

PLANNING COMMISSION
February 17, 2021

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, FEBRUARY 17, 2021 AT 6:30 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, February 16th at 4:30 p.m. and closed on Wednesday, February 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: 853 7825 0450

You can use this link to connect to the live video
<https://us02web.zoom.us/j/89867835197?pwd=QmV4bGN0MU1JTxFRLWQ0aFRnOXhXdz09>

Meeting ID: 898 6783 5197

Passcode: 839037

CALL TO ORDER

The Chairman called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. John McCloskey via Zoom video
Mr. Steve Kruskamp via Zoom video
Mr. Mike Traber 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

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Due to one of the zoom screens displaying the American Flag in the board room of the County Building, Mr. Willer stated they would participate in the Pledge of Allegiance and the 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.

Mr. Frydl reviewed the goals of the presentation, including discussion regarding the website and community participation, Code of Virginia review requirements, agency participation and review schedule, the tools for implementation of the plan, and the current Vision Statement.

Mr. Frydl further discussed methods in which the public could participate in the process and provided the website link and the email that the public could submit comments or questions. He also mentioned that there would be several more public work sessions prior to the adoption of the Plan.

Mr. Frydl explained the requirements of the Code of Virginia. He explained that each locality is required to adopt a Comprehensive Plan and shall review the plan once every five years. He indicated that the Comprehensive Plan shall indicate existing conditions and trends of growth. The Plan shall be created to guide coordinated and harmonious development based on the projected growth. He explained the Plan shall indicate the locations that growth is desired.

Mr. Frydl reviewed the list of partners and agencies that have been solicited to provide input regarding the chapters that apply to their proficiency. He indicated that staff has requested that the agencies submit their comments by the end of February.

Mr. Frydl provided a slide with the proposed schedule of the comprehensive plan review by the community and the Planning Commission. He indicated that, if possible, four chapters per month would be reviewed. He stated that the overall framework of the Comprehensive Plan was not to be amended, however, statistics and possible grammar changes would occur during this review. He stated that the updated census data is scheduled for April and it is reasonable to present the Planning Commission with a draft document in August 2021. He did however indicate that the schedule is fluid and could be amended as needed.

Mr. Frydl reviewed the components that promote the implementation of the Comprehensive Plan. He indicated that the Capital Improvement Plan (CIP) identifies those capital projects listed in the "Goals and Implementation" portion of the plan. He explained that the CIP allows our community to budget funds to complete those items found in the plan.

Mr. Frydl explained that regulatory updates to the subdivision and zoning ordinances promote the goals in the Comprehensive Plan. Several items are being reviewed under the zoning audit that was initiated by the Comprehensive Plan's goals that the community had identified in the last two updates.

Mr. Frydl displayed and explained the word clouds that were developed through community input and surveys. The first-word cloud indicated the things that people valued about living in Greene. Those attributes that the community identified that they valued most included community, small town, and rural. The second-word cloud indicated the items that the community would change about Greene. Those attributes included traffic, overdevelopment, congestion, and sprawl.

Mr. Frydl discussed that determining the wishes of the County Residents was the first step in the development of the current Comprehensive Plan that was adopted in June 2010. There were workshops held in Dyke, Ruckersville, and Stanardsville to begin this process. He discussed the vision statement that was adopted to reflect those values that were identified during the community workshops.

Mr. Frydl concluded his presentation reminding the community and the Planning Commission of the following items will be completed by August:

- Update each chapter as provided by the corresponding agency
- Update the projected population growth and development trends (Census 2020, building department, Weldon Cooper, and VEC)
- Include the TJPDC Housing Regional Study, Greene Chapter. Staff recommends creating a new chapter for housing.
- Include a broadband chapter as required by the Code of Virginia

He asked if the community and Planning Commission had other specific updates that were being requested.

Mr. Willer thanked staff and asked if the Commissioners had specific questions.

Mr. Willer discussed the agency review and indicated that Rappahannock Electric Cooperative was attending the meeting and wanted to ensure that their input on energy and broadband needs was considered.

Mr. Willer opened the work session to the public. Mr. Frydl 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. Willer asked where the Comprehensive Plan could be found on the County website. Mr. Frydl explained that the Greene County Planning and Zoning tab of the website is the location the Comprehensive Plan could be found.

Mr. McCloskey indicated that the Town of Stanardsville was not included. Mr. Frydl made the point that the Town of Stanardsville has a separate plan and will be reviewed on a similar 5-year review as required by law. The Town's plan is expected to be reviewed in 2022.

Mr. Frydl reviewed the "raise hand" feature of the Zoom program and the method that individuals who were calling in could participate.

