

March 23, 2021

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, MARCH 23, 2021, BEGINNING AT 5:30 P.M. BY ZOOM VIDEO COMMUNICATION IN ACCORDANCE WITH THE ORDINANCE ADOPTED ON MARCH 24, 2020 TO PERMIT PUBLIC BODIES OF GREENE COUNTY TO ASSEMBLE ELECTRONICALLY, TO MODIFY PUBLIC MEETING AND PUBLIC PRACTICES AND PROCEDURES, TO EFFECTUATE TEMPORARY CHANGES IN CERTAIN DEADLINES, AND TO ADDRESS CONTINUITY OF OPERATIONS ASSOCIATED WITH THE COVID-19 PANDEMIC DISASTER

Present were: Bill Martin, Chair
Marie Durrer, Vice Chair
Steve Bowman, Member
Dale Herring, Member
Davis Lamb, Member

Staff present: Mark B. Taylor, County Administrator
Kelley Kemp, Assistant County Attorney
Patti Vogt, Deputy Clerk
Jim Frydl, Director of Planning and Zoning
Tracy Morris, Director of Finance

RE: CLOSED MEETING

Ms. Kemp read the proposed resolution for closed meeting.

Upon motion by Marie Durrer, second by Davis Lamb and unanimous roll call vote, the Board approved the following:

WHEREAS, the Board of Supervisors of Greene County desires to discuss in Closed Meeting the following matter(s):

- Consultation with legal counsel pertaining to actual or probable litigation, where such consultation in open meeting would adversely affect the negotiating or litigating posture of the public body concerning RSA case.

WHEREAS, pursuant to: §2.2-3711 (A)(1) (A)(3) (A)(7) of the Code of Virginia, such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Greene County does hereby authorize discussion of the aforesated matters in Closed Meeting.

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: OPEN MEETING

Upon motion by Marie Durrer, second by Steve Bowman and affirmative roll call vote, the Board returned to open meeting.

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Absent

Motion carried.

By unanimous roll call vote, members certified that only public business matters lawfully exempted from the open meeting requirement and only such matters as identified by the motion to enter into closed meeting were discussed.

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Absent

RE: PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Chair opened the meeting with the Pledge of Allegiance followed by a moment of silence. Mr. Martin said the Board of Supervisors is operating under Greene County's Continuity of Government Ordinance which allows for meetings to be held digitally.

RE: ADOPTION OF AGENDA

Upon motion by Steve Bowman, second by Marie Durrer and unanimous roll call vote, the Board approved the agenda as presented.

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: UPDATE ON COVID-19

Ms. Meador said Greene County has 1,083 COVID cases, 57 hospitalizations, and 15 COVID related deaths. Weekly vaccination clinics continue and 4,736 individuals have had their

first shot and 2,884 are fully vaccinated. The Greene Care Clinic and Greene Pharmacy may be administering vaccinations in the near future. Governor Northam held a press conference today and Virginia is eighth in the country in terms of doses. Three vaccines are available at this time. Due to lower case counts and higher vaccine efforts, Governor Northam also announced limited and targeted charges to certain mitigation strategies in place. Full list is available on the VDH and Governor's websites. Effective April 1, social gatherings can have 50 people indoors and 100 people outdoors. Outdoor events will be capped at 5,000 people or 30% of capacity of the venue. Indoor events have a limit of 500 people or 30% of capacity.

Ms. Meador and Dr. Bonds discussed the Board of Supervisors returning to in person meetings. The county meeting room is not adequate for social distancing. Precautions will still be in place including the use of masks, hand sanitizer, and social distancing.

Mr. Martin said meetings could be held at the high school and he would like to get back to public meetings soon. Mr. Bowman said he has attended School Board meetings in the PAC and the space is good. Mr. Herring thought the Board should set a date to meet in public and suggested the first meeting in May as the target date. Mrs. Durrer and Mr. Lamb agreed. Mr. Taylor said the budget hearing could not be moved as the date, location, and time have been advertised. Mr. Martin said this change will be for the Board of Supervisors and other entities of local government may want to follow the Board's lead in moving back to public meetings.

It was the consensus of the Board to return to public meetings held at the Performing Arts Center at William Monroe High School beginning on May 11.

RE: CARES ACT UPDATE

Mr. Taylor said the accounting process for ongoing projects continues. Information at this point confirms the next round of relief with an estimate from the National Association of Counties that the County's share could be up to \$3.8 million. A report on current funds is due early April. No information on funding for schools at this time.

RE: MATTERS FROM THE PUBLIC

Ms. Gwen Baker was excited that the Board will return to in person meetings in May and suggested the Board continue using Zoom for those individuals who are not yet comfortable being out in public.

RE: CONSENT AGENDA

Upon motion by Steve Bowman, second by Marie Durrer and affirmative roll call vote, the Board approved the minutes of the March 9, 2021 meeting as presented.

