

PLANNING COMMISSION
March 17, 2021

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MARCH 17, 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
Steve Kruskamp, Member via Zoom Video

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

SPECIAL NOTICE

Due to the state of emergency, we held February 17, 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, March 16th at 4:30 p.m. and closed on Wednesday, March 17th 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 6:30 p.m.
Dial-in number: US Toll-free 1-888-475-4499
Or: US Toll-free 1-877-853-5257
Meeting ID: 882 7535 8941

You can use this link to connect to the live video
<https://us02web.zoom.us/j/88275358941?pwd=OGdhbmE3WTBJMFdPZTVmZmNWaHVqZz09>

Meeting ID: 882 7535 8941

Passcode: 918561

CALL TO ORDER

The Chairman called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Ron Williams via Zoom video
Mr. John McCloskey via Zoom video
Mr. Mike Traber via Zoom video
Mr. Jay Willer via Zoom
Mr. Steve Kruskamp via Zoom video

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

Mr. Kruskamp joined the meeting at 6:25 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. Willer asked that there be 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.

- **Future Land Use Chapter**

Mrs. Golon stated that this plan was developed through a partnership with our community, with many citizen man-hours and comments. She stated that the framework of the plan was designed to reflect those desires and values of our community and we appreciate the participation. Mrs. Golon stated that the staff is not here to inform citizens on what is best for Greene County, in contrast, we are here to receive citizen feedback and provide a guiding document to take us into the next twenty years as a community.

Mrs. Golon advised that the current vision statement was developed by the citizens during many workshops in 2009/2010 and again during our 2016 review. Ms. Golon also showed two word clouds that represented what the community liked and what the community wanted most to change.

She advised the commission that she was going to go over the concept of density and land use, and also review the projected population. Mrs. Golon advised the commission that she wished to also discuss the requirements in the Code of Virginia regarding Urban Development Areas (UDAs.)

We are also going to review the current future land use map and our current zoning districts, Mrs. Golon stated.

Mrs. Golon stated that for the final exercise tonight, we are going to review the goals and implementation strategies to see how well we are following our plan over the last five years.

Mrs. Golon then stated that determining the wishes of the County Residents was the first step in the development of the current Comprehensive Plan that was initially adopted in 2010 and then reviewed and adopted on October 25, 2016. The initial framework that was developed for this plan in 2010 and involved workshops and partnerships with residents in Dyke, Ruckersville, and Stanardsville. The adopted vision statement reflects those values that were identified during the development of community partnerships and community workshops.

Mrs. Golon reminded the commission that during the development of the plan we asked the citizens what they value the most and what they would change, about their community and/or the County as a whole. The words that were the largest in the word cloud that Mrs. Golon presented were those items that the participants valued the most. Words such as Rural, Clean, Beauty, Open, Community, Small Town were some examples. She stated that those values were also echoed during the development of the Ruckersville Area Plan in 2018 through surveys and community participation.

Mrs. Golon presented another word cloud that represented the question "what would you change?". Again, the largest words in the word cloud represent the words that were used most by participants. Words such as over-development, Traffic, Congestion, and Sprawl were some examples. She stated these values were also reflected during the development of the Ruckersville Area Plan through surveys and community participation.

Mrs. Golon began to review the goals of the plan regarding Land Use. The goals are as follows:

- Support land-use practices that help retain the rural character of the county
- Promote business and residential development in a manner that focuses growth in the designated growth area
- Focus the majority of business, office higher density residential development and institutional uses in the Mixed-Use Village and Town Centers
- Encourage developments in the designated growth area to include traditional neighborhood design principles

Mrs. Golon advised the commission that they are going to review the goals and identified implementation strategies further in our discussion. She stated how we are implementing these goals can be used to determine how successful the Comprehensive Plan has been for the community in the last five years.

Mrs. Golon stated to begin the review of the future land use, we need to first see where we are at this time. The county has an area of 100,388 acres or 157 square miles. She then provided a map of the existing dwellings. Mrs. Golon stated that the red dots on the map she presented to the commission represent assigned addresses that correlate with a structure or a business.

She then presented population growth in Greene County from the U.S. Census Bureau, the chart indicated that from 2000 to 2020, Greene County has had a fifty-seven percent increase in population. Mrs. Golon advised the commission that the census information will be updated as it is received for 2021.