Mr. Frydl further explained what "agencies" meant in the context of the Comprehensive Plan.

Mr. Willer reminded everyone of the structure of a public work session. He indicated that he welcomed comments but did not feel like a one on one discussion would be possible.

Ms. Gwynne Schultz asked who is responsible for the enforcement of the Comprehensive Plan. She further inquired if all actions in the community must comply with the Comprehensive Plan?

Ms. Andrea Lafue discussed whether a survey had been sent out with this review? She further asked about the word clouds. She indicated that it seems like the reality of the development that is occurring is inverted to what the word clouds indicated the community desired.

Mr. Roy Dye indicated that he was speaking on behalf of the Town of Stanardsville and wanted to ensure that the Plan correlated with the Town's goals.

Mr. Frydl reiterated that the Town of Stanardsville Comprehensive Plan is scheduled to be reviewed and any references in the County's Plan would be consistent with the Town's goals.

Mr. Willer asked that Mr. Frydl discuss the enforceability of the Comprehensive Plan as presented by Ms. Shultz. Mr. Frydl discussed how the Board of Supervisors is tasked with the land use approvals. He indicated that staff and the governing body utilize the plan to guide our decisions.

Ms. Golon further discussed that the Comprehensive Plan is more about accountability rather than enforceability.

Mr. Traber asked what information was used to develop the word cloud? Mr. Frydl indicated that they were derived through the responses from surveys and community input from the previous Plan updates.

Mr. Traber asked if a survey was developed for this update? Mr. Frydl responded that an additional survey was completed for the Ruckersville Area Plan and those results echoed what was indicated by the community during the 2010 update.

Mr. McCloskey asked about the agency review and schedule. He wanted to ensure that appropriate time will be given for each chapter.

Mr. Frydl indicated that since an extensive review was completed during the 2015 review, that the current amendments will encompass minor updates from the agencies. This would include the statical update and any goals and implementations that need to be amended.

Mr. McCloskey indicated that the previous review was educational on his part and he did appreciate the knowledge of each department.

Mr. Willer reminded everyone that the schedule is fluid and that what is presented in February may be amended as needed.

Mr. Frydl indicated that Ms. Lafue had raised her again to provide additional comments.

Ms. Lafue asked if there was a priority list of the goals that should be accomplished. She further clarified by using the Recreational Opportunities survey results. She indicated that if this seemed to be a priority for the community, did the Comprehensive Plan indicate that on its priority list? She further explained her question regarded specific actions taken by the County.

Mr. Frydl explained the Comprehensive Plan is a 20-year plan and is general in nature. The Capital Improvement Plan and Budget process are when and where the action occurs. He further explained that the Comprehensive Plan informs the actions taken during the budget rather than requiring them.

Ms. Schultz asked if the actions in Greene and Stanardsville were calibrated with other localities?

Mr. Frydl explained that the planning and zoning decisions of Greene did not rely on other localities. He further explained that there were regional plans that did function with other localities.

Ms. Golon further discussed the regional broadband, housing, transportation, economic development, and recreation plans that were collaborations with adjacent localities.

Mr. Willer discussed that actions that occurred in Greene County affect adjacent localities and actions in other localities affected Greene as well.

Mr. Frydl indicated that County staff would work with the Town to ensure that the County's Comprehensive Plan worked in conjunction with the Town's plan. He again reminded everyone that the Town's plan would be reviewed in 2022.

Mr. Willer discussed how the Comprehensive Plan does not have a specific timeline for the goals but does however guide those goals. He further discussed the Capital Improvement Plan that is adopted by the Board of Supervisor and how the Board sets the priorities by budgetary decisions.

Ms. Golon reminded the community and the Commission that the Ruckersville Area Plan is an addendum to the Comprehensive Plan and would be reviewed accordingly. She also noted that the Ruckersville Area Committee has been notified that they would be asked to review the Ruckersville Area Plan and provide recommendations for the update.

Mr. Frydl discussed the upcoming Board of Supervisors budget hearings and encouraged the public to participate.

Mr. Traber discussed the new broadband chapter and wondered where this information could be obtained. He discussed polling the public and a possible template.

Mr. Frydl discussed the requirement to include broadband in the Comprehensive Plan and indicated that we could draw off of a template from other localities.

Ms. Golon reminded the community and the Commission about the current County Administrator's broadband committee. She discussed the survey and strategic plan that had already been completed regarding broadband.

Mr. Willer and Ms. Golon discussed the possibility of including the housing information in a separate chapter.

Mr. Traber inquired whether a new survey was needed since a new one had not occurred since the 2010 update.

Ms. Golon reminded the community and the Commission that an additional survey was completed with the Ruckersville Area Plan and the results mirrored what was provided in the 2010 survey. She also inquired what exactly would be the goal of producing a new survey because the overall framework of the Plan is not to be amended.