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Absent

Motion carried.

Mr. Lamb was experiencing technical problems.

RE: GREENE COMMONS GROUP – REQUEST TO PLACE STORAGE SHED ON COUNTY PROPERTY

Mr. Taylor reviewed the request from the Greene Commons Group to place a storage shed on property behind the County Administration Building.

Upon motion by Steve Bowman, second by Davis Lamb and unanimous roll call vote, the Board approved the request from the Greene Commons Group to place a storage shed on the back lawn of the County Administration Building pursuant to the February 3, 2021 communication. (See Attachment “A”)

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Absent

Motion carried.

RE: AMENDED MINUTES OF MAY 28, 2019 MEETING

Ms. Kemp said this is a housekeeping matter and is to correct an error in the way the minutes for the May 28, 2019 meeting of the Board of Supervisors were recorded and voted on. A Special Use Permit for Sandra S. Emery for Tourist Lodging (0-2019-01) was approved with no conditions. An incorrect version of the ordinance resolution was attached to the approved minutes. The minutes, specifically Attachment “C”, the ordinance resolution, requires correction to indicate the Special Use Permit was approved without any conditions.

Mr. Lamb and Mr. Bowman both recused themselves as they were not on the Board of Supervisors at that time.

Mr. Frydl read an email received from Ms. Paige Roberts asking the Board to delay voting on this issue until resident concerns regarding tourist lodging in their neighborhood are addressed. (See Attachment “B”)

Mr. Martin did not think it would be appropriate for the Board to reconsider this Special Use Permit as this is merely cleaning up documentation. Mr. Herring and Mrs. Durrer agreed.

Upon motion by Marie Durrer, second by Dale Herring and affirmative roll call vote, the Board approved the amendment of the May 28, 2019 minutes as presented. (See Attachment “C”)

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Abstained
	Dale Herring	-	Yes
	Davis Lamb	-	Abstained

Motion carried.

RE: ZONING AUDIT UPDATE 2021

Mr. Frydl gave an update on the status of the zoning audit. Steps taken toward code development included scoping, assessing existing conditions, vision, and creating regulations. Wanted to start with the development community. Three webinars were developed to solicit feedback from stakeholders: History and Scoping, Existing Conditions and Visions, and Creating Regulations. Stakeholder response and input included:

- Sense of place
- Euclidian (traditional) zoning is a long term failed fad
- Support mixed use zones
- Consider future transportation needs
- Optional overlay with significant by-right increases in density
- Lack of walkability is big hurdle

There are different standards that can be used when looking at the creation of zoning categories. The County has traditional zoning which focuses on the use of the business, use of the property, and separates each use from all the others. Traditional zoning has caused what is seen in Ruckersville which is disconnected, unrelated groups of parcels and structures. The best way to achieve the goals of the Comprehensive Plan is to instead focus on the form of the development. This means the focus should be on how the structures connect with each other and relate to each other and the surrounding community.

The first step is to scope or define the area for new regulations. The Comprehensive Plan already defines the two high density growth areas in Ruckersville which have designations of mixed-use residential and mixed-use village center.

Mr. Frydl said a hybrid regulation could be created that adds performance regulations on top of the traditional zoning regulations. The second method is an optional/parallel code which would allow developers a choice of either traditional zoning or with new regulations to create a sense of place, parcel by parcel. The final method is the comprehensive replacement of the existing code. This offers the widest range of opportunities for transforming targeted areas and consistency in regulatory vocabulary and procedures in overlay form. This is staff's recommended approach.

Mr. Frydl reviewed organizing principles which includes:

- Transect Based Codes: rural-to-urban transect. Gradual transition between areas in the community. Too large of a scale.
- Building Type Codes: organized by different building types – too small of a focus for area
- Street-Based Codes: organized by different street types. Makes the most sense.

Street-Based Codes is the recommended organizing principle approach.

Features that create a sense of place are identified and will be utilized to develop an outline in drafting regulations and include walkability, complementary mixed uses, complete streets so there is complete transportation, and things that create a community center.

The Planning Commission agreed this is the approach to take.

Staff will use the detailed input provided by the public and stakeholders to create a baseline zoning amendment. Once that is complete, public hearings will be scheduled for review and discussion.

Mr. Bowman supports the recommendations of the Planning Department and said the form-based zoning method is what the Ruckersville community is looking for. He liked the idea of secondary streets built like town and village streets that provide walkability and really likes the neighborhood concepts.

Mr. Martin agreed and said the documentation is very heavy on planning jargon and the community may need explanations.

Mr. Frydl said five webinars are posted on the County website and he would recommend interested parties watch them.

