

PLANNING COMMISSION
April 21, 2021

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, APRIL 21, 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
Michael Traber, Member via Zoom Video

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

SPECIAL NOTICE

Due to the state of emergency, we held April 21, 2021, Planning Commission meeting 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://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, April 20th at 4:30 p.m. and closed on Wednesday, April 21st 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: 844 7250 3930

You can use this link to connect to the live video
<https://us02web.zoom.us/j/89867835197?pwd=QmV4bGN0MU1JTxFRLWQ0aFRnOXhXdz09>

Meeting ID: 844 7250 3930

Passcode:679511

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. John McCloskey via Zoom video

Mr. Jay Willer via Zoom video

Mr. Willer stated that there was a quorum with 4 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.

- **Natural Resources and Environment Chapter**

Mr. Frydl stated that the staff does not have many slides to show in this presentation. He advised that the focus should be on the red line areas of this chapter of the comprehensive plan and anything else that commissioners would like to address in this chapter.

Mr. Frydl began by explaining the goals and strategies of this chapter, he also advised the commission that the departments did use the questions that the planning commission requested. Which are as follows:

- What part of this plan is working best for you?
- What part of this plan isn't meeting the needs of your agency's role in Greene County?
- What has changed in the last 5 years that we need to address?
- What issues do you see that will gain importance over the next 5 years?
- Are there better statistics, criteria, measures that we should be putting in this plan?

Mr. Frydl stated that the departments that have responded did use these questions and they may see some changes and programs that have been implemented. There is also some new data and statistics Mr. Frydl stated.

Mr. Frydl asked the commission if they wanted to read through this chapter and talk about each page.

Mr. Willer stated not to go page by page, he advised Mr. Frydl and the other commissioners that if they had questions or comments about anything in this chapter, they would go one by one.

Mr. McCloskey, Mr. Willer, and Mr. Frydl discussed the waterways in the county and that the impaired waterways grew from two to four. Mr. McCloskey mentioned that they may want to implement more goals to help and that there needs to be more data added to this portion of the chapter explaining the reason these waterways are impaired.. Mr. McCloskey mentioned implementing programs to assist farmers to fence out livestock and animals from waterways on their property.

Mr. Frydl stated that Culpeper Soil and Water does have fencing and grant programs for agricultural buffering.

Mrs. Golon stated that she emailed the commissioners earlier in the day some recommendations from CSWCD (Culpeper Soil & Water Conservation District).

Mr. McCloskey stated that those are good programs. It is sometimes hard convincing the landowner to implement.

Mrs. Golon stated that the staff has been pitching this idea to the farmers, but it is hard. It is like an unfunded mandate; we do not have money to help farmers do that. Maybe we can include stronger language into the goals and implementation.

Mrs. Golon discussed riparian buffers and adopting a source water protection plan for all of Greene County's waterways and future waterways. Also, adopt practices from the dirt and gravel road BMP for private road construction on slopes greater than 10% and for lengths longer than 1,500 feet. This discussion also included encouragement of intercounty stormwater offsets for new developments. Staff stated that the county could develop or promote the purchase/transfer of credits within the county borders. These items came to staff as feedback from CSWCD (Culpeper Soil & Water Conservation District).

Mr. Traber suggested to review the goals and strategies bullet points in this chapter for ones that they agree on those that will be accomplished.

Mr. Traber and Mr. Willer discussed things that are in this chapter that no longer need to stay.

Mr. Williams touched on riparian buffers and stated that there is a development that is in the northern portion of the county and eight lots in the development have the Rapidan river running through them. Mrs. Golon stated that the developer in that project did a conservation easement and the lots are also in the floodplain along the river.

Mrs. Golon stated that staff could put together a climate action plan if the commission supported the idea.

Mr. Willer asked to define the two different slope percentages from two different pages in this chapter. Mr. Frydl stated that could be explained better, and staff would reword it. Mrs. Golon advised Mr. Willer that one percentage was from DEQ and the other was from road construction.

Mr. Willer asked if there was anyone with their hand raised.

Mr. William Schultz of Rucker Drive asked what the reason was that there cannot be fifty-foot water buffers and one-hundred-foot buffers for new developments. Mr. Frydl stated that the board

of supervisors can change the law at any time, which requires the will of the board or a citizen to request the board to discuss it.

Mr. Frydl stated that no one else had their hand raised to speak.

- **Agriculture and Forestry Chapter**

Mr. Frydl began by explaining the goals and implementations of this chapter. Mrs. Golon stated that she received data from the forestry department on the day of the planning commission meeting. She stated that when she received the data, she emailed it to the commissioners. Mr. Frydl shared the data via zoom share.

Mr. McCloskey brought up data in this chapter and stated that he felt that instead of obtaining data on the total number of farms in the county, that the data should be by the total acreage of farmland in this county.

