

January 26, 2021

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, JANUARY 26, 2021, BEGINNING AT 5:30 P.M. BY ZOOM VIDEO COMMUNICATION IN ACCORDANCE WITH THE ORDINANCE ADOPTED ON MARCH 24, 2020 TO PERMIT PUBLIC BODIES OF GREENE COUNTY TO ASSEMBLE ELECTRONICALLY, TO MODIFY PUBLIC MEETING AND PUBLIC PRACTICES AND PROCEDURES, TO EFFECTUATE TEMPORARY CHANGES IN CERTAIN DEADLINES, AND TO ADDRESS CONTINUITY OF OPERATIONS ASSOCIATED WITH THE COVID-19 PANDEMIC DISASTER

Present were: Bill Martin, Chair
Marie Durrer, Vice Chair
Steve Bowman, Member
Dale Herring, Member
Davis Lamb, Member

Staff present: Mark B. Taylor, County Administrator
Kelley Kemp, Assistant County Attorney
Patti Vogt, Deputy Clerk
Jim Frydl, Director of Planning and Zoning
Melissa Meador, Director of Emergency Services
Tracy Morris, Director of Finance

RE: CLOSED MEETING

Ms. Kemp read the proposed resolution for closed meeting.

Upon motion by Dale Herring, second by Marie Durrer and unanimous roll call vote, the Board approved the following:

WHEREAS, the Board of Supervisors of Greene County desires to discuss in Closed Meeting the following matter(s):

- Discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body with respect to implementation of the Fire Study Report recommendations.
- Consultation with legal counsel pertaining to actual or probable litigation, where such consultation in open meeting would adversely affect the negotiating or litigating posture of the public body concerning RSA

WHEREAS, pursuant to: §2.2-3711(A)(1) (A)(7) of the Code of Virginia, such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Greene County does hereby authorize discussion of the aforestated matters in Closed Meeting.

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: OPEN MEETING

Upon motion by Davis Lamb, second by Marie Durrer and unanimous roll call vote, the Board returned to open meeting.

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Yes

Motion carried.

By unanimous roll call vote, members certified that only public business matters lawfully exempted from the open meeting requirement and only such matters as identified by the motion to enter into closed meeting were discussed.

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Yes

RE: PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Chair opened the meeting with the Pledge of Allegiance followed by a moment of silence. Mr. Martin said the Board of Supervisors is operating under Greene County's Continuity of Government Ordinance which allows for meetings to be held digitally.

RE: ADOPTION OF AGENDA

Upon motion by Marie Durrer, second by Davis Lamb and unanimous roll call vote, the Board approved the agenda as presented.

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: UPDATE ON COVID-19

Ms. Meador said there are 483,326 COVID cases in Virginia and 6,174 COVID related deaths. The Blue Ridge Health District reports 10,314 cases and 106 fatalities. Greene County has 806 COVID cases, 36 hospitalizations, and 4 COVID related deaths. The outbreak at nursing home continues to improve. Over the past three weeks, 1 out of every 2 patient transports was a COVID positive patient. Staff is doing wonderful job with increased risk they are dealing with. There is also an uptick of mental health type calls.

Vaccination phase 1a and 1b includes health care personnel, residents of long-term care facilities, individuals over 65 years of age, fire personnel, daycare workers, school staff and those individuals needed to maintain continuity of government. A clinic was held on Saturday, January 23 for school staff and county government employees and another clinic is scheduled on January 30. Conversations continue with the Blue Ridge Health District about weekly vaccine clinics but there is no answer at this point. BRHD is experiencing severe shortage of vaccines and will begin to receive 2,950 first dose vaccines each week for the next four weeks. Vaccines will be distributed on a per capita basis. As of today, 1,556 Greene County residents have received their first vaccine dose and 114 individuals are fully vaccinated.

RE: UPDATE ON CARES ACT

Mr. Taylor said formal notice has been received of the extension of the CARES Act deadline to December 31, 2021. TJPDC administered a grant program using CARES Act funds to provide emergency rent and mortgage relief through last November and Greene County residents received assistance of nearly \$115,000. He also noted temporary aid provided by the Social Services Department. The local Social Services department ranked 6th out of 22 localities in the northern region. There was activity on the EMS Station site this week but no date for groundbreaking at this time.