Mr. Traber discussed reviewing the survey questions of the Ruckersville Area Plan. He then quickly provided a few examples of survey questions that could be developed.

Mr. Willer indicated that there are several avenues for the public to participate and provide their comments. He then discussed the dynamics of surveys and how we may need to be cautious in the interpretation of results.

Mr. Frydl discussed that the Ruckersville Area Plan included the survey results. Mr. Frydl indicated that the results are an affirmation of why and how we need to move forward with meeting the desires of the community.

Mr. Willer encouraged the community and the Commission to review the information in the Ruckersville Area Plan regarding the survey results.

Ms. Gwen Baker spoke and indicated that she had not received any survey request in her 20-year residency. She recommended including the request for this information in the newspaper.

Mr. Willer recognized the challenge of providing comprehensive notifications to ensure all citizens are included in initiatives.

Ms. Lee Brock with Rappahannock Electric Cooperative spoke about working with Greene County and its partners to ensure that the projected energy needs of the community are planned. She further discussed the broadband project that REC had presented to the County and reminded the community and the Commissioners of that project.

Mr. Frydl reminded the community and the Commissioner that the Plan is a 20-year plan and all of the goals will not be accomplished all at one time.

Mr. Willer echoed Mr. Frydl's thought process and further discussed that we still need to review the goals every five years and update them as needed.

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:**

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#20-003). Once adopted, the FIS, FIRM, and the zoning ordinance revision will become effective March 23, 2021.

Mr. Frydl reminded the commission that the National Flood Insurance Program (NFIP) is a federal program through the Federal Emergency Management Administration (FEMA). There are three components to this plan.

- To provide flood insurance
- To improve floodplain management
- To develop maps of flood hazard zones

The NFIP allows property owners in communities that participate to buy insurance to protect against flood losses. Participating localities are required to establish management regulations to reduce future flood damages. Mr. Frydl presented a map that shows how the data that is taken from the flood insurance study is illustrated through the floodplain maps. Mr. Frydl then presented the effective Greene County floodplain map from 2007 to the present and the proposed effective map 2021 for this revision. These maps are called flood insurance risk maps (FIRM) and are the official map showing community's special flood hazard areas. They are also utilized for:

- Local floodplain management regulation and mitigation efforts
- To assess the flood risk
- To determine if flood insurance is required for structures on a property

Mr. Frydl stated that the purpose of the floodplain management ordinances is to prevent the loss of life, health, or property, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base by:

- Regulating uses, activities, and development which, alone or in combination with other existing or anticipated uses, activities, and development, will cause unacceptable increases in flood heights, velocities, and frequencies
- Restricting or prohibiting certain uses, activities, and development from locating within districts subject to flooding
- Requiring all those uses, activities, and developments that do occur in the floodplain districts to be protected and/or floodproofed against flooding and flood damage
- Provide information to assist potential buyers of land or structures in determining risks of flood hazard

Mr. Frydl advised the commission that the draft of updates made for Greene County that was approved by the planning commission was sent to FEMA and they approved the update. He stated that the commission members have a copy of the draft in their packet. Mr. Frydl stated that this ordinance revision has to be approved to keep flood insurance available for citizens of Greene County.

Mr. Frydl mentioned at one point during his presentation that there are now an estimated over three hundred (300) structures on the proposed floodplain map in Greene County.

Mr. Willer asked Mr. Frydl to explain what this revision means for the estimated three hundred (300) properties/structures.

Mr. Frydl stated this means that those families will have to get flood insurance, and it impacts what they can do on their property. It also depends on the location of the floodplain on their property. He stated that there are a lot of different variables.

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. Josh Griffith asked if the County had a way to enforce this ordinance.

Ms. Gretchen Sherman stated that she owns a business in Greene County that is being affected by the floodplain is the county going to help citizens with appeals to FEMA?

Mr. Frydl stated that there are no more hands raised at this time.

Mr. Willer closed the public hearing.

Mr. Frydl answered Mr. Griffith, these are FEMA's regulations. He stated that no action will be taken by Planning and Zoning. Mr. Frydl advised Mr. Griffith that the Emergency Services Manager will help if needed.

Mr. Frydl answered Ms. Sherman. He explained that there is another time to appeal the proposed floodplain that is not as costly as appealing it at this time. Mr. Frydl stated that his understanding is that once the process is complete and the proposed floodplain is in place, that is when it is a slightly easier and less costly time to appeal. Mr. Frydl stated that advice was given by FEMA.

Mr. Traber made the motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend the adoption of ordinance revision OR#20-003, the Flood Insurance Study, and the Flood Insurance Rate Map.

