

**GREENE COUNTY PLANNING COMMISSION
February 15, 2023**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, February 15, 2023, AT 6:30 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Ron Williams, Chairman
Michael Traber, Vice Chairman – Via Zoom
John McCloskey, Member
Angela Hawkins, Member
Mark Kelpe, Member

Staff present: Jim Frydl, Planning Director/Zoning Administrator
Stephanie Golon, Deputy Planning Director
Earl Keys, Zoning Officer
Cristy Snead, Secretary

NOTICE

The Planning Commission meeting was held in-person/hybrid with remote via telephone and electronic means, viewed by the link below or Zoom:

The meeting may be viewed at the following link **** Granicus
http://acva.granicus.com/ViewPublisher.php?view_id=1

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 below the list of names.

The Planning Commission will begin the meeting at 6:30 PM. Dial-in
number: US Toll-free 1-888-475-4499
Or: US Toll-free 1-877-853-5257

Meeting ID: 839 8030 4746

You can use this link to connect to the live video:

<https://us02web.zoom.us/j/83980304746?pwd=dmZSQUpSTUgwZ0lmN0tkd3lhNDRxZz09>

Meeting ID: 839 8030 4746

Passcode: 244834

CALL TO ORDER

Mr. Williams called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpé
Ms. Hawkins
Mr. McCloskey
Mr. Williams
Mr. Traber via Zoom

There was a quorum with five 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.

PUBLIC HEARINGS

Comprehensive Plan

Mrs. Golon briefly reviewed what staff and the planning commission went over last month. Mrs. Golon stated that there were many agencies within the county, state, and local area that weighed in chapters. She then presented a graph with updated statistical data. There were typographical errors that were corrected. Mrs. Golon advised the planning commission that there is a resolution to go to the board of supervisors if they so choose to do so.

Mr. Williams opened the public hearing.

He stated Mr. Jay Willer is the first to sign up to speak.

Mr. Willer spoke about land use retention in the conservation and agricultural districts. He then went on to list farm-related statistics. Mr. Willer stated in 1982 the amount of land that was in the ag-forestal district was over 23,000 acres, and in 2019 there were less than 4,000 acres. He stated that approximately 85% of Farmers/landowners say they would like other options for their land if they are not able to farm anymore. Mr. Willer stated that adding a process to establish a committee similar to the Ruckersville Area Committee would be valuable for the conservation and agriculture districts to be added to the comp plan.

He stated that the next to sign up to speak is Scott Mingledorff.

Mr. Mingledorff stated that he would like to support Mr. Willers's proposal to authorize the creation of a citizens-based panel to discuss future rural land uses.

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

Mr. Frydl stated that there was no one that wished to speak remotely.

Mr. Williams closed the public hearing.

Planning Commission began their discussion.

Mr. Traber stated that he read over what Mr. Willer wrote. He asked what was involved in the creation of the Ruckersville Area Committee. He stated that this is what he feels as if Mr. Willer is asking for something

similar for the rural areas of the county.

Mr. Frydl explained how the Ruckersville Area Committee was created, and why in the Ruckersville Area. A consultant was hired, and there were community meetings. There are multiple defined goals, but they are within the comprehensive plan. Out of the comprehensive plan, a small area plan was written for Ruckersville, Mr. Frydl stated.

Mr. Traber suggested having one or two stakeholder meetings to understand what Mr. Willer, Mr. Mingledorff, and farmers in the county as well. Encourage the conversation before it is added to the comprehensive plan.

Mr. McCloskey stated that the rural area is not just limited to farming. He stated that he agrees with the stakeholder meetings.

Mr. Hawkins agreed with Mr. McCloskey and Mr. Traber. She stated at this time she would not want to change the language in this comprehension plan.

Mr. Kelpé agreed with his co-commissioners.

Mr. McCloskey stated that he would like to add a bullet to this comprehensive plan in goals and implementations regarding getting this started with stakeholders.

Mr. Williams spoke about subdividing in rural areas. Having a forum on what the county is interested in, in the rural area is what should be done. Mr. Williams stated to add a bullet to the goals and implantation strategies in the land use section.

Mrs. Golon stated that the area where this could be added on page 60 in the future land use chapter, the bullet of retention of rural character.

The commissioners agreed with Mrs. Golon.

Mr. Traber made a motion to approve the resolution with minor changes.

Mr. McCloskey seconded the motion.

Mr. Traber – Aye
Mr. Kelpé – Aye
Ms. Hawkins – Aye
Mr. McCloskey – Aye
Mr. Williams – Aye

Article 14, Sign Regulations OR22-002

Mrs. Golon stated that the board of supervisors asked the planning commission to review sign regulations to ensure compliance regarding content-based regulations, and enforcement, sign illumination, and definitions. Mrs. Golon also briefly reviewed the court case Reed V. Town of Gilbert from 2015 regarding signs. She then gave examples of content-based signs in Greene County such as gas light signs, construction signs, real estate signs, menu boards, and political signs.

Mrs. Golon explained the language that was included regarding the removal of temporary signs in VDOT ROW. She stated that it is required that there be an agreement between the board of supervisors and the Virginia Department of Transportation. Mrs. Golon advised the commission that civil penalties have been removed from Article 14, as it is in Article 20, Administration, Interpretation, and Enforcement in the Greene County Zoning Ordinance.

Mrs. Golon stated on page 11 that temporary noncommercial and temporary signs commercial page 8 on the staff report are going to be removed.

Mr. Williams opened the public hearing.

Mr. Williams stated that Mr. David Cox is the first speaker that signed up to speak.

Mr. Cox had concerns about one measurement in Article 14 section 14-2-18. Mr. Cox asked for the maximum size in this section to be more than 20 sq. ft.

Mr. Frydl asked if anyone wished to speak remotely.

Mr. Frydl stated there is not.

Mr. Williams closed the public hearing.

The commission discussed the changes among themselves.

The commission agreed with all changes, however, they asked to change the size of outdoor electronic signs from 20 sq ft to 24 sq ft.

Mr. McCloskey 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 one minor change of ordinance revision OR#22-002.

Ms. Hawkins seconded.

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

OLD/NEW BUSINESS – None

MINUTES

January 18, 2023, minutes

Mr. Kelp motioned to approve January 18, 2023, minutes.

Ms. Hawkins seconded.

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

January 18, 2023, minutes were approved 5-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Gwen Baker will be presenting information to the board of supervisors on their yearly report. They met with the county grant writer Terry Beigie.

Town of Stanardsville – Mr. McCloskey stated that the streetscape is almost complete. The Town Council will need more members. They are working with the Thomas Jefferson Planning District for regional opportunities for the Town of Stanardsville. The Town Council will be having a meeting on Earth Day April 22, 2023, to upgrade their Town Comprehensive Plan.

Further general questions and discussion between staff and the commissioners.

Next Month's Agenda – Mr. Frydl stated that we do not have anything on the agenda at this time. Something could be added he said.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission, Chairman