RE: MATTERS FROM THE PUBLIC

None

RE: CONSENT AGENDA

Upon motion by Davis Lamb, second by Marie Durrer and unanimous roll call vote, the Board approved the following items on the consent agenda:

- a. Minutes of January 12, 2021 meeting
- b. Resolution to accept and appropriate \$1,108 for additional funds received from the State for the Litter Prevention and Recycling Program Grant (See Attachment "A")
- c. Resolution to accept and appropriate \$16,171 for donations to the Sheriff's Department (See Attachment "B")
- d. Resolution to accept and appropriate \$2,937 for insurance recovery for the Sheriff's Department (See Attachment "C")
- e. Resolution to accept and appropriate \$50 for donations to the Animal Shelter to support operating expenditures (See Attachment "D")
- f. Resolution to accept and appropriate \$2,736 for donations to the Animal Shelter to support sterilization program for dogs (See Attachment "E")

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: FY 2019-2020 AUDIT

Mr. Matt McLearen, of Robinson, Farmer, Cox Associates, presented the FY 2019-2020 audit and reviewed required communications. No difficulties were encountered when performing the audit and there were no uncorrected misstatements. There was no disagreement in applying accounting principles and the Independent Auditors Report stated there was a clean opinion for the FY 2020 audit.

Exhibit 3 on page 12 showed a general fund balance of \$13.3 million. Exhibit 4 on page 13 of the audit showed a decrease of \$3.1 million in the fund balance from last year.

The Internal Control Report indicated no significant deficiencies or material weaknesses in the financial reporting structure. The Independent Auditor's Report on Compliance or Federal Compliance Opinion is required of any entity that receives greater than \$750,000 in federal awards. There were no findings, resulting in a clean report of federal compliance.

Mr. Martin said Board members will contact Mr. McLearen with any questions.

Mr. Lamb questioned "excess (deficiency) of revenues over (under) expenditures. Mr. McLearen explained that audits are required to report debt issuance separately from other income and expenses. There is a large decrease in the general fund and is related to principal retirement and principal refunding.

RE: RUCKERSVILLE ADVISORY COMMITTEE

Mr. Patrick Moctezuma, Chair of the Ruckersville Advisory Committee, was present to provide an update from the Committee. Recommendations of the RAC included:

- Acquiring and Developing Park Space – Tourist Center pocket park, Deerfield Drive Park, and access to Preddy Creek Park from Greene County
- Recreational Opportunities Marketing – development of a comprehensive and well marketed website for recreational opportunities in the County and expansion of marketing and further development of the underused County Park

The RAC was pleased to see the County moving forward with the planned zoning audit and that VDOT completed a sign audit in the Ruckersville area. Mowing of the median on Route 29 made little progress and the RAC hopes the County will coordinate with VDOT to improve the visual appeal in the area.

Mr. Moctezuma responded to questions by Board members regarding access to Preddy Creek Park and about the suggestion for use of the lot behind Food Lion for a public green space.

Mr. Martin encouraged RAC participation in the public hearing process for the upcoming rezone request in regards to access to Preddy Creek Park.

RE: PUBLIC HEARING – RT 33 HOLDINGS, LLC/MILESTONE PARTNERS – REZONE
#20-008

Mr. Frydl reviewed the request from Rt 33 Holdings, LLC/Milestone Partners to rezone 1.08 acres from R-1 (Residential) to B-2 (Business) located on Spotswood Trail to accommodate retail space. (RZ#20-008) B-1 uses are inclusive to the B-2 zoning district for both by-right uses and uses permitted by special use permit. The parcel is served by public water and private sewer. There is access to Route 33 and proposed commercial entrances comply with access regulations. The Planning Commission recommended approval of this request.

Mr. L. J. Lopez, Milestone Partners, spoke briefly on the requested rezone. The Country Store will be a casualty of the Route 33 widening project and will be taken down. Plans are to construct a building on the 1-acre lot as a replacement home for the Country Store and operations.

The public hearing was opened for comments and closed with none.

In response to a question by Mrs. Durrer regarding the design of the building, Mr. Lopez said a final design is not available at this time. The intent is to be representative of the Country Store but not an exact replica.