Mrs. Golon also presented a chart and information about the projection of growth:

- U.S. Census American Community Survey projects a population of 25,596 community members for Greene County in the next twenty years

- Using the current ratio (2.57 people/household), the projected population may need more than 3,000 additional homes (5,000 per MMCS 2009)
- The current average density for a detached single-family dwelling unit development is approximately two dwelling units/acre
- The current average density for a multi-family dwelling unit development is twelve dwelling units/acre
- The current multi-family density would require 1,500 acres to accommodate 3,000 new homes
- The current multi-family density would require 250 acres to accommodate new homes
- **It has also been demonstrated that COMPACT higher density development requires less extensive infrastructure to support. Typically, the internal roads and utilities are private and are not the responsibility of state or local taxes for maintenance**

Mrs. Golon presented a chart that showed new single-family detached units built from 2005-2020. She stated in the last five years (2016-2020) the county has received 929 new single-family dwellings (attached and detached). In the previous five years (2010-2015) the county received 726 new single-family dwellings (attached and detached).

Sixty-six percent of new addresses were located in the growth area between 2016-2020 (residential and commercial), Mrs. Golon stated.

Sixty-one percent of new addresses were located in the growth area 2010-2015 (residential and commercial), Mrs. Golon stated.

Mrs. Golon stated that she not only wanted to discuss the residential development with the community, she stated that she also wanted to review the success of a business and industrial attraction and retainment. Mrs. Golon also stated that the staff is still working on this analysis and it will be reviewed with the economic development chapter.

Mrs. Golon presented a chart that showed commuting patterns, she stated that the chart showed how many workers are living and working in our community, and what other localities community members are commuting to for work. The chart showed people that live and work in our community are 1,203. The in-commuters are 1,822, and the out-commuters are 6,666.

Mrs. Golon showed a list of places that residents of Greene County commute to work and a list of places that workers are commuting from to Greene County.

The state code provides enabling legislation to establish Urban Development Areas within our growth areas, and recommendations on the minimum requirements. The current legislation, is a "may" (optional) not a "shall" (required) as with the previous Comprehensive Plan.

Mrs. Golon then read the state code of Virginia on Urban Development.

Urban Development Area: State Code § 15.2-2223.1

The Comprehensive Plan shall provide for commercial and residential densities within UDAs that are reasonably compact development.

- Commercial Density may have at least a minimum floor area ratio (FAR) of 0.4 per gross acre
- FAR is defined as the total square feet of a building divided by the total square feet of the lot the building is located on.

- Higher FARs tend to indicate more urban (dense) construction.

Residential density on the developable acreage of at least:

- 4 single family dwelling units per acre
- 6 Townhouses per acre
- 12 apartments per acre

Mrs. Golon then explained the Urban Development areas in Greene County. She stated currently, Corner Store, Ruckersville, and Stanardsville have been identified as areas that have the potential density to meet the requirements of a UDA. She further explained that the Mixed-Use Village/Town Center and the Senior Residential districts together meet these basic guidelines for density and compactness (on page 26 of the Greene County Comprehensive Plan)

Mrs. Golon then presented a couple of examples explaining Floor Area Ratios (FAR), as well as examples of Dwelling Units Per Acre (DUA).

She went on to explain urban sprawl. She stated that refers to the expansion of poorly planned, low-density, auto-dependent development, that spreads out over large amounts of land, putting long distances between homes, stores, and work and creating high segregation between residential and commercial uses with harmful impacts on the people.

Mrs. Golon began to talk about the current Future Land Use Map. She stated many factors are at play in achieving a sound future land use strategy:

- Growth areas that have adequate water and sewer capacity and availability
- Future traffic patterns and ability of existing and planned roads to handle new development
- The availability of alternative modes of transportation
- The ability of county resources (Schools, library, parks, law enforcement, and emergency services) to accommodate new growth
- Decent and affordable housing for all residents
- Positive economic expansion
- Stewardship of land

The other chapters of this Comprehensive Plan are intended to provide this information and set the stage for an informed approach to land use Mrs. Golon stated.

Mrs. Golon continued the conversation with water and sewer availability. She stated the current land use map took into consideration the current and proposed utility infrastructure. She displayed two maps that are slightly dated but do indicate the backbone of these to utilities. Mrs. Golon explained the map she presented.

In creating a sound future land use strategy, she stated we review current and proposed transportation opportunities. Doing this allows staff to direct the development to the areas with established or planned infrastructure. Mrs. Golon stated that sprawl is expensive. Mrs. Golon presented a map that showed future parallel roads that would provide interconnectivity to the current transportation plan corridors. The study was completed with the 2010 Comprehensive Plan adoption and will be updated with the transportation chapter review. VDOTs access management planning and alternative intersection requirements have evolved and will be reflected in the transportation section of the Comprehensive Plan Mrs. Golon advised.

Mrs. Golon advised the commission of the number of community members who participated in creating the future land use area. She stated we would also like to think about whether the maps are working for the County and its citizens, and if not, how can we improve them. If improved or altered, what does this mean in regard to transportation and water/sewer infrastructure and the capital improvement cost Mrs. Golon asked.

