

**GREENE COUNTY PLANNING COMMISSION  
MAY 15, 2024**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MAY 15, 2024, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present:            Ron Williams, Chairman  
                                 Angela Hawkins, Member  
                                 Mark Kelp, Member  
                                 David Mastervich, Member

Staff present:                Jim Frydl, Planning Director/Zoning Administrator  
                                 Earl Keys, Zoning Officer  
                                 Cristy Snead, Permit Technician/Secretary

**CALL TO ORDER**

Mr. Williams called the meeting to order.

**DETERMINATION OF QUORUM**

Each Commissioner stated their name to establish a quorum.

Mr. Kelp  
Ms. Hawkins  
Mr. Mastervich  
Mr. Williams

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.

**Work Sessions**

**Work Session 1**

The Greene County Board of Supervisors requests that the language for Article 19-5 of the Greene County Zoning Ordinance and Section 7-2 of the Greene County Subdivision Ordinance be reviewed for changes to "Requirements for Performance Bonds". The recommended changes are presented for consideration. OR#23-004

Mr. Frydl explained the reason for reviewing this ordinance revision. He explained the difference between a site plan and a subdivision plat, and why a performance guarantee is necessary for these projects. Mr. Frydl stated it needs to be made clear what public improvements must be completed before a plan is approved. Mr. Frydl stated that to reduce confusion some language should be removed and replaced with the appropriate state code section. . We have added a new requirement that an as-built final drawing be required to be submitted.

Mr. Williams stated for the record that Mr. McCloskey has joined the meeting, and if anyone would like to speak during the public speaking time, you may sign the speaker sheet at the front.

The commissioners and Mr. Frydl had a discussion regarding the as-built, and what purpose they serve. Mr. Frydl advised the commission that we will require an as-built for all plans.

Mr. Frydl advised the commission that we will require an as-built for all plans.

Mr. Williams asked if the 19-8-2 Form of performance guarantee is straight from state code. Mr. Frydl stated that is correct. Mr. Williams then asked if it had to be verbatim. Mr. Frydl stated that it is best not to change the state code language. Additional explanation or additional regulation can be added.

The commissioners made several corrections to Article 19 regarding performance guarantees and in Article 7 of the subdivision ordinance.

Mr. Williams opened public comment.

There was no one signed up to speak.

There was no one online that wished to speak.

Mr. Williams closed public comments.

The commission liked utilizing the state code in this section to improve clarity.

The commission agreed that they would be ready to schedule a public hearing, for possibly the July planning commission meeting.

## **Work Session 2**

The Greene County Board of Supervisors requests that the language for Article 16-17 Water and Sewer in the zoning ordinance and county code be reviewed. The recommended changes are presented for consideration. OR#23-001

Mr. Frydl explained that this is to add water & sewer districts. It has nothing to do with prices. He stated that this will be "if you live within this district, will new construction be made to hook to public infrastructure (water & sewer) or will they be able to choose to dig a well and have a drain field."

Mr. Frydl then gave the commission pros and cons. Mr. Frydl and the commission discussed the growth area, where public water and sewer are available, yet they homes may have a well and drain fields.

Mr. Frydl then presented a water and sewer area map, showing the growth area, and the current water and sewer lines. There are a few areas that are not in the growth area that do have public water and sewer now, Mr. Frydl showed those areas to the commission.

Mr. Frydl asked the commission what the exceptions be, should there be any or could the director of water and sewer be able to make that determination.

The commission and Mr. Frydl discussed several existing subdivisions and what their water and sewer sources are.

Mr. Frydl stated if you already have a well you will not be required to hook up unless your system fails then you would be required to hook up to the public system.

The commission and Mr. Frydl discussed the water supply in the county.

The commission and Mr. Frydl discussed the prices of EDUs for water and sewer, and the difference between the EDU fee and the meter hook-up fee.

Mr. Frydl and the commission reviewed Mr. Hundelt's letter and the red and strikeout version of the zoning ordinance and the subdivision ordinance.

The commissioners feel there needs to be some policy allowing discretion, and or exceptions when it comes to making individuals hook up to public water and sewer and an appeal process for anyone that is unhappy with the decision. Mr. Frydl stated that they can look at other county's policies on discretion

or exceptions.

Mr. Williams stated that they have been asked to define the public water and sewer district and make suggestions on guidelines or rules for that district. Mr. Fryd stated yes.

Mr. Williams asked for staff to look at other county's to compare for the fees, the subdivisions, compare their growth area locations, and their water and sewer infrastructure.

They do not want to create the district based on zoning.

Mr. Williams asked if there was anyone who signed up to speak in person or online.

Mr. Williams opened and closed the public comment.

The commission agreed to move forward with what they requested staff to look into from other counties.

### **OLD/NEW BUSINESS**

Review the presentation for Technology/Flex Research and Development, which will be presented at the joint Board of Supervisors and Planning Commission meeting on June 11, 2024.

Mr. Frydl explained and reviewed the presentation and agenda for the joint meeting with the BOS and the PC on Tuesday, June 11, 2024.

### **MINUTES**

April 17, 2024, County Planning Commission minutes

Mr. Williams asked that one correction be made on page 2, correct the word sight to site.

Ms. Hawkins motioned to approve the April 17, 2024, minutes with one minor correction.

Mr. Kelp seconded.

April 17, 2024, minutes were approved 4-0 with one minor correction, Mr. McCloskey abstained.

### **OTHER PLANNING MATTERS**

Development Activity – the commission and Mr. Frydl discussed site plans on the county website.

Ruckersville Advisory Committee - Mr. Frydl stated they met and the main focus is the Citizen's Academy. He stated Mr. Yost gave a review of the topics in his presentation for the next Citizen's Academy. He stated that the Chair of RAC resigned for personal reasons. They need individuals to apply to be in the RAC. AFD is also looking for new members as well, as well as re-applications.

Town of Stanardsville – Mr. McCloskey stated that Mr. Yost and the STAR board were recognized for the town revitalization. He stated some new businesses are coming into Stanardsville, and explained the businesses types, and that they are looking for locations in the Town. Mr. McCloskey stated that they need a new council member and they are still looking for BZA members. Mr. McCloskey mentioned the Town asked about a crosswalk for the students coming to PVCC.

Next Month's Agenda – There is no PC meeting in June, due to a Holiday

### **ADJOURNMENT**

Respectfully submitted,  
Cristy  
Snead,

Secretary

A handwritten signature in black ink, appearing to read "Ronald K. Wilk", written over a horizontal line.

Planning Commission, Chairman