Upon motion by Davis Lamb, second by Steve Bowman and unanimous roll call vote, the Board, in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, approved RZ#20-008, rezoning 1.08-acres parcel identified at TMP 60C-A-16 and located on Spotswood Trail from a zoning designation of R-1 (Residential) to B-2 (Business) as submitted. (See Attachment "F")

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: PUBLIC HEARING – NINE POINT VENTURES, LLC/TODD SANSOM – REZONE
#20-010

Mr. Frydl reviewed the request from Nine Point Ventures, LLC/Todd Sansom to rezone a 2.11-acre portion of a 4.4-acre parcel from R-1 (Residential) to B-2 (Business) to accommodate a parking lot as an accessory use for a convenience store located across Bacon Hollow Road. (SUP#20-010) By-right uses permitted in the B-1 zoning district, and uses permitted by special use permit, are inclusive to uses in the B-2 zoning district. VDOT has indicated that the proposed commercial entrance will comply with access regulations. The Planning Commission recommended approval of the request.

Mr. Todd Sansom, applicant, emphasized a safe entrance to the parking lot is the impetus behind this move. He feels, and VDOT agrees, that the entrance should be at the top of the hill as that is the safest location. This will be a gravel parking lot used for special occasions as needed.

The hearing was opened for public comment.

Ms. Susan Roth, Stanardsville, spoke in opposition of the proposed rezone saying this is not a business growth area and having a parking lot for 50 cars close to a scenic byway is the antithesis of preserving the county's rural character. She said Maybelle's convenience store and BP gas station looks more like it belongs on Route 29 than on Route 810. Keep the rural parts of Greene County rural and beautiful.

Mr. Jim Frydl read emails received from Margaret Costigan, Dan Stern, and Piedmont Environmental Council regarding the proposed rezone. (See Attachments "G", "H", and "I")

The public hearing was closed.

Mr. Herring questioned the scenic byways designation for Route 810. Mr. Frydl said that designation is still being evaluated and usually takes multiple seasons. Mr. Herring clarified that VDOT does not have any concerns about the parking lot and increased traffic.

Mr. Lamb asked if events are planned during the summer months. Mr. Sansom said they would like to have special events during the summer months. He also said they ran out of parking space at the store during their busy time this past fall.

Mr. Bowman noted that the part of the parcel currently zoned B-2 could be used for a parking lot or any used allowed in that zone. An entrance location would be less than ideal and less safe on that part of the property.

Mr. Martin said that corner has been commercial for a long time and is an important element of local economy.

Upon motion by Steve Bowman, second by Dale Herring and unanimous roll call vote, the Board, in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, approved RZ#20-010, rezoning 2.11-acre portion of a 4.4-acre parcel on TMP# 46-(A)-43C located at the intersection of Dyke Road and Bacon Hollow Road from a zoning designation of R-1 (Residential) to B-2 (Business) as submitted. (See Attachment "J")

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: BOARD LIAISON REPORTS

Mr. Herring said the Emergency Services Board met recently with new bylaws in place. The Executive Director of the Thomas Jefferson Planning District Commission has accepted the position of City Manager with Charlottesville. Ms. Christine Jacobs will be acting director.

Mr. Bowman attended the School Board meeting January 13 where expected learning loss for the next 3 to 5 years was discussed. The projected school population for 2021-22 is 2,875. He also attended the Planning Commission meeting on January 20.

Mrs. Durrer attended a Criminal Justice Meeting on January 13. A presentation on local jail statistics for the last 10 years was shared and she will provide information to Board members.

Mr. Martin said the Town is about to go to bid for the next phase of the streetscape project

RE: COUNTY ADMINISTRATOR UPDATE

Mr. Taylor said the Director of Parks and Recreation position has been advertised. He has been participating in interviews for a new Director of Blue Ridge Juvenile Detention Center also.

RE: OTHER ITEMS FROM THE BOARD

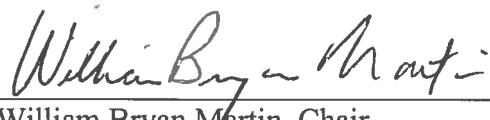
Mr. Herring said he would like the Board to consider hosting more town hall meetings. Mr. Martin agreed and suggested further discussion after the budget process is completed.

RE: ADJOURN MEETING

Upon motion by Dale Herring, second by Davis Lamb and unanimous roll call vote, the Board meeting was adjourned.

Recorded vote:	Bill Martin	-	Yes
	Marie Durrer	-	Yes
	Steve Bowman	-	Yes
	Dale Herring	-	Yes
	Davis Lamb	-	Yes

Motion carried.



