

PLANNING COMMISSION
January 20, 2021

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JANUARY 20, 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 January 20, 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, January 19th at 4:30 p.m. and closed on Wednesday, January 20th 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
<http://us02web.zoom.us/j/85378250450?pwd=eHN5L0ZPRTIYbXBTVVFBb2I0UTIIZz09>

Meeting ID: 853 7825 0450

Passcode: 000048

CALL TO ORDER

The Chairman called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. McCloskey via Zoom video

Mr. Kruskamp via Zoom video

Mr. Traber via Zoom video

Mr. Williams via Zoom

Mr. 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.

ELECTION OF OFFICERS/APPOINTMENT OF LIAISONS

a. Chairman

Mr. McCloskey nominated Mr. Willer to continue to be the Chairman of the Planning Commission.

Mr. Traber seconded

Mr. McCloskey – Aye

Mr. Kruskamp – Aye

Mr. Traber – Aye

Mr. Williams – Aye

Mr. Willer – Abstained

With a roll call vote of 4-0 with one abstaining Mr. Willer was re-elected the Chairman of the Planning Commission

b. Vice-Chairman

Mr. Willer nominated Mr. Williams to continue to be the Vice Chairman of the Planning Commission

Mr. McCloskey seconded

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

With a roll call vote of 4-0 with one abstaining Mr. Williams was re-elected the Vice Chairman of the Planning Commission

c. Secretary

Mr. Williams nominated Mrs. Snead to continue as the Secretary of the Planning Commission

Mr. Kruskamp seconded

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

With a roll call vote of 5-0, Mrs. Snead was re-elected Secretary of the Planning Commission

d. Liaisons

Mr. Traber nominated Mr. Willer to continue to be the liaison for the EDA

Mr. McCloskey seconded

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

With a roll call vote of 4-0 with one abstaining Mr. Willer was re-elected liaison for the EDA

The planning commission discussed the need for a liaison for the Ruckersville Advisory Committee.

Mr. Williams nominated Mr. Traber to be the liaison for the Ruckersville Advisory Committee.

Mr. Willer seconded

Mr. McCloskey – Aye
Mr. Kruskamp – Aye

Mr. Williams – Aye
Mr. Traber – Abstained
Mr. Willer – Aye

With a roll call vote of 4-0 with one abstaining Mr. Traber will be the liaison for the Ruckersville Advisory Committee.

Mr. Traber nominated Mr. Williams to continue to be the liaison for the Stanardsville Town Council

Mr. McCloskey seconded

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

With a roll call vote of 4-0 with one abstaining Mr. Williams was re-elected as the liaison for the Stanardsville Town Council.

PUBLIC HEARINGS

American Towers, INC/Shenandoah Cable Television, LLC (Shentel) requests a special use permit for an existing cellular tower to allow a 12' extension as required in Article 21 in the Greene County Zoning Ordinance. The tower is located on 3.67 acres, which is zoned C-1, Conservation, found at 465 Tower Road, Stanardsville, and identified on County Tax Maps as 18-(A)-52. The Greene County Comprehensive Plan, Future Land Use Map designates these parcels as "Rural Area". (SUP#20-011)

Mr. Frydl stated that the tower is existing, and it is located on Tower Road the same ridge as the Lydia Mountain Lodge. He stated a key goal is to have co-locations to have fewer towers.

Mr. Frydl showed an aerial map with a view of the tower from Rt. 33. He then showed the zoning map, that showed that this tower is located in C-1, Conservation District. The future land use map showed that the location of this tower is designated in "rural area".

Mr. Frydl stated this request meets the goals of the comprehensive plan.

- The proposed use is supported by the goals in the Economic Development chapter of the comprehensive plan
- It supports existing businesses
- Provides enhanced communications to enable opportunities for E-commuting
- It is an investment in the community
- Provides expanded communications to residents, businesses as well as emergency services

Mr. Frydl explained that in this area there is a need for better internet. He stated in some cases citizens in this area do not have internet access at all. Mr. Frydl stated this is an issue for the

children in this area that need internet to learn virtually and adults that have to work from home.

Mr. Frydl then showed photographs from different areas in the county to compare the current tower to the extension. He stated the photo did not show different seasons, so of course, in the winter the tower is more noticeable than it would be in the summer.

Mr. Frydl showed the commission a concept drawing of the extension that the applicant provided, as well as a service map.

Mr. Frydl advised the commissioners of staff's recommended conditions for this request:

- The base of the station shelter that is proposed to house the radio transmitting equipment and emergency back-up generator shall be a natural brown color with aggregate stone finish siding
- The tower and all attachments shall be maintained with the industry-standard non-reflective, matte, galvanized steel finish that does not require any other special paint treatments
- Any antennae shall be consistent with the tower color
- The tower height shall not exceed 141'

Mr. Willer asked if there were any questions from the commissioners.

Mr. Kruskamp asked about the adjoining property owner letters, he stated he did not see a list in his packet. He was advised that the adjoining property owner list was on the back page of his packet. Mr. Kruskamp located the list and questioned why there was only one adjoining property owner. Mr. Frydl explained to Mr. Kruskamp that there was only one adjoining property owner because that parcel completely surrounds the parcel that the tower is on. Mr. Frydl explained what the Virginia State Code states regarding notification of adjoining property owner(s). Mr. Kruskamp stated that the public notice sign was up at the parcel on Tower Road. He stated that he felt as if it were down at Rt. 33 more people would be aware. Mrs. Golon stated that the public notice sign is not required and is a courtesy.

Mr. Kruskamp then stated that it has been rumored that this 12' extension has already been added.

Mr. Frydl stated that he will let the applicant address that when she speaks.

Mr. Frydl and the commission discussed previous adjustments or changes that have been made to this tower site. Mr. Frydl stated that the change in 2015 did not require a special use permit. It was done by a letter of revision.

Mr. Kruskamp asked if a balloon test had been done.

Mr. Frydl stated that the photographs were provided to show the height difference.

Mrs. Golon stated that the tower isn't going to impede the view from Lydia Mtn. Lodge. She also stated it will benefit school-age children.

Ms. Jessie Wilmer stated she is the representative for SHENTEL. She stated that the company is based out of Edinburg, VA. She stated that their company is a fiber, cable, and telephone

provider in Shenandoah. Ms. Wilmer also stated that their company has an agreement with Sprint. The proposed 12' extension that SHENTEL would like to place on this tower will be a newer service called BEAM Internet it is a 5G carrier. Ms. Wilmer stated that the target is to serve unserved rural areas with internet. She advised the commission that from the tower site there will be a 4-mile radius covered with this extension going 128' to 140'. Ms. Wilmer stated that there will be approximately 575 homes surrounding this site that will have the capability to have BEAM wireless broadband. Ms. Wilmer showed some of the same maps and photographs that Mr. Frydl had shown during his presentation. Ms. Wilmer answered Mr. Kruskamp's question about administering a balloon test. She stated that this extension is too small for a balloon test, it would not show anything.

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

Mr. Traber asked what would happen if not all 575 households are interested in purchasing BEAM internet. Would the company still install it?

Ms. Wilmer stated this is expected to happen, Not all 575 households will choose to connect. She was asked how citizens would know that this internet is available to them. Ms. Wilmer stated that her company sends out postcards advising citizens that they are in the radius and letting them know what is available to them. Ms. Wilmer also stated that word of mouth is also a way that citizens find out about them.

Mr. Kruskamp stated that Stanardsville does not appear to have coverage on the map.

Ms. Wilmer stated that is correct Stanardsville has adequate service.

Mr. Kruskamp asked Ms. Wilmer if the coverage from the subject tower would reach Stanardsville.

Ms. Wilmer stated that it would not reach Stanardsville.

Mr. Kruskamp and Ms. Wilmer discussed the cost of the different packages that would be available to customers.

Mr. Williams asked Ms. Wilmer if they raised the tower more than proposed, would the service reach more customers.

Ms. Wilmer stated if they were to raise the tower another 10-12 feet it may reach only 10-15 more homes.

Mr. McCloskey asked Ms. Wilmer if they would consider bringing BEAM to more towers in Greene County.

Ms. Wilmer stated that this is a new product for them. She stated at this time they have 88 counties in Virginia that they are doing business in.

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. Frydl advised Mr. Willer that no one has their hand raised to speak.

Mr. Willer closed the public hearing

Mr. Traber, Mr. Williams, and Mr. Kruskamp agreed that this is a good thing especially during this time with the pandemic and that students and citizens working from home need internet service.

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#20-011, for a telecommunication tower as listed in Article 3-1-2.19 and subject to the regulations of Article 21 of the Greene County Zoning Ordinance, with the following conditions:

- a. The base station shelter that is proposed to house the radio transmitting equipment and emergency back-up generator shall be a natural brown color with aggregate stone finish siding
- b. The tower and all attachments shall be maintained with the industry-standard non-reflective, matte, galvanized steel finish that does not require any other special paint treatments
- c. Any antennae shall be consistent with the tower color
- d. The tower height shall not exceed 141'

Mr. McCloskey seconded

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

With a roll call vote of 5-0, this request will be recommended to the Board of Supervisors for approval.

Greene CD, Inc. request a rezone to amend proffers (RZ#11-002) on TMP#'s 66-(A)-59, 66-(A)-75, 66-(13)-C, 66-(13)-C1A and 66-(13)-C1B on approximately 402.59 acres. The parcels are zoned PUD (Planned Unit Development) and are located south of Preddy Creek Road in Barboursville. The Greene County Future Land Use Map designates these parcels as "Suburban Residential ". (RZ#20-009)

Mr. Frydl began by reminding the commission that this rezone is not the typical rezone, it is a proffer amendment from a rezone that was approved as a Planned Unit Development, PUD with proffers in 2012. He stated that the developer is requesting to remove from the proffers the building of a connector road, as VDOT has taken over that connector road project and is scheduled for construction between 2022 and 2023. Mr. Frydl also stated that additional proffers are being offered in place of the connector road proffer.

Mr. Frydl then briefly went over the Virginia State Code on proffers:

- Proffers are voluntary
- They shall be specifically attributable to the proposed development

- Off-site proffers shall only address impacts to transportation, public safety, schools, or parks
- Proffers will be deemed unreasonable unless the project creates a need or an identifiable portion of a need for the public facility improvement in excess of the existing capacity
- The proffers will also be deemed unreasonable unless the development receives a direct and material benefit from the proffers

Mr. Frydl then showed an aerial map that showed the parcels and the surrounding areas. He showed the zoning map which shows that the subject parcels are zoned PUD, and the future land use map that shows these parcels are designated as “Suburban Residential”. Mr. Frydl reviewed the comprehensive plan goals for Suburban Residential:

- Planning for diverse housing needs is a key point in the Comprehensive Plan vision statement
- 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
- Encourage developments in the designated growth area to include traditional neighborhood design principles
- The primary intent of the place type is to provide private neighborhoods. Detached single-family is the dominant use recommended

Mr. Frydl then showed the general/land use and phasing/timing chart which is a summary of the proposed proffer amendment.

General Summary of Proposed Proffer Amendment	
1. GENERAL/LAND USE AND PHASING/TIMING	
Approved Proffers	Amended Proffers
Of the total 1,180 units, 580 are required to be townhomes and 600 are required to be single-family detached homes>	Applicant may opt to substitute other dwelling types in lieu of townhomes <u>IF</u> those substituted homes have a first-floor bedroom
Applicant shall