

**GREENE COUNTY PLANNING COMMISSION
FEBRUARY 21, 2024**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, FEBRUARY 21, 2024, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Ron Williams, Member
 John McCloskey, Member
 Angela Hawkins, Member
 Mark Kelpé, Member
 David Mastervich, Member

Staff present: Jim Frydl, Planning Director/Zoning Administrator
 Earl Keys, Zoning Officer
 Cristy Snead, Permit Technician/Secretary

CALL TO ORDER

Mr. Williams called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpé
Mr. Williams
Mr. McCloskey
Mr. Mastervich

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.

WORK SESSION

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.

Mr. Frydl stated this is the last work session for temporary events, next month will be the public hearing.

Mr. Frydl explained temporary events in the zoning ordinance that are enforced by the zoning officer, it is also in the Greene County code which is enforced by law enforcement and the courts. staff would like them to reference one another. Mr. Frydl explained the new red-line version of temporary events for the zoning ordinance and the county code. He also stated that there is a new application that has been reviewed.

Mr. Frydl stated that they were going to discuss about possible supplemental regulations.

- minimum number of people
- Setbacks
- Exclusion of agritourism events

The commission and Mr. Frydl discussed what type of events would be considered agritourism events, and . They also discussed the safety and cost for EMS and Law Enforcement personnel based upon increasing crowd size.

They went on to discuss a one-hundred-foot setback, and what type of an event would need such a setback. They stated that parking should be within the setback. Mr. Frydl stated that the parking is within the setback. Mr. Frydl explained the reason that setbacks were set for temporary events. Mr. Frydl stated that these will be larger events.

Ms. Hawkins arrive and was been added to the quorum.

Mr. Williams asked about article 16-1. Mr. Frydl explained that 16-1 states that if you have a use or structure you must have a zoning certification.

The commission and Mr. Frydl discussed the maximum time frame of temporary events.

They discussed political rallies, which are exempt from a temporary event zoning certification.

Mr. McCloskey asked if staff heard anything back from the SIDC (Stanardsville Independence Day Committee). Mr. Frydl stated that there were no more comments from SIDC.

Mr. Williams asked about language that needs to be consistent, such as “ zoning administrator “ versus “ the director ”. Mr. Frydl stated that staff would correct that.

Mr. Williams felt that the purpose statement was not clear, and asked staff to make it more clear.

The commission and Mr. Frydl revisited what is considered a temporary event and what is not.

The commission agreed on the attendance minimum increasing from 50 people to 100 people, having a 100-foot setback and a minimum of 5 acres.

Mr. Frydl stated that no one wished to speak regarding this work session.

OLD/NEW BUSINESS

MINUTES

January 17, 2024, County Planning Commission minutes

Mr. Williams had one correction, he asked to correct the business hours from AM to PM time.

Mr. Kelpie motioned to approve the January 17, 2024, minutes.

Mr. Hawkins seconded.

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

January 17, 2024, minutes were approved 5-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mr. Frydl stated that they hosted the First Citizen's Academy, which had 30 people and was very well received. Mr. Frydl stated it was about the organization of Local Government.

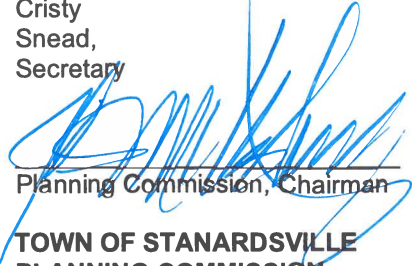
Town of Stanardsville – Mr. McCloskey stated the town is working to get their new financial reporting format up to date. They had a public hearing regarding ta neuter/spay event for feral cats in Stanardsville. They are moving forward advertising for an administrator and a clerk. Mr. McCloskey stated that the SIDC is trying to find help with funding the 4th of July event.

Development Activity – Beard Vineyard, Sojourner's, Greencroft BMP, and Sonny Merryman's charging station. were discussed.

Next Month's Agenda – Mr. Frydl stated we will have three public hearings. The ordinance revision for temporary events, a Rezone request at the intersection of Rt 29 and Rt 33 from A-1 to B-3, to accommodate a self-storage facility and a Special Use Permit at the Village of Terrace Greene for an electronic message center.

ADJOURNMENT

Respectfully submitted,
Cristy
Snead,
Secretary



Planning Commission, Chairman

**TOWN OF STANARDSVILLE
PLANNING COMMISSION**

CALL TO ORDER

Mr. Frydl called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpé
Ms. Hawkins
Mr. Williams
Mr. McCloskey
Mr. Matervich

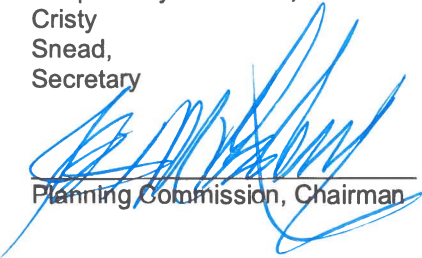
There was a quorum with five Commissioners present.

ADOPTION OF BY-LAWS

Mr. Williams stated that this document mirrors the County Planning Commission's by-laws. He stated that the document states that the Town Planning Commissioners have to be residents of the Town. They discussed removing that from the by-laws. Mr. Frydl stated that the Town do not have any residents that are willing to be on a planning commission. Mr. Frydl stated that we can replace anything that is redundant with state code explaining that the County planning commission has been appointed as the Town planning commission. Mr. Williams deferred to next months meeting.

ADJOURNMENT

Respectfully submitted,
Cristy
Snead,
Secretary



Planning Commission, Chairman