William Bryan Martin, Chair
Greene County Board of Supervisors



Mark B. Taylor, Clerk
Greene County Board of Supervisors

**RESOLUTION TO ACCEPT AND APPROPRIATE
ONE THOUSAND ONE HUNDRED EIGHT DOLLARS FOR ADDITIONAL FUNDS
RECEIVED FROM THE STATE FOR THE LITTER PREVENTION AND
RECYCLING PROGRAM GRANT**

WHEREAS, the County of Greene received additional funds from the State for the Litter Prevention and Recycling Program Grant; and

WHEREAS, the funds in the amount of one thousand one hundred eight dollars (\$1,108.00) need to be appropriated to the appropriate line item in the 2020-2021 budget of the County of Greene, Virginia.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that one thousand one hundred eight dollars (\$1,108.00) be appropriated to the 2020-2021 budget of the County of Greene.

BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

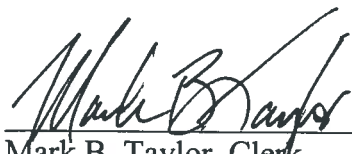
Adopted this 26th day of January, 2021.

Motion: Davis Lamb
Second: Marie Durrer

Recorded Vote:

Steve Bowman	<u>Yes</u>
Marie C. Durrer	<u>Yes</u>
Dale R. Herring	<u>Yes</u>
Davis Lamb	<u>Yes</u>
Bill Martin	<u>Yes</u>


William B. Martin, Chair
Greene County Board of Supervisors

ATTEST: 
Mark B. Taylor, Clerk
Greene County Board of Supervisors

**RESOLUTION TO ACCEPT AND APPROPRIATE SIXTEEN THOUSAND ONE
HUNDRED SEVENTY-ONE DOLLARS FOR SHERIFF EXPENSES**

WHEREAS, the Sheriff's Department for the County of Greene has received funding from donations for expenses; and

WHEREAS, the funds in the amount of sixteen thousand one hundred seventy-one dollars (\$16,171.00) need to be appropriated to the appropriate line item in the 2020-2021 budget of the County of Greene, Virginia.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that sixteen thousand one hundred seventy-one dollars (\$16,171.00) be appropriated to the 2020-2021 budget of the County of Greene.

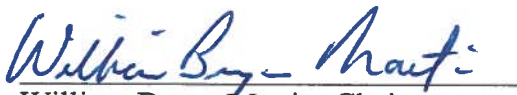
BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

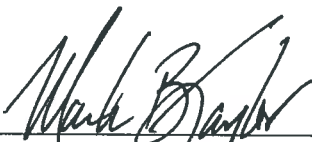
Adopted this 26th day of January, 2021.

Motion: Davis Lamb
Second: Marie Durrer

Recorded Vote:

Steve Bowman	<u>Yes</u>
Marie C. Durrer	<u>Yes</u>
Dale R. Herring	<u>Yes</u>
Davis Lamb	<u>Yes</u>
Bill Martin	<u>Yes</u>


William Bryan Martin, Chair
Greene County Board of Supervisors

ATTEST: 
Mark B. Taylor, Clerk
Greene County Board of Supervisors

**RESOLUTION TO ACCEPT AND APPROPRIATE TWO THOUSAND NINE
HUNDRED THIRTY-SEVEN DOLLARS FOR AN INSURANCE RECOVERY**

WHEREAS, the County of Greene has received funding for an insurance recovery; and

WHEREAS, the funds in the amount of two thousand nine hundred thirty-seven dollars (\$2,937.00) need to be appropriated to the appropriate line item in the 2020-2021 budget of the County of Greene, Virginia.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that two thousand nine hundred thirty-seven dollars (\$2,937.00) be appropriated to the 2020-2021 budget of the County of Greene.

BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

Adopted this 26th day of January, 2021.

