there is one typo in this section under Library, a word was misspelled.

Mr. Williams and Mrs. Golon discussed when the commission will revisit this chapter.

PUBLIC HEARING

The Greene County Board of Supervisors requests an ordinance revision 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)

Mrs. Golon explained to the commission that anyone that wishes to create or build a meat processing facility has to meet all site plan regulations. She advised the commission that the Virginia Department of Agriculture and the USDA regulate these facilities.

Mrs. Golon stated that Agricultural Meat Processing Facilities would be located in Article 4, A-1, Agricultural District, and in Article 22, Definitions.

Mrs. Golon advised that this is a public hearing, she asked if anyone would like to speak via zoom or telephone.

No one wanted to speak, Mrs. Golon stated.

Four of the planning commissioners advised that they are in favor of this request.

Mr. Williams closed the public hearing.

Ms. Hawkins motioned in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, she moved to recommend approval or ordinance revision OR#22-004 as submitted.

Mr. Kelp seconded

Ms. Hawkins – Aye
Mr. Kelp – Aye
Mr. McCloskey – Aye
Mr. Williams – Aye

With a vote of 4 Aye's OR#22-004 has been recommended for approval.

OLD/NEW BUSINESS

No old/new business.

MINUTES

April 20, 2022, Greene County Planning Commission minutes were not included in the planning commissions packet, Mr. Williams and Mrs. Golon stated that those minutes could be voted on at the June 15, 2022 planning commission meeting.

April 20, 2022 Town of Stanardsville - Minutes

Mr. Kelp motioned to approve the minutes

Ms. Hawkins seconded the motion

With a vote of 4 Aye's, the April 20, 2022 Town of Stanardsville minutes were approved as written.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – was rescheduled due to weather. Mrs. Golon also advised the commission that there are four positions available on the RAC.

Town of Stanardsville – Mrs. Golon stated that Mr. Frydl attended the Town Council meeting and advised the Town Council of what the Town of Stanardsville planning commission discussed regarding farm animals in the Town.

Monthly developmental report - Mr. Williams and Mrs. Golon discussed the GIS links that she provided on the monthly development report.

Next Month's Agenda – WAWA is requesting to rezone at the corner of Rt. 29 and Rt. 33. The work session will be on parks and rec, and wastewater management.

Mr. Williams asked for a motion to adjourn

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary

A handwritten signature in black ink, appearing to read "Ronald K. Williams", with a horizontal line underneath it.

Planning Commission, Chairman