

**GREENE COUNTY PLANNING COMMISSION
MARCH 20, 2024**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MARCH 20, 2024, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

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

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

CALL TO ORDER

Mr. McCloskey called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Mastervich
Mr. Kelp
Mr. Hawkins
Mr. McCloskey
Mr. Williams – via Zoom

There was a quorum with five Commissioners present.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. McCloskey stated they would start the meeting with the Pledge of Allegiance and a moment of silence.

PUBLIC HEARINGS

Mae G. Shiflett/Quattlebaum Development Company requests a rezone from A-1, (Agricultural) to B-3 (Business Highway and High Intensity). The parcel is located at 14865 Spotswood Trail, identified as TMP# 60C-(A)-6, and is approximately 2.41 acres. The Greene County Future Land Use Map designates this parcel as "Mixed Use Village Center ". (RZ#24-001)

Mrs. Golon explained the request and the location. She stated this is the only parcel of 29 corridor that is still zoned A-1, everything else is zoned business. Mrs. Golon presented the concept plan that this applicant wishes to pursue, however, all by-right uses are available if this parcel is rezoned to B-3. Mrs. Golon then presented the proposed proffer statement and photo attachment. If this is agreed upon, this proffer would have to be followed by anyone that builds on that parcel. B-3 zoning also includes B-1 and B-2 zoning. Mrs. Golon then explained the infrastructure available for the parcel, she then stated that the parcel was designated in the comprehensive plan future land use map to promote business and residential development in the growth area. Mrs. Golon stated that staff does recommend this request, to support economic development, and there is minimal impact, and architectural features have been proffered that help fit with the existing development in the area. The parcel is located in the growth area. She stated that site plan regulations mitigate light and landscaping impacts, and state

code covers stormwater and erosion and sediment impacts.

Mr. McCloskey asked the applicant if they wanted to speak.

Mr. Clint Shifflett the engineer for the applicant stated that the staff covered most things. He stated that he would answer any technical questions about what the applicant is proposing.

Mr. McCloskey asked why they had chosen B-3 instead of B-2. Mrs. Golon explained the difference in by right uses.

Ms. Hawkins asked if the Church office would stay on that parcel. Mr. Frydl stated that would be up to the owner. He stated if they chose to let them stay they could.

Mr. Shifflett stated that some entrances would be removed, and there would be one that includes a turn and taper. He stated their engineers and VDOT engineers would work through the locations during the site plan process.

Mr. McCloskey asked if there would be any storage outside. The applicant stated there is no outside storage. The building would look like a business.

The applicant Mr. Thomas Quattlebaum stated their other storage facilities are open 24 hours, if the county allows they will do the same here. He stated there would be security and at least one employee there at all times.

Mr. McCloskey opened the public hearing.

Mr. John Silke stated that he owns an adjoining property.

Mr. Silke's concerns were as follows:

- Traffic
- Landscaping, dumpster location, fencing, if RV's will be stored on the parcel
- Height of the building

Mr. Frydl asked if there was anyone online that would like to speak.

Mr. Jaime Shiflett stated that the renters of the Church office have not been asked to vacate the office.

Mr. McCloskey closed the public hearing.

The applicant Mr. Quattlebaum stated that there would be landscaping.

Mrs. Golon stated that the reviewing agencies for a rezone, are giving guidance in a rezone application. The agencies will go by their regulations during the site plan process. Mrs. Golon stated that in the site plan process, we do have significant landscaping that has to be completed.

Mr. Williams and Mrs. Golon discussed the entrances on Spotswood Trail, they then discussed the setbacks if the building exceeded a certain height.

Mr. McCloskey asked for a motion.

Mr. Kelp made the motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice he moved to recommend approval with proffers dated 3/20/2024 of RZ#24-001 on TMP# 60C-(A)-6 on approximately 2.41 acres.

Mr. Mastervich seconded the motion.

Mr. Mastervich – Aye
Ms. Hawkins – Aye

Mr. Kelpé – Aye
Mr. Williams – Aye
Mr. McCloskey – Aye

With a vote of 5-0, RZ#24-001 was recommended for approval with proffers.

Merit Greene, LLC requests a special use permit with conditions for an electronic message center as required by Article 14-2-8.3 of the Greene County Zoning Ordinance. The parcel is identified as TMP# 66-(A)-48 (65.17 acres), located on Seminole Trail, northbound just before Matthew Mill Road. The parcel is in the PUD, Planned Unit Development, and the Greene County Future Land Use Map designates it as a “Mixed Use Village Center.” (SUP24-001)

Ms. Golon explained the special use permit request. Mrs. Golon presented photos and a concept plan for the electronic message center. Mrs. Golon then explained what can and cannot be on the electronic message center. Mrs. Golon reviewed the recommendations from staff.