Motion: Davis Lamb
Second: Marie Durrer

Recorded Vote:

Steve Bowman	<u>Yes</u>
Marie C. Durrer	<u>Yes</u>
Dale R. Herring	<u>Yes</u>
Davis Lamb	<u>Yes</u>
Bill Martin	<u>Yes</u>


William Bryan Martin, Chair
Greene County Board of Supervisors

ATTEST: 
Mark B. Taylor, Clerk
Greene County Board of Supervisors

**RESOLUTION TO ACCEPT AND APPROPRIATE FIFTY DOLLARS FOR
OPERATING EXPENDITURES OF THE ANIMAL SHELTER**

WHEREAS, the Animal Shelter for the County of Greene has received funding from private donations for operating expenditures; and

WHEREAS, the funds in the amount of fifty dollars (\$50.00) need to be appropriated to the appropriate line item in the 2020-2021 budget of the County of Greene, Virginia.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that fifty dollars (\$50.00) be appropriated to the 2020-2021 budget of the County of Greene.

BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

Adopted this 26th day of January, 2021.

Motion: Davis Lamb
Second: Marie Durrer

Recorded Vote:

Steve Bowman	<u>Yes</u>
Marie C. Durrer	<u>Yes</u>
Dale R. Herring	<u>Yes</u>
Davis Lamb	<u>Yes</u>
Bill Martin	<u>Yes</u>



William Bryan Martin, Chair
Greene County Board of Supervisors

ATTEST: 

Mark B. Taylor, Clerk
Greene County Board of Supervisors

**RESOLUTION TO ACCEPT AND APPROPRIATE TWO THOUSAND SEVEN
HUNDRED THIRTY-SIX DOLLARS FOR THE STERILIZATION
PROGRAM FOR DOGS**

WHEREAS, the Animal Shelter for the County of Greene has received funding from private donations for the sterilization program for dogs; and

WHEREAS, the funds in the amount of two thousand seven hundred thirty-six dollars (\$2,736.00) need to be appropriated to the appropriate line item in the 2020-2021 budget of the County of Greene, Virginia.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that two thousand seven hundred thirty-six dollars (\$2,736.00) be appropriated to the 2020-2021 budget of the County of Greene.

BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

Adopted this 26th day of January, 2021.

Motion: Davis Lamb
Second: Marie Durrer

Recorded Vote:

Steve Bowman	<u>Yes</u>
Marie C. Durrer	<u>Yes</u>
Dale R. Herring	<u>Yes</u>
Davis Lamb	<u>Yes</u>
Bill Martin	<u>Yes</u>


William Bryan Martin, Chair
Greene County Board of Supervisors

ATTEST:


Mark B. Taylor, Clerk
Greene County Board of Supervisors

O-2020-018

AN ORDINANCE TO REZONE A 1.08 ACRE PARCEL IDENTIFIED AS TMP# 60C-(A)-16, OWNED BY RT 33 HOLDINGS, LLC/MILESTONE PARTNERS from R-1, Residential, to B-2 Business (General).

WHEREAS, RT 33 Holdings, LLC/Milestone Partners, submitted a request (RZ#20-008) to the Greene County Board of Supervisors to rezone a 1.08 acre parcel, being Tax Map Parcel 60C-(A)-16 from R-1, Residential, to B-2 Business (General)

WHEREAS, §15.2-1427 and §15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof; and

WHEREAS, §15.2-2280, §15.2-2285 and §15.2-2286 of the Code of Virginia, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

WHEREAS, the Planning Commission advertised and held a public hearing on the proposed rezoning on, December 16th, 2020, and all of those who spoke on this topic were heard; and

WHEREAS, the Planning Commission voted 5-0 to recommend approval of the request to rezone the subject property; and

WHEREAS, public necessity, convenience, general welfare, and/or good zoning practice support approval of this rezoning; and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in the Greene County Record on January 7th, 2021, and January 14th, 2021 and

WHEREAS, the full text of this request was available for public inspection in the Greene County Administrator's Office, County Administration Building, 40 Celt Road, Stanardsville, Virginia 22973; and

WHEREAS, on January 26th, 2021, the Greene County Board of Supervisors held a public hearing on this matter and all of those who spoke on this topic were heard.

NOW, THEREFORE, BE IT ORDAINED, that the Greene County Board of Supervisors hereby approves Ordinance O-2020-018 to rezone a 1.08 acre parcel being Tax Map Parcel 60C-(A)-16, from R-1, Residential, to B-2 Business (General) as submitted.

O-2020-018

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON JANUARY 26TH, 2021.