Mrs. Golon advised the commission of the 2016 Comprehensive Plan Land Use Development Guidelines and Fundamental Planning Tools. Guidelines for Growth Areas – The Community Design Elements provide a set of characteristics for each of the specific area within the growth area:

- Mixed-Use Village Center
- Mixed-Use Town Center
- Mixed-Use Residential
- Suburban Residential
- Industrial
- Senior Residential

Mrs. Golon went on to talk about each of the growth areas by reviewing their community design element characteristics areas found in the current Comprehensive Plan.

Mrs. Golon presented the Future Land Use Maps of the Rt. 29 Corridor, the Rt. 33 Corridor, and of Stanardsville.

Mrs. Golon then showed an overview on a chart of the Future Land Use, she stated that the total amount of acreage in the county is 100,388 and that the total acreage in the growth area is 6,420 which is 6.4%.

Mrs. Golon presented developed and undeveloped data from 2015 and in the table, it indicated the zoning designation and acreage of the areas in the County. She stated that there are 3,930 vacant acres in the growth area and this does not include the acreage that is currently prime for redevelopment.

Mrs. Golon then advised the commission that it was time to review the Rural Areas.

Development Guidelines and Fundamental Planning Tools – Guidelines for Rural Areas:

- Land Preservation Techniques
- Conservation Easements
- Land Use Assessment Policy
- Agricultural/Forestral Districts
- Green Infrastructure
- Purchase of Development Rights
- Transfer of Development Rights

Mrs. Golon described the goals and implementation strategies that will be reviewed:

- Land Use Policies that influence Economic Development
- Zoning in place: have parcels that have been identified and rezoned to eliminate one hurdle (rezoning) for economic development

- Ensuring infrastructure and utilities are present
- The zoned uses are market viable: Regional Market Study
- Review and approval are consistent
- Reflects future market demand: Regional Market Study
- Required improvements are relevant to the use
- Identify developer penalties and mitigating (permitting and infrastructure needs)

Mrs. Golon provided a list of specific questions that we were asked of the agencies within our community:

- 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?

Mrs. Golon stated that the goals to support land-use practices that help retain the rural character of the county are as follows:

- Encourage the protection of the forest, wildlife habitats, and the rural landscape in rural development
- Support the voluntary use of clustered subdivisions and conservation subdivisions
- Encourage the voluntary dedication of land in conservation easements or Agricultural and Forestal Districts
- Encourage the locations of homes with a rural subdivision to buffer development from the roadway thereby preserving the rural character

Mrs. Golon stated that once the review of the Economic Development Chapter takes place there will be more discussion on the goals of promoting business and residential development in a manner that focuses on growth in the designated growth area. However, she did list some strategies to think about they are as follows:

- Create incentives for concentrating development into the designated growth area
- Promote flexibility in the planning of places in the growth area to take advantage of the unique needs and opportunities inherent in a specific site
- Coordinate public infrastructure improvements and the Capital Improvement Plan to facilitate development in the designated growth area
- Update county zoning and subdivision ordinances to reflect the recommendations included in this chapter

Mrs. Golon also stated that we focus the majority of business, office, higher density residential development, and institutional uses in the Mixed-Use Village and Town Centers. Implementation strategy main goal is as follows:

- Encourages infrastructure improvements, including water, wastewater, and transportation, in the Mixed-Use Village and Town Centers

Another goal is to encourage developments in the designated growth area to include traditional neighborhood design principles, they are as follows:

- Develop design guidelines or models that define and illustrate traditional neighborhood principles best suited to Greene County
- Encourage infill development within the growth area to create more compact places
- Integrate a variety of transportation options, including pedestrian, bicycle, transit, and other vehicular traffic

Mrs. Golon stated that this concludes the review of the Land Use Chapter at this time.

Mr. Willer asked the commissioners if they had any questions or discussion.

Mr. Traber stated as far as infrastructure for water and sewer, he asked if there a way to work that into the plan.

Mr. Willer discussed five thousand new dwelling units. He stated how do we anticipate future growth.

Mrs. Golon stated there were one thousand built in the last five years. She also stated that water and sewer have been placed along Rt. 29 and on Rt. 33 in the growth area.

Mr. McCloskey stated there is 63% of the growth area that is uncommitted, he stated we need to find a way to develop in that area, those areas are zoned and ready.

Mr. Willer asked do we keep adding residential in the same areas?

Mrs. Golon stated the lots can be ten thousand square feet in R-1, on Rt. 29 south of Preddy Creek area.

We can not just assume growth is going to want to be in those areas Mr. Willer stated.