RE: BOARD LIAISON REPORTS

Mr. Bowman said the School Board met on March 10th. The School Board renewed the Superintendents contract for four years and their next meeting is on April 14th. He also attended the Planning Commission Meeting on March 17 where a public work session was conducted on the future land use chapter of the Comprehensive Plan. A request for rezone and Special Use Permit on the same property is being sent to the Board for consideration.

Mr. Herring said the ESAB met last Tuesday where the ordinance was discussed and it will be returned for the Board's review with revisions. The Broadband Committee met and discussed the possibility of another survey. Greene did not receive the VATI grant this year. Mr. Herring and Mr. Taylor attended a meeting last Friday concerning REC, Old Dominion, CVEC and the Louisa County project. Looks promising for a lot of areas.

Mrs. Durrer said the budget request from the Central Virginia Regional Jail will be reduced some.

Mr. Martin said the RSA Board met last Thursday. The RSA Chairman, from Madison County, resigned. The new Chairman is Lee Frame, Orange County, and Vice Chairman is Troy Coppage, Madison County. Mr. Martin posted drone footage of the Town of Stanardsville on his Facebook page.

RE: COUNTY ADMINISTRATOR UPDATE

Mr. Taylor said a sign is posted on Fredericksburg Road about the proposed through truck restriction and the comment period. VDOT Resident Engineer said Ford Avenue will be paved this year. The County received comments expressing concern about the speed limit on the newly paved Bull Yearling Road. VDOT is conducting a speed study. The building system for the EMS station arrived today. The new Parks and Rec Office at the Park is now open. Spring soccer has 175 participants. The Vehicle Maintenance parking lot project is being prepared for gravel. The briefing on broadband was an exciting discussion about working together on a regional project that will be big enough to get attention.

Mr. Lamb said Route 609 down to Somerset is really dangerous but trucks still use it instead of Route 20 to Route 33. Deceleration lanes are needed at Route 645 and Route 609 on Route 29 north.

Mr. Bowman questioned the material used for the bottom plate of the new office at the Park and Mr. Taylor said it is pressure treated lumber and the same skirting was used for other units. It will ultimately be coated with paint or other treatment. Mr. Taylor said a mural is being painted on the P & R Office by members of the William Monroe High School National Arts Society. Mr. Bowman said he is willing to help organize a clean-up day at the Park.

RE: MONTHLY REPORTS

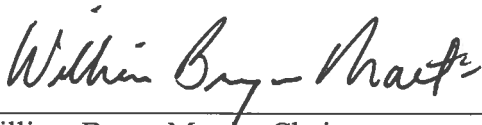
Mrs. Durrer thanked departments for their monthly reports saying they are very beneficial.

RE: OTHER MATTERS FROM THE BOARD

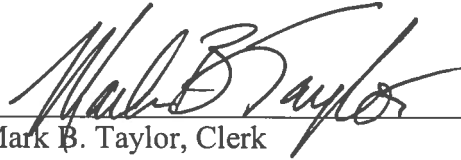
Mr. Herring suggested funds for citizens in need of rent or mortgage relief due to COVID be considered in the event the County receives additional CARES Act funding.

RE: ADJOURN

Upon motion by Steve Bowman, second by Davis Lamb and unanimous roll call vote, the Board meeting was adjourned. The next regularly scheduled meeting of the Board of Supervisors will be on Tuesday, April 13, 2021.

A handwritten signature in cursive script, reading "William Bryan Martin".

William Bryan Martin, Chair
Greene County Board of Supervisors

A handwritten signature in cursive script, reading "Mark B. Taylor".

Mark B. Taylor, Clerk
Greene County Board of Supervisors

GREENE COMMONS GROUP, INC.

9157 Seminole Trail
Ruckersville, VA 22968

February 3, 2021

Mr. Mark Taylor
County Administrator
Greene County Administration Building
40 Celt Road
Stanardsville, VA 22973

Dear Mr. Taylor:

The Greene Commons Group would like to install a permanent storage shed on a site next to the Pavilion. Since this could be considered a change to fixed assets, it is best to have the County's approval.

A locked storage unit is needed to accommodate operations of the weekly farmers market and to store items for use at other Greene Commons events.

Purchase of a storage shed was approved by a majority vote of the Board of Directors last summer. The shed (10' x 14') has been built by students at the Technical Education Center. The exterior siding matches the wood stain on the Pavilion and Stage and the metal roof is the same green color as on those structures.

The Art Guild of Greene will bear the cost and donate the shed to Greene Commons for its use. They plan eventually to hang a barn quilt on the shed.

The proposed site is an area under the tree south of the Pavilion, between the parking lot and gravel road. We will coordinate with County staff on the exact siting.

We hope this planned improvement meets with the County's approval and we welcome your thoughts.