Motion: Davis Lamb
Second: Steve Bowman

Votes:

Martin: Yes

Durrer Yes

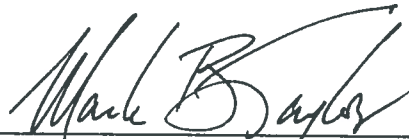
Bowman: Yes

Herring: Yes

Lamb: Yes



William Bryan Martin, Chair
Greene County Board of Supervisors

ATTEST: 

Mark B. Taylor, Clerk
Greene County Board of Supervisors

Board of Supervisors
January 26, 2021
Attachment "G"

From: Margaret Costigan <maggieliz2646@gmail.com>
Sent: Monday, January 25, 2021 10:52 AM
To: Bill Martin <bmartin@gcva.us>
Subject: Dyke/810

Bill:

Please accept my thoughts on the request of the owners for a 50 car parking lot. The rural atmosphere in Greene continues to be depleted by projects such as this one. I understand that a future addition to the property might be a pavilion for events. A pavilion already exists adjacent to the Administration building. It is an asset to the community. With or without another pavilion, I am strongly opposed to a parking lot expansion.

Sincerely,
Margaret Costigan

Board of Supervisors
January 26, 2021
Attachment "H"

From: daniel stern <eudemonia147@gmail.com>
Sent: Monday, January 25, 2021 11:59 AM
To: Marie Durrer <mdurrer@gcva.us>; Dale Herring <dherring@gcva.us>; Steve Bowman <sbowman@gcva.us>; Bill Martin <bmartin@gcva.us>
Subject: Growth on 810

January 25, 2021

To: Greene County Board of Supervisors

Re: Rezoning request RZ#20-010

Dear Supervisors:

When I moved to Greene County in 1987, there was one traffic light in the entire County. I was drawn here in part by Greene's peaceful rural beauty. Over the years, I have watched the astounding commercial growth in Ruckersville. I am very glad to be able to make a quick trip to Lowe's rather than having to drive to Charlottesville every time I need some lumber or landscaping supplies. I appreciate the value added to the County with the commercial growth of Ruckersville as well as the improvements to the public infrastructure in Stanardsville, and I hope this growth continues in a sensible way.

That said, the natural beauty of our County is its most valuable asset. I think it is as important to maintain the rural parts of the county as it is to encourage sensible and sustainable commercial development in the 29 corridor and Stanardsville.

Commercial development has its place. But let's limit it rather than letting it spread to the most beautiful parts of our County. It would be a fatal mistake to sacrifice Route 810—one of the most scenic and peaceful roads in central Virginia and a gateway to Shenandoah National Park and our Blue Ridge Mountains—to commercial development.

I don't object to having a gas station on 810, but I am one of many who thinks that a 50-space parking lot is excessive. I also believe that maneuvering to change the zoning for this kind of growth on 810 is really an effort to open the commercial floodgates in a part of our county that should be kept as rural as possible.

Let's keep Greene County green!

Sincerely Yours,
Dan Stern
PO Box 186
Quinque, VA 22965
(434) 985-6137

January 26, 2021

Mr. Bill Martin, Chairman
Greene County Board of Supervisors
40 Celt Road
Stanardsville, VA 22973

Re: Rezoning Request RZ#20-010 (VIA EMAIL)

Dear Chairman Martin,

I write to you today on behalf of the Piedmont Environmental Council (PEC), a non-profit organization operating in a nine-county region, inclusive of Greene County, with a near fifty-year history of promoting and protecting the rural economy, natural resources, history and beauty of Virginia's Piedmont. PEC respectfully submits to you the following comments regarding Nine Point Ventures, LLC's request to rezone 2.11 acres of a 4.4-acre parcel (46-A-43C) from R-1 (Residential) to B-2 (Business) located at the intersection of Dyke Road and Bacon Hollow Road.

PEC has several concerns regarding this rezoning request, and we believe that if approved it will negatively impact the rural character of this area of Greene County.