Mr. McCloskey stated that we have a beautiful landscape and should be promoting tourism and maintain Greene as rural.

Mr. Williams stated that there are enough properties in the growth area now. He stated he feels as if the Comprehensive Plan is being used as written. Mr. Williams also stated that he would like to see more workforce kept local.

Mr. Kruskamp said that the Comprehensive Plan is being followed as close as it can be. He stated he feels as if there need to be more businesses to employ Greene County residents. He stated that the citizens that he speaks to do not want more residential growth.

Mr. Willer stated that the point is to keep Greene rural.

Mr. Willer opened the work session to the public. Mrs. Golon explained the steps in which the public needed to take to be recognized to speak. There is a raise hand feature on the Zoom Application.

Adam Gillenwater of Piedmont Environmental Council stated he had a few comments about the Future Land Use chapter of the Comprehensive Plan.

1. He stated that they would not like to see a larger growth area.
2. He stated that a little less than half of the development has been out of the growth areas, we would like to see more in the growth area.
3. He stated they would like to see more goals added to the Future Land Use chapter.
4. Buy fresh and buy local has been removed from the Comprehensive Plan, he stated that they would like to see that added back into the Agricultural Chapter.

Susie White thanked Mr. Gillenwater for bringing up the items he did.

Andrea Lafue asked in a five-, ten-, or twenty-year plan is the county taking into consideration the traffic increase on Rt. 29, North and Southbound. She asked if that is even being considered in this review.

Mr. Willer stated when you think of infrastructure you think of water, and sewer, he stated traffic is another part of the infrastructure.

Mr. Traber said a part of that is bringing business in because people will be living and working in Greene County and not commuting out.

Mrs. Golon stated that we do update our Transportation plan in response to Ms. Lafue's comment. She also stated that Alan Yost and Diana Gamma added the Farmers Market into the Agricultural Chapter, regarding the Buy Fresh and Buy Local.

Mr. McCloskey stated that if density increases there will be an increase in traffic. He also stated to reduce the amount of sprawl there will be tradeoffs, to keep the county rural.

Mrs. Golon stated the proposed goals and implementation strategies strengthen the goals and as we move forward, the staff and Planning Commission will sit down with a redline version together and go over it.

- **Natural Resources and Environment Chapter**
- **Agriculture and Forestry Chapter**

Mr. Frydl stated that due to time restraints we should defer the Natural Resources and Environment Chapter and Agriculture and Forestry Chapter for review on another date and finish this work session with the Zoning Audit Review and update.

The Commissioners agreed that would be fine.

Zoning Audit:

2020 Overview and 2021 Update

Mrs. Golon stated that staff created three webinars (1. History and Scoping 2. Existing Conditions and Visions 3. Creating Regulations) to solicit feedback from the stakeholders in the property ownership and development community about zoning regulations that create a sense of place. The staff wanted to receive feedback from the stakeholders because they will be the one's building and rebuilding our community and the regulations need to be feasible for them to be successful. We then compiled all of the stakeholder's responses to understand their consensus. The feedback along with citizen's goals identified in the Comprehensive Plan and the Ruckersville Area Plan, combined with the staff's understanding and experience with different zoning regulations has helped determine the best approach for achieving those goals.

Mrs. Golon advised the commission that traditional zoning focuses on the type of use and then separates each use from the others. This causes unconnected parcels and structures. Based on feedback the staff has collected, the best way to move forward is to focus on the form of development the staff feels. This means that we should concentrate on how structures connect and relate to one another, and the surrounding community, Mrs. Golon stated. She also stated that this change in regulatory approach allows a connected community that is a defined sense of place. Mrs. Golon also listed the zoning categories.

Mrs. Golon presented a slide that defined the scoping area for the new regulations. She stated that the Comprehensive Plan already defines the two higher density growth tiers. The staff recommends including the mixed-use village center and the mixed-use residential tiers that are along the Rt. 29 corridor and the Rt. 29/Rt. 33 crossroads area.

Mrs. Golon went on to give information on the relationship with the existing regulations. She stated that the hybrid zoning code combines form-based zoning districts and standards with a conventional approach. The optional and parallel code offers the developer a choice to build under form-based or conventional, the problem would be inconsistency, and the developer trying to pick and choose ordinance. The staff recommends the comprehensive replacement of existing code, this code offers the widest range of opportunities for transforming targeted areas as well as consistency in regulatory vocabulary and procedures Mrs. Golon stated.

Mrs. Golon advised the commissioners that transect-based codes work better for larger localities and that building-type codes work the best for smaller localities. The staff recommends the street-based code is organized by different street types, and by the level of traffic. Street-based codes are typically illustrated using section drawings.