Sincerely,

Don Pamenter
President

Greene Commons Group Board of Directors

Don Pamenter, President
Gary Lowe, Vice President
Alan Yost, Secretary
Roy Dye, Treasurer

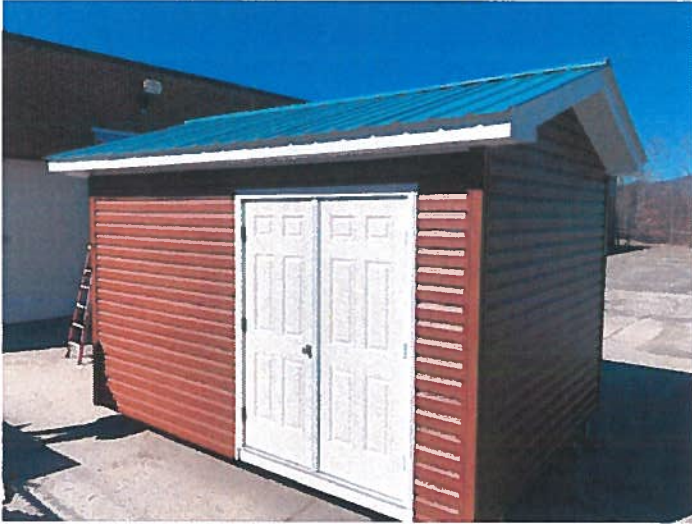
Sarah Sharpe
Bill Henry
Andrea Whitmarsh

Market Manager: Judy Berger

Collaborative Community Effort for Greene Commons and the Greene Farmers Market

The Building & Trades students at Greene County Tech Center have built a handsome 10x14 foot storage shed for use at Greene Commons. The Art Guild of Greene funded the construction and is gifting it to us upon its completion. The Art Guild will install a farmers market themed barn quilt on the shed when it is in place. The colors for the shed were chosen to match the existing buildings (including the County Office Building) at Greene Commons. It is made of maintenance-free materials to extend its attractive appearance with little effort. We would like to place the shed at the base of the back driveway where it is close to farmers market and stage activities, while offering a clear view from the parking lot of Greene Commons for security reasons.

The shed:



Proposed location:



Board of Supervisors - March 23, 2021 - Attachment "B"

⏪ Reply all ⌵ Delete 🗑️ Junk Block ⋮

Fw: Please read aloud for the public record



Comment

Tue 3/23/2021 7 14 PM

To: Jim Frydl



From: P Roberts <robertsplb@gmail.com>
Sent: Monday, March 22, 2021 8:01 PM
To: Comment <Comments@gcva.us>
Cc: Marie Durrer <mdurrer@gcva.us>
Subject: Please read aloud for the public record

Dear BoS,

I'm writing about the memo to correct the meeting minutes from May 28, 2019.

Although it's true this is a housekeeping measure, Greene Mountain Lake will now have three whole house rentals in our community. Three approved whole house rentals.

I think, considering how strongly the neighborhood rejected the application for tourist lodging in December, that before the county vote on this memo they address our concerns.

Sincerely,

Paige Roberts
Stanardsville

Reply Forward

O-2019-01

AN ORDINANCE (O-2019-01) GRANTING A SPECIAL USE PERMIT (SUP #19-001) TO SANDRA S. EMERY FOR TOURIST LODGING AT TAX MAP PARCEL 37C-(22)-1-13 LOCATED AT 279 PINE BLUFF ROAD.

WHEREAS, SANDRA S. EMERY request a Special Use Permit (SUP) FOR TOURIST LODGING within the R-1, Residential Zoning District per Article 5 of the Greene County Zoning Ordinance; and

WHEREAS, §15.2-1427 and §15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof; and

WHEREAS, §15.2-2280, §15.2-2285 and §15.2-2286 of the Code of Virginia, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

WHEREAS, on APRIL 17, 2019, the Greene County Planning Commission held a public hearing on this matter and all of those who spoke on this topic were heard; and

WHEREAS, on APRIL 17, 2019, the Greene County Planning Commission voted 4-0 to recommend to the Board of Supervisors for approval of the request to grant the Special Use Permit (SUP); and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in the Greene County Record on May 23 16th and May 23rd, 2019; and

WHEREAS, the full application was available for public inspection in the Greene County Administration Building, Room 226, 40 Celt Road, Stanardsville, Virginia 22973; and

WHEREAS, on May 28th, 2019, the Greene County Board of Supervisors held a public hearing on this matter and all of those who spoke on this topic were heard.

1. NOW, THEREFORE, BE IT ORDAINED by the Greene County Board of Supervisors, in accordance with Article 16-2 of the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, that the SUP request is hereby approved subject to the following conditions: 1. Failure to comply with the conditions of this SUP may result in the issuance of a Notice of Violation (NOV) by the Zoning Administrator. The Zoning Administrator may present this SUP to the Board of Supervisors for revocation if the NOV is not resolved as directed.