- The Greene County Comprehensive Plan stresses that "one of the most significant wishes of county citizens...is for the county to retain its rural character." The County's Future Land Use maps designate the area within which this property is located as "Rural Area," outside of the County's identified growth area. PEC is concerned that a rezoning from R-1 to B-2 for this property, particularly to provide for construction of a 50-car parking lot, serves to degrade the rural character of the surrounding area and risks encouraging expanded commercial development in the immediate vicinity.
- Parcel 46-A-43A (located on the opposite side of Bacon Hollow Road from Parcel 46-A-43C), on which Maybelle's Market and a British Petroleum (BP) gas station are located, already provides significant parking capacity (approximately 25 parking spaces). PEC would ask that the Board consider whether the construction of 50 additional parking spaces on Parcel 46-A-43C is truly necessary to allow for customers to access Maybelle's Market and the BP station given the current parking capacity on Parcel 46-A-43A. PEC would also note our concern with one of proposed uses of Parcel 46-A-43A that the applicant states as a primary reason in support of the need for the construction of 50 parking spaces on Parcel 46-A-43C, namely use as an outdoor event pavilion. PEC would ask that in evaluating this rezoning request, that the Board carefully consider whether such a use (and accompanying parking infrastructure) is appropriate given the rural character of the area and the surrounding residential zoning.
- The rezoning application does not appear to specify what lighting might accompany the 50-car parking lot that the applicant desires to construct on Parcel 46-A-43C. PEC would ask that the

Board consider the potential impacts of any outdoor lighting associated with this proposal on the rural character of the area in making your decision on this rezoning request. In the event that this rezoning request is approved, we would ask that the County work with the applicant to ensure that the impacts from any lighting apparatus on the surrounding viewshed and night sky are minimized to the fullest extent possible.

- Lastly, PEC would note that Parcel 46-A-43C borders the Roach River, a tributary to the Rivanna River. We would ask that the County fully consider the potential environmental impacts from having a parking lot (which, while proposed to be gravel, would still largely function as an impervious surface) located in such close proximity to the Roach River, including the potential for storm water runoff including oils, tire sediments, and metals.

PEC recognizes the importance of appropriately sited and carefully planned economic development activities in Greene County, but we believe that this proposed rezoning has the potential to have a significantly negative impact on the rural character of the Dyke area and we would encourage the Board to consider whether this proposed use would engender further commercial development in the Rural Area.

Thank you for your consideration of these comments. Please feel free to contact me with any questions or requests for additional information.

Sincerely,



Adam Gillenwater
Field Representative – Greene

Cc: Mark Taylor, County Administrator
Jim Frydl, Planning Director

O-2020-020

AN ORDINANCE TO REZONE A 2.11 ACRE PORTION OF A 4.4 ACRE PARCEL ON TMP# 46-(A)-43C, OWNED BY Nine Point Ventures, LLC/Todd Sansom from R-1, Residential, to B-2 Business (General)

WHEREAS, Nine Point Ventures, LLC/Todd Sansom, submitted a request (RZ#20-010) to the Greene County Board of Supervisors to rezone a 2.11-acre portion of a 4.4-acre parcel, being Tax Map Parcel 46-(A)-43C from R-1, Residential, to B-2 Business (General)

WHEREAS, §15.2-1427 and §15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof; and

WHEREAS, §15.2-2280, §15.2-2285 and §15.2-2286 of the Code of Virginia, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

WHEREAS, the Planning Commission advertised and held a public hearing on the proposed rezoning on, December 16th, 2020, and all of those who spoke on this topic were heard; and

WHEREAS, the Planning Commission voted 5-0 to recommend approval of the request to rezone the subject property; and

WHEREAS, public necessity, convenience, general welfare, and/or good zoning practice support approval of this rezoning; and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in the Greene County Record on January 7th, 2021, and January 14th, 2021 and

WHEREAS, the full text of this request was available for public inspection in the Greene County Administrator's Office, County Administration Building, 40 Celt Road, Stanardsville, Virginia 22973; and

WHEREAS, on January 26th, 2021, the Greene County Board of Supervisors held a public hearing on this matter and all of those who spoke on this topic were heard.

NOW, THEREFORE, BE IT ORDAINED, that the Greene County Board of Supervisors hereby approves Ordinance O-2020-020 to rezone a 2.11-acre portion of a 4.4-acre parcel, being Tax Map Parcel 46-(A)-43C, from R-1, Residential, to B-2 Business (General) as submitted.

O-2020-020

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON JANUARY 26TH, 2021.

Motion: Steve Bowman

Second: Dale Herring

Votes:

Martin: Yes

Durrer: Yes

Bowman: Yes

Herring: Yes

Lamb : Yes



William Bryan Martin, Chair
Greene County Board of Supervisors

ATTEST:



Mark B. Taylor, Clerk
Greene County Board of Supervisors