Mrs. Golon explained the features that were identified as what creates a sense of place and will be used to develop the outline draft of regulations. She stated communities are created, and there are many influences on what makes a community a sense of place. Activities that allow the community to explore and experience places together on a human scale, could contribute to developing a sense of place. She also stated that all modes of transportation function together and create a sense of place, and how trails, parks, and greenspace bring the community members together and creates a sense of place. The staff's primary goal of amending the existing regulations is to create a sense of place in Ruckersville.

Mrs. Golon stated that the next step in the zoning audit is that the staff will take the key elements of the community described in the Comprehensive Plan and the Ruckersville Area Plan, along with the comments from stakeholders, then begin creating a baseline of standards. Mrs. Golon advised the commission that once the staff has the beginning of the framework, the staff recommends having a public hearing to get input on the plan to verify that it meets the goals.

Mr. Willer asked if any of the commissioners had any comments or questions.

Mr. Willer stated that he believes the guidelines need to be consistent.

Mrs. Golon advised that the staff believes that also so that everyone knows what has to be done. She stated that the staff is also going to update the Board of Supervisors with the progress of the zoning audit also.

Mr. Willer closed the public work session.

Public Hearing

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:**

William T. Goodman III and Angela Sacra request a rezone from B-3 (Business Highway & High Intensity) to R-2 (Residential) of a 7.07-acre parcel for a 55-townhome development. The parcel is identified as TMP# 66H-(A)-F and is located on Seminole Trail South, just before the Holly Hill Subdivision. The Greene County Future Land Use Map designates this parcel as "Mixed-Use Village Center ". (RZ#21-001)

Mrs. Golon presented two aerial maps of the parcel and the zoning map that showed that the current zoning is B-3 (Business Highway & High Intensity). Mrs. Golon stated that a previous owner in 2006 rezoned this parcel from R-1 (Residential) to B-3 (Business Highway & High Intensity). But she explained due to limitations of the property and market demand the applicants are now requesting to downzone the parcel to a Residential zoning designation to accommodate townhomes.

Mrs. Golon stated that the Future Land Use Map of the existing Comprehensive Plan designates this parcel as Mixed-Use Village Center. The parcel is located in the proposed growth area as defined by the Future Land Use Map.

Mrs. Golon advised the commission as mandated by the Code of Virginia; the staff was required to identify Urban Development Areas (UDAs) within our Comprehensive Plan to accommodate growth within the next ten years. These areas are designated by the locality for higher density development due to their proximity to transportation facilities, the access to public water and public sewer, or has potential for redevelopment or infill development. The UDA shall accommodate development at a density on the developable acreage of twelve apartment units per acre. She stated that the subject parcel is included in the UDA of Ruckersville and the proposed density meets the requirements.

Mrs. Golon presented the commission with a chart showing a density comparison that is allowed by-right in R-2 zoning. She stated that the proposed is 7.8 units/acre and the total units will be fifty-five, and there could be approximately 0.30/household (16) school-age children.

Mrs. Golon then went over comments made by agencies. Water and sewer are available along Rt.29 and RSA commented that it is sufficient capacity for the proposed development. There is EDU availability and infrastructure capacity is reviewed by County Staff at the time of the site plan submittal she advised. It was determined by VDOT that the proposed development would not create a substantial impact on traffic. The proposed entrances and required turn lanes will be determined at the submittal of the site plan. The comments from the Superintendent of Greene County Public Schools referenced the facilities study conducted for all Greene County Public Schools. The study indicates that the Ruckersville Elementary School district is currently operating at or beyond capacity.

Mrs. Golon advised the commission that there is a nationwide demand for low-density attached housing types that provide an affordable option for smaller, low maintenance, energy-efficient alternatives to traditional suburban developments. Mrs. Golon added that she would allow the

applicant to provide more detail and answer any questions.
Mr. Willer asked the commissioners if they have any questions.

Mr. Willer just clarified that this parcel was zoned from R-1 (Residential) to B-3 (Business Highway & High Intensity) in 2006, and now they want the parcel zoned R-2 (Residential).

Mrs. Golon stated to Mr. Willer that R-2 (Residential) has more density than R-1 (Residential).

Justin Shimp is the engineer and is representing the applicants. Mr. Shimp explained that this parcel is between two residential zones and that the frontage along Rt. 29 is not suitable for development. He stated that R-2 zoning is consistent with the Comprehensive Plan, putting in a different housing density that fits the area.

Mrs. Golon stated that trips per day are lower than commercial uses that could be on this parcel.

Mr. Shimp agreed with Mrs. Golon.

Mr. Willer stated that there is a stream that goes through the property.

Mr. Shimp stated that there is, that area around the stream will be open space.