The Steve Rotter spoke for the applicant. He stated that this is good for Greene County and will help with retail in Greene County. Mr. Rotter gave examples of what they would display on the electronic message center. He stated that this sign would look better than two pylon signs. Mr. Rotter stated that they would be in compliance with the zoning ordinance.

Mr. Mastervish asked how many retail businesses will be on there. Mr. Rotter stated the photos would appear every ten seconds. Mr. Mastervich stated he is concerned about causing drivers to be distracted. Mr. Rotter stated that they will make the monitors change in the time frame that the county wishes it to be for the safety of drivers on Rt. 29.

The commission, Mr. Frydl, and Mr. Rotter discussed the size of the sign and the size of other signs in Ruckersville. They also discussed the difference in the type of screen of the electric message center.

Mrs. Golon gave some other examples of other conditions that the commission may want to think about.

Mr. Frydl and Mrs. Golon stated that this special use permit request meets the comprehensive plan and is it appropriate with the recommended conditions or if would they like they can add more conditions. Mrs. Golon stated that it is recommended by agencies that it scroll a minimum of every ten seconds. Mr. Rotter stated that he would be willing to change the amount of time between the change in the screen to every fifteen seconds.

Mr. McCloskey opened the public hearing.

There was no one in person or on Zoom that wished to speak.

Mr. McCloskey closed the public hearing.

- 1) Mr. Williams made a motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve SUP#24-001 with the following conditions:
 - 1) The electronic message center signage shall be part of the aggregate freestanding signage.
 - 2) The electronic message center cabinet shall have a maximum size of 24 square feet.
 - 3) The electronic message center shall not have neon-colored lights and shall not flash, rotate, or visually move to preserve the aesthetic character of the community and promote traffic safety.
 - 4) The electronic message center shall not display any moving animation.
 - 5) The sign can only contain messaging related to the on-site advertising or messaging. No off-site advertising is allowed.
 - 6) The LED message shall not scroll across the electronic message center.
 - 7) The static image shall not change any more than six frames per minute.

Ms. Hawkins seconded the motion.

Mr. Mastervich – Aye
Mr. Kelp – Aye
Ms. Hawkins – Aye
Mr. McCloskey – Aye
Mr. Williams – Aye

With a vote of 5-0, SUP#24-001 with conditions was recommended for approval.

The Board of Supervisors has requested that the language for temp events in the zoning ordinance and county code be reviewed to ensure they are in concert. A suggestion from the County Attorney for the baseline discussions was to review the language and application that Powhatan County utilizes for its citizens. Staff and the Planning Commission reviewed the redline of proposed updates to the zoning ordinance. (OR#23-003)

Mr. Frydl addressed the commission and provided a summary of the work that had been completed after the work sessions regarding the ordinance change. Mr. Frydl asked if there were any questions or concerns with the new language or application for temporary events. There were none.

Mr. McCloskey opened the public hearing.

No one wished to speak in person or on Zoom.

Mr. McCloskey closed the public hearing.

Mr. Williams made the motion to recommend approval

Ms. Hawkins seconded.

Mr. Mastervich – Aye
Mr. Kelp – Aye
Mr. Hawkins – Aye
Mr. McCloskey – Aye
Mr. Williams – Aye

OLD/NEW BUSINESS

MINUTES

February 21, 2024, County Planning Commission minutes

Ms. Hawkins motioned to approve the February 21, 2024, minutes.

Mr. Kelp seconded.

Mr. McCloskey asks that all commissioners that approve to state aye.

February 21, 2024, minutes were approved 5-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mrs. Golon stated that they have a citizen academy on April 11, 2024, and Planning & Zoning will be the topic. That is what was worked on at the RAC meeting. Mr. Frydl stated that Mrs. Golon has worked very hard on the academy and he thanked her.

Town of Stanardsville – Mr. McCloskey stated that the Town is trying to improve their financial reporting. They had an event to spay and neuter the feral cats in the Town. He stated that they have postings advertised for a Town Administrator and a Town Assistant. Updates from STAR, Cory Jacober is the president, and they are looking to bring more business to the Town. SIDC lost their largest financial backer and they are fundraising. Mr. Frydl stated that the Town is working on a resolution to

ask the Planning Commission to begin work on the Town's comprehensive plan.

Development Activity – Mr. Kelpé asked about the new development of the Blue Ridge Meadows. Mr. Frydl discussed it with the commission.

Next Month's Agenda – Special use permit for a Beard Farm Winery, with structures larger than 4,000 square feet. Another special use permit for Pratt Farm a two-family dwelling unit on one parcel in A-1, and C-1 zoning districts.

ADJOURNMENT

Respectfully submitted,
Cristy
Snead,
Secretary



Planning Commission, Chairman