Mr. Willer stated that he feels as if the dates in this chapter are to spread out, creating gaps in time.

Mr. McCloskey and Mr. Willer discussed the way to get information on farms and the definition of types of farms.

Mr. Williams stated that he agrees with Mr. McCloskey regarding the data, changing the data from the total number of farms to the acreage of farmland in the county.

Mr. Traber asked to define farms. Mr. Willer stated that farms could be defined by tax rates and what activities qualify someone's land as a farm.

Mr. Willer asked if the data from the Piedmont Environmental Council was regional or just for Greene County. (Later during the part of the work session, the public was able to speak and a spokesperson for the PEC answered Mr. Willer's question).

Mr. Traber suggested that in this chapter to utilize the goals and strategies bullet points that the commission agrees will be accomplished.

Mr. Willer questioned the reason that the number of participants in Ag/Forestry had come down.

Mr. Willer asked if there were any hands raised.

Mr. Davis Lamb stated that he wanted to explain the Ag/Forestry district. He stated that farmers promised not to sell their land for a long period of time and in return they would get a tax break. He stated that began to tie the farmer's hands. Mr. Lamb stated this is why a lot of farmers made the decision not to continue in the Ag/Forestry district.

Mr. Frydl stated that the state does not offer any benefits for the Ag/Forestry district. As for Greene County, we do not tie that to the land use taxation. Other counties do. That may be something that the planning commission could think about discussing.

Adam Gillenwater with the Piedmont Environmental Council stated that the data provided in this chapter that came from the PEC is regional, but he stated he would check on that and let staff know for sure.

Mr. McCloskey asked if there are any programs like the PEC in Greene County that encourage families to retain family farms as the years go on.

Mr. Willer closed the work session.

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:

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 “

DEFERRED

Mr. Frydl explained the reason that the rezone had been deferred.

Mr. Willer opened the public hearing.

Mr. Willer stated that the applicant requested to defer RZ20-007 to the May 19, 2021 planning commission meeting.

Mr. Traber made the motion to accept the applicant's request to defer RZ20-007 to the May 19, 2021 planning commission meeting.

Mr. Williams seconded

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

With a roll call vote of 4-0, RZ20-007 was deferred to the May 19, 2021 planning commission meeting.

OLD/NEW BUSINESS

Review planning commission by-laws

OLD/NEW BUSINESS

Review planning commission by-laws

Mr. Willer stated that he spoke to Mr. Kruskamp and that he was comfortable with the current changes in the by-laws.

Mr. Willer then stated that he would like one more change, he stated that he would like to remove two sentences on page six that say: Site visit report by an assigned commission member. Two members shall be assigned by the chairman per quarter at the scheduled January meeting.

Mr. Willer made the motion to remove the above two sentences.

Mr. Williams seconded

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

Mr. Traber made a motion to adopt the by-laws as written with the redline change and the change that was voted on tonight.

Mr. Williams seconded

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

With a roll call vote of 4-0, the by-laws were adopted as changed.

MINUTES

March 17, 2021 Minutes

Mr. Traber made a motion to approve the March 17, 2021 minutes.

Mr. McCloskey seconded

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

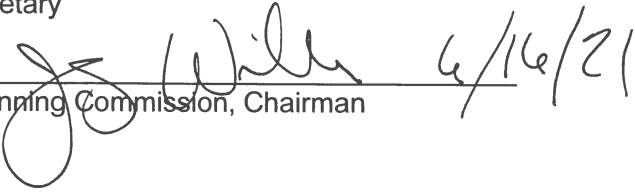
With a roll call vote of 4-0, the minutes were approved.

OTHER PLANNING MATTERS

- a. The Ruckersville Advisory Committee – Mr. Frydl stated at the last REC meeting they discussed the zoning audit and it fits into the comprehensive plan for Ruckersville.
- b. Town of Stanardsville – Mr. Williams attended the last TOS meeting and they discussed the ongoing efforts to complete the streetscape in the town. They are trying to secure easements from property owners and are working with VDOT.
- c. Development Activity – Mr. Frydl stated there is a development activity chart in the packets.
- d. Next Month's Agenda – Mr. Frydl advised the commission that from 6 p.m. to 7 p.m. will be the next chapters of the comprehensive plan which are Economic Development and Tourism. Mr. Frydl stated that there will be two special use permits, for review. One for a home business that is a bakery. The second is for Denstock Stone View to request a change in their existing conditions regarding the connector road from Moore Road to Seminole Trail. Mr. Frydl stated that the rezone for Lamm Properties, LLC/Merit Greene, LLC/ c/o The Fried Companies has been deferred to the next planning commission meeting also.

ADJOURNMENT – Mr. Willer adjourned the Planning Commission Meeting.

Respectfully submitted,
Cristy Snead
Secretary



Planning Commission, Chairman