Mrs. McCloskey asked how many stories will the townhomes be?

Mr. Shimp stated they will two to three stories.

Mrs. Golon stated that the zoning ordinance states that the height can be forty feet.

Mr. Willer asked how many bedrooms would be in the townhomes.

Mr. Shimp stated three bedrooms are typical for these townhomes. He stated that sometimes the third bedroom is used as an office.

Mr. Willer opened the public hearing.

Mrs. Golon explained the steps in which the public needed to take to be recognized to speak. There is a raise hand feature on the Zoom Application.

Mr. Steve Slaughter of Frederick Rock, Brick, and Stone, Mr. Slaughter stated that his business is the parcel north of the subject parcel. Mr. Slaughter stated that the concept plan in the packet concerns him, he stated that the road plan appears that the road connects to his property. He stated that that area is sloped too much to connect there. He also stated he is concerned about people coming onto his work site, he stated there are large machines and someone could get hurt. Mr. Slaughter also asked if the zoning change affect his parcel.

Mrs. Golon stated there are no more hands raised.

Mr. Willer closed the public hearing.

Mrs. Golon stated there will be a twenty-foot buffer between the parcels, this is something that will be reviewed during the site plan process.

Mr. Shimp stated that VDOT also has regulations that the engineer has to follow. VDOT will allow changes for things like slope or a monetary issue for a citizen.

Mr. Willer and Mrs. Golon discussed how northbound traffic that wanted to turn into the new townhome subdivision would have to make a U-turn at the across over in front of the Enderly Acres (Heatherton Drive) subdivision just south of the intersection of Rt. 29 (Seminole Trail) and Rt. 607 (Matthew Mill Road and Cedar Grove Road).

Mr. McCloskey stated that he feels that the R-2 will impact the use of the parcel north of it which is zoned B-3. (Fredericks Brick, Rock, and Stone).

Mrs. Golon stated that we have to be more comfortable with mixed-use. Mrs. Golon also stated that in 2006 folks came out and were concerned about the parcel being B-3.

Mr. Willer stated that B-3 opens a lot of opportunities for a parcel.

Mrs. Golon stated that Mr. Slaughter's land rights are vested rights are not changing.

Mr. McCloskey made a motion in accordance with the Greene County Zoning Ordinance, public necessity convenience, general welfare, and good zoning practice, he moved to recommend approval of RZ#21-001, rezoning 7.07 acres located on TMP 66H-(A)-F from a zoning designation of a B-3, Business to R-2, Residential.

Mr. Williams seconded

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

With a roll call vote of 5-0, the Planning Commission recommends approval of RZ#21-001 to the Board of Supervisors.

Williams T. Goodman III and Angela Sacra request a special use permit for a 55-townhome development on a 7.07-acre parcel. The parcel is identified as TMP# 66H-(A)-F and is located on Seminole Trail South, just before the Holly Hill Subdivision. The Greene County Future Land Use Map designates this parcel as "Mixed-Use Village Center". (SUP#21-001)

Mrs. Golon began by presenting the concept plan for the proposed townhomes to the commissioners. She then showed aerial and zoning maps. Mrs. Golon explained that the U. S. Census indicates that the nationwide households are getting smaller and there is more of a demand for diverse housing options that offer more affordable and convenient lifestyles than found in low-density sprawling communities. She stated that providing diverse housing options as found in the R-2 zoning district may be a tool to meet this current housing demand. Mrs. Golon went on to explain the goals of growth through the current Comprehensive Plan.

Mrs. Golon then discussed comments made by agencies. Water and sewer are available along Rt.29 and RSA commented that it is sufficient capacity for the proposed development. There is EDU availability and infrastructure capacity is reviewed by County Staff at the time of the site

plan submittal she advised. It was determined by VDOT that the proposed development would not create a substantial impact on traffic. The proposed entrances and required turn lanes will be determined at the submittal of the site plan. The comments from the Superintendent of Greene County Public Schools referenced the facilities study conducted for all Greene County Public Schools. The study indicates that the Ruckersville Elementary School district is currently operating at or beyond capacity.

Mrs. Golon advised the commission that there is a nationwide demand for low-density attached housing that are affordable options as smaller, low maintenance, energy-efficient alternatives to traditional suburban developments. She stated she would let the applicant provide more detail on the market demand.

Mrs. Golon stated that the staff would like to suggest 3 possible conditions:

- a. The development shall not exceed 55 townhomes and shall be in general accord with the submitted concept plan dated February 17, 2021
- b. To protect the water quality and quantity of the adjacent stream and downstream water bodies, a 25-foot vegetative riparian buffer shall be established and maintained along the stream within the open space as indicated on the concept plan dated February 17, 2021
- c. To ensure public safety and welfare, the 55 townhouses shall hook to public water and sewer infrastructure owned by RSA or Greene County

Mr. Willer asked the commissioners if anyone had any questions.

