

**GREENE COUNTY PLANNING COMMISSION
APRIL 20, 2022**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, APRIL 20, 2022 AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Ron Williams, Chairman
Mike Traber, Vice Chairman
John McCloskey, Member
Mark Kelp, Member
Angela Hawkins, Member

Staff present: Jim Frydl, Planning Director & Zoning Administrator
Stephanie Golon, Deputy Planning Director
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://gcva.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: 863 7509 3008

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

<https://us02web.zoom.us/j/86375093008?pwd=Vk5hNzhUdFN6MEVKdIJENVNVdlFwZz09>

Meeting ID: 863 7509 3008

Passcode: 648250

CALL TO ORDER

The Chairman called the meeting to order

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. McCloskey
Mr. Kelpé
Ms. Hawkins
Mr. William
Mr. Traber

There was a quorum with all 5 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

Broadband Chapter

The commission and staff discussed the changes to the narrative in the broadband chapter. They added the details about the Rise grant. Mr. Frydl stated that the Rise grant will provide broadband access to all unserved areas in Greene County by 2025.

The commission recommended changes in goal and implementation strategies, adding additional bullets under funding opportunities.

PUBLIC HEARING – DEFERRED BY APPLICANT UNTIL JULY 20, 2022 PLANNING COMMISSION MEETING.

Bruce Shifflett requests an amendment to the current special use permit for tourist lodging (Article 3-1-2.1) (SUP10-002). The amendment includes the addition of a pool, twelve additional cabins, four tiny houses, and one additional pavilion at 426 Mountain Laurel Pass. Greene County TMP# 18-(A)-11, on approximately 122.8 acres, zoned C-1, Conservation. The Greene County Future Land Use Map designates this parcel as a “Rural Area “. (SUP#22-002)

WORK SESSION – PROPOSED ORDINANCE REVISION

Agricultural meat processing in A-1, (Agricultural) zoning

The planning commission held a work session about small-scale custom slaughterhouses. Mr. Frydl stated that there has been a lot of interest in the community in providing facilities for local farmers to process locally raised farm animals. The board of supervisors asked that the planning commission review meat processing facilities by-right in the A-1, Agricultural zoning district.

The staff and the planning commission discussed performance standards related to minimum lot size, setbacks from property lines, vegetative screening buffers, maximum facility size, water, and sewer.

Sarah Weaver Sharpe, Extension agent for Greene County discussed the strict federal and state regulations for animal processing facilities. Mrs. Sharpe noted that the cost of construction and the regional market limit

the size and number of facilities in any area. She also stated that there is a need in the community, for a successful facility, which would support local farming growth.

The commission reviewed the proposed performance standard examples. The planning commission recommended additional detail regarding the size of the facility and the planted screening buffer.

The commission asked the staff to bring this request back to them at the May 20, 2022 planning commission meeting as a public hearing.

OLD/NEW BUSINESS

No old/new business.

MINUTES

March 16, 2022 Minutes

Mr. Traber motioned to approve the minutes

Ms. Hawkins seconded the motion

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

With a roll call vote of 5 Aye's, the March 16, 2022 minutes were approved as written

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – VDOT Smart Scale and innovative intersections were discussed.

Town of Stanardsville – The commission discussed closing out the streetscape project, ARPA infrastructure funds and the upcoming review of keeping animals in Town.

Monthly developmental report - The new MooThru was discussed

Next Month's Agenda – will be the housing chapter for the comprehensive plan and the public hearing for the agricultural meat processing facilities

Mr. Williams asked for a motion to adjourn

Mr. McCloskey motioned

Mr. Traber seconded

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary

Planning Commission, Chairman

TOWN OF STANARDSVILLE PLANNING COMMISSION AGENDA

CALL TO ORDER

The Chairman called the meeting to order

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. McCloskey

Mr. Kelp

Ms. Hawkins

Mr. William

Mr. Traber

There was a quorum with all 5 Commissioners present.

WORK SESSION FOR PROPOSED ORDINANCE RESOLUTION

The town council asked the planning commission to review zoning to allow the keeping of farm animals in the town.

The planning commission reviewed the keeping of livestock, poultry, bees, and rabbits based on a minimum lot size. Agricultural keeping of bees and rabbits is not an activity that has been requested in the past.

The planning commission discussed the keeping of hens, no roosters, by-right, and the number allowed per parcel size. Sheep and goats are allowed by-right with minimum parcel size and a maximum number of animals per acre. The planning commission agreed that cows and horses are allowed by special use permit on five acres or greater.

PUBLIC HEARING

There was no public hearing

OLD/NEW BUSINESS

ADJOURNMENT

Mr. Williams asked for a motion to adjourn

Mr. McCloskey motioned

Mr. Traber seconded

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission, Chairman