

GREENE COUNTY PLANNING COMMISSION
April 19, 2023

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, APRIL 19, 2023, AT 6:30 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Ron Williams, Chairman
Michael Traber, Vice Chairman
Angela Hawkins, Member
Mark Kelpé, Member

Staff present: Jim Frydl, Planning Director/Zoning Administrator
Stephanie Golon, Deputy Planning Director

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 below the list of names.

The Planning Commission will begin the meeting at 6:30 PM. Dial-in
number: US Toll-free 1-888-475-4499
Or: US Toll-free 1-877-853-5257

Meeting ID: 814 5795 7064

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

<https://us02web.zoom.us/j/81457957064?pwd=YUI6N1JsN0hxM2FaRjRrbUtnSTZxZz09>

Meeting ID: 814 5795 7064

Passcode: 549307

CALL TO ORDER

Mr. Williams called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpé
Ms. Hawkins
Mr. Williams
Mr. Traber

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.

PUBLIC HEARING

Agricultural & Forestal District Program (AFD)

The continuation of the Agricultural & Forestal District Program was reviewed.

Mr. Frydl provided background to the AFD. He explained that the program is voluntary and that open enrollment is every four years.

There were letters sent to the current enrollees, and all continued their voluntary enrollment in AFD.

Mr. Frydl explained how AFD members in the future might benefit from land use taxation. He stated that this is something that the Commissioner of Revenue is currently working on.

Mr. Frydl presented an AFD map showing the two districts, Rappahannock District, north of Route 33, and James District, south of Route 33. He then advised the commission of the amount of acreage and the number of participants in each district.

Mr. Frydl stated that the AFD committee met just before the planning commission meeting. He advised the planning commission of whom the AFD committee consists according to the Code of Virginia.

He advised the commission what their role was and what they would recommend for approval or denial.

Mr. Frydl advised Mr. Williams that there were no in-person speakers. He then advised Mr. Williams that no one was on Zoom or the phone to talk.

Mr. Williams then opened and closed the public hearing.

The commission and Mr. Frydl discussed land use and the zoning ordinance. It was understood that just because a parcel is in AFD does not give the owner a right to do anything that isn't by-right in their zoning district. Mr. Frydl stated that being in the AFD is voluntary, and a limited number of uses is allowed.

There was a discussion about whether a parcel has to be a certain acreage to participate in the AFD. Mr. Frydl stated that per state code, there must be two hundred or more acres in each district.

Mr. Frydl advised the commission that the AFD committee voted 9-1 (one abstained) for approval of the map and minor language change.

Mr. Traber made a motion to approve as submitted:

- a. To conserve and protect and encourage the development and improvement of Greene County's agricultural and forestal land for the production of food and other agricultural and forestal products, he moved to recommend approval of renewal of the James AFD with the language as submitted.
- b. To conserve and protect and encourage the development and improvement of Greene County's agricultural and forestal land for the production of food and other agricultural and forestal products, he moved to recommend approval of renewal of the Rappahannock AFD with the language as submitted.

Mr. Kelpie seconded the motion.

Mr. Kelpie – Aye
Ms. Hawkins – Aye
Mr. Traber – Aye
Mr. Williams – Aye

OLD/NEW BUSINESS – None

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Meeting was canceled.

Town of Stanardsville – Mr. Frydl stated that the Town Council's main topic this month was preparing their budget. He noted that this coming Saturday, April 29, 2023, the Town is meeting to include citizens to kick off their comprehensive plan review.

Development Activity – Mr. Frydl, Mrs. Golon, and the commissioners discussed tourist lodging camping (Natural Roots), Crimson Rock Capital (Glamping), Moo Thru, Harley Davidson, Sunbelt Rentals, Clayton Homes, Creekside phase I & II, Arbors, Michael and Son, and Pocosan Mountain emergency services tower.

Next Month's Agenda – Mr. Frydl advised the planning commission there is no meeting planned for next month. He stated a submittal had not been received for review.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary


Planning Commission, Chairman