Mr. Traber asked about the condition that talked about the current concept plan and the concept road on the plan that Mr. Slaughter was concerned about.

Mrs. Golon stated that the staff will work with the engineer on that.

Mr. Traber and Mrs. Golon discussed the reason for keeping the limit on the number of townhomes to 55. Mrs. Golon advised him that the reason for the suggested condition was to keep the townhomes from being right on Rt. 29.

Mr. Shimp stated that he may have to move the entrance more south for VDOT, he stated condition b. may need to change to accommodate that.

Mrs. Golon advised Mr. Shimp that was not an unreasonable request.

Mr. Shimp and Mrs. Golon discussed the language to accommodate his request.

Mr. Willer and Mr. Shimp discussed the topography in the area that the road dead-ends toward the north parcel.

Mr. Willer and Mr. Traber discussed the impacts on the schools.

Mr. McCloskey asked if the special use permit can be denied because of impacts on the schools.

Mrs. Golon advised Mr. McCloskey that it could be denied if this request impacts the schools, however, townhomes have fewer children than single-family homes.

Mr. Willer and Mrs. Golon discussed the difference between the density for single-family homes and townhomes.

Mr. Willer opened the public hearing.

Mrs. Golon explained the steps in which the public needed to take to be recognized to speak. There is a raise hand feature on the Zoom Application.

Mr. Steve Slaughter stated that he is an adjoining property owner to the north and he has concerns about the interconnectivity and the street that appears to be connecting to his property. He stated that he feels that will not work with his business. His concern is that residential children will ride their bicycles around his business and that would be dangerous because of the equipment.

Mr. Willer closed the public hearing.

Mrs. Golon explained that site plans and those are administrative decisions, with a checklist. Mrs. Golon also explained interconnectivity and advised Mr. Slaughter that she understands his concerns.

Mr. Traber made a motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend approval of SUP#21-001, for a special use permit for 55 townhomes on 7.7 acres located on parcel TMP 66H-(A)-F, zoned R-2, Residential with the following conditions:

- a. The development shall not exceed 55 townhomes and shall be in general accord with the submitted concept plan dated February 17, 2021
- b. To protect the water quality and quantity of the adjacent stream and downstream water bodies, a 25-foot vegetative riparian buffer shall be established and maintained along the stream within the open space as indicated on the concept plan dated February 17, 2021, if a VDOT entrance necessitates it.
- c. To ensure public safety and welfare, the 55 townhouses shall hook to public water and sewer infrastructure owned by RSA or Greene County

Mr. Williams seconded

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

With a roll call vote of 5-0, the Planning Commission recommends approval of SUP#21-001 to the Board of Supervisors.

OLD/NEW BUSINESS

Adoption of Planning Commission by-laws

Mr. Kruskamp discussed some concerns he had about language in the Planning Commission by-laws.

Mr. Willer stated that the staff and Planning Commission are copying the Code of Virginia.

Mrs. Golon stated that the language is copied from the Code of Virginia.

The commission discussed how this concern could be rectified, they determined that the county attorney and the Board of Supervisors would clarify.

The approval of the Planning Commission by-laws was deferred until the April 21st Planning Commission meeting.

MINUTES

February 17, 2021 Minutes

Mr. Willer asked if any of the commissioners had any comments.

Mr. McCloskey stated that his name was spelled incorrectly in two places.

Mr. Kruskamp made a motion to approve the February 17, 2021 minutes with the two amendments.

Mr. McCloskey seconded

Mr. Williams – Aye
Mr. McCloskey – Aye
Mr. Kruskamp – Aye
Mr. Williams – Aye
Mr. Willer – Aye

With a roll call vote of 5-0, the minutes were approved with the proposed amendments.

February 17, 2021 Town of Stanardsville Planning Commission Meeting Minutes

Mr. Willer asked if any of the commissioners had any comments.

There were no comments.

Mr. Kruskamp made a motion to approve the February 17, 2021 Town of Stanardsville Planning Commission Meeting minutes.

Mr. Traber seconded

Mr. Williams – Aye
Mr. McCloskey – Aye

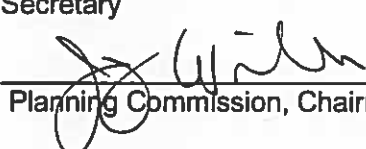
Mr. Kruskamp – Aye
Mr. Traber – Aye
Mr. Willer – Aye

OTHER PLANNING MATTERS

- a. The Ruckersville Advisory Committee – The meeting was canceled, due to a conflict with another county meeting.
- b. Town of Stanardsville – Mr. Williams stated that he mentioned at the TOS meeting, that the Planning Commission is reviewing the county comprehensive plan. He stated that he reminded the Town Council that they have to have a review of the Town's comprehensive plan as well soon. Mr. Willer and Mrs. Golon stated that the County's Comprehensive Plan review and the Town's Comprehensive Plan review are one year apart.
- c. Development Activity – Mrs. Golon stated that the staff is talking to a developer about the Rapidan Center, they are calling it Terrace Greene Village. We are working on the zoning audit. She stated that the Emergency Services building is being delivered this month. Mrs. Golon stated that the staff is working with a developer about a larger campground in the rural area. Frito Lay has submitted a site plan for a distribution center in our business park. She also stated that Mr. Frydl had a pre-ap with The Glenn, regarding a possible recreation area and amenities at the Reynolds farm pond.
- d. Next Month's Agenda – Terrace Greene Village rezone. Mrs. Golon stated there were no other submittals for next month's Planning Commission meeting.

ADJOURNMENT – Mr. Willer adjourned the Planning Commission Meeting.

Respectfully submitted,
Cristy Snead
Secretary


Planning Commission, Chairman

3/17/21
Date

**TOWN OF STANARDSVILLE
PLANNING COMMISSION
February 17, 2021**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, FEBRUARY 17, 2021 VIRTUALLY AFTER THE MONTHLY GREENE COUNTY PLANNING COMMISSION MEETING.

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
Steve Kruskamp, Member via Zoom Video

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

CALL TO ORDER

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Mike Traber via Zoom video
Mr. John McCloskey via Zoom video
Mr. Steve Kruskamp via Zoom video
Mr. Ron Williams via Zoom
Mr. Jay Willer via Zoom video

Mr. Willer stated that there was a quorum with 5 commissioners

PUBLIC HEARING

Public Hearing: 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:**

The Town of Stanardsville (Greene County) is a participant in the National Flood Insurance Program (NFIP) and as required by the Federal Emergency Management Agency (FEMA), a locality shall adopt modifications of the Flood Insurance Study (FIS), Flood Insurance Rate Map (FIRM), and amended floodplain management regulations provided in Article 13, Standards for Floodplain Districts (FP), of the Greene County Zoning Ordinance (OR#21-001). Once adopted, the FIS, FIRM, and the zoning ordinance revision will become effective March 23, 2021.

Mr. Frydl stated that the presentation is the same as the presentation for the Greene County Planning Commission. He stated that he was going to scroll back through it. He also stated that the Stanardsville Ordinance there is currently no chapter for the Floodplain. This will be a whole new chapter for the Town of Stanardsville in their Zoning Ordinance. This chapter has been vetted specifically for the Town of Stanardsville. Mr. Frydl stated that there has been a portion of the Town of Stanardsville logged into the FIRM since the late 1970s, but until recently there hadn't been any homes on the map in these areas. The proposed map does show three properties in the Town of Stanardsville.

Mr. Willer and Mr. Frydl discussed the way some of the parcels in the Town of Stanardsville are situated that are apart of the floodplain but do not need to get the flood insurance because of the location of the structure on the parcels.

Mr. Willer opened the public hearing.

Mr. Frydl explained the way citizens could use the raise your hand feature on zoom and by telephone.

Mr. Willer stated that he did not see any hands. Mr. Willer closed the public hearing.

Mr. McCloskey motioned in accordance with the Town of Stanardsville Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend adoption of ordinance revision OR#21-001, the Flood Insurance Study, and the Flood Insurance Rate Map.

Mr. Traber seconded.

Mr. Traber – Aye
Mr. McCloskey – Aye
Mr. Kruskamp – Aye

Mr. Williams – Aye
Mr. Willer – Aye

With a roll call vote of 5-0, OR#21-001 the Town of Stanardsville Floodplain was recommended for adoption.

Mr. Willer asked Mr. Frydl to discuss what the commission's role will be in the Town of Stanardsville's comprehensive plan review.

Mr. Frydl stated that the Town of Stanardsville's Comprehensive Plan review is not until next year. Mr. Frydl advised the commission that the last time the Town of Stanardsville had their Comprehensive Plan review they contracted the Thomas Jefferson District Planning Commission to work on it. They worked for them on an unpaid basis, then they brought that in front of the planning commission.

ADJOURNMENT – Mr. Willer adjourned the Town of Stanardsville Planning Commission meeting.

Respectfully submitted,
Cristy Snead
Secretary



Town of Stanardsville Planning Commission, Chairman

3/17/21

Date