Mr. Kruskamp 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#20-003 Floodplain was recommended for adoption.

OLD/NEW BUSINESS

Review planning commission by-laws

Mr. Willer stated that he had a few comments. He stated on the first-page of Article II third paragraph, that he does not care for the wording as it is “ for inefficiency, neglect of duty, or malfeasance in office”.

Mr. Willer also was concerned about the latter wording in that same Article, in the same paragraph of “ provided that such removal may be made only after a public hearing at which said member is given an opportunity to appear and be heard on the charges against him. Any member missing three consecutive regular meetings or missing four regular meetings within a 12 month period without prior approval of the Chairman shall be considered negligent in carrying out their duties and shall be reported to the Board of Supervisors Liaison Officer”.

Mr. Willer stated in Article II in the sixth paragraph, that something needed to be added after “ Within the first month of initial appointment, new Commissioner appointees shall “ and “ participate in an orientation to familiarize themselves with the operations of the Department and the Commission”. Or possibly change this into a list of two requirements that a new commissioner shall complete as minimum requirements.

Mr. Willer made mention in Article III – Duties of Commission – number 6:

“Prepare and recommend amendments to the Capital Improvements Program”. He stated that he felt that “when requested by the governing body” should be added to the end.

Mr. Kruskamp and Mr. McCloskey agreed with Mr. Willer’s suggestions.

Mrs. Golon stated that the steps are very clear in the Code of Virginia, Mrs. Golon advised Mr. Willer that the word “inefficiency” was not used in the State Code, it was “malfeasance”.

Mr. Willer asked Mrs. Golon if staff would send the commissioners that portion of the Code of Virginia so that they can review it. He stated to give the commissioners time to review, that they may need to defer this vote until the March 17th, 2021 planning commission meeting.

Mr. Kruskamp made a motion to defer approval of the by-laws until the March 17th, 2021 planning commission meeting.

Mr. Williams seconded

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

With a roll call vote of 5-0, the planning commission by-laws review was deferred to the March 17th, 2021 meeting.

MINUTES

January 20, 2021 Minutes

Mr. Willer stated that he had a few corrections. He stated that the minute's pages are not numbered by the pages of minutes, they are numbered by the number order of the packet.

1. On page 130 third paragraph down, Mr. Willer stated there should only be one "yes".
2. On page 131 in the tenth paragraph, the wording needs to be changed to explain Mr. Traber's understanding behind his statement so that his statement can be understood when read in the future, and also in that same paragraph the word "Beds" spelling needs to be "Bids".
3. On page 134 fourth paragraph under the comprehensive plan discussion the wording should be changed from "we will" to "he opened".

Mr. Traber made a motion to approve the January 20th, 2021 minutes with the proposed amendments.

Mr. Williams seconded

Mr. Traber – 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.

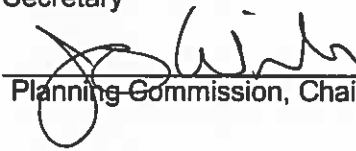
OTHER PLANNING MATTERS

- a. The Ruckersville Advisory Committee – Mr. Frydl stated that they selected two co-chairman, Angela Hawkins and Vern Goering. They also selected two note-takers, Vicki Strauss and Andrea Wilkinson. The main focus was to develop an agenda of topics based on the comprehensive plan over the next year. In the upcoming meeting, they will review the comprehensive plan. They will also be given a presentation from the Parks and Recreation department.
- b. Town of Stanardsville – Mr. Frydl stated it was a very brief meeting and it was focused on the streetscape and beautification project. Mr. Frydl stated that there will be an opening for bids next week and that because of the change in estimate from VDOT they will be working with the community to try to raise some additional matching funds. Mr. Williams was also in attendance.
- c. Development Activity – Mr. Frydl stated there is a development activity chart in the packets, as well as an updated chart showing the annual activity.
- d. Next Months Agenda – Mr. Willer stated other than the by-laws. Mr. Frydl advised

the commission that next month's meeting will include continuing to review the zoning audit, a culmination of the stakeholder's comments, and webinars and how it fits into the comprehensive plan and the staff's understanding. RZ#21-001 Cedar Run Townhomes and SUP#21-001 Cedar Run Townhomes on Seminole Trail just before Holly Hill subdivision. He also stated there is a possibility that the Village at Terrace Greene may be ready, however, all comments from agencies are not complete at this time.

ADJOURNMENT – Mr. Willer adjourned the Planning Commission Meeting.

Respectfully submitted,
Cristy Snead
Secretary



Planning Commission, Chairman Date 2/17/21

**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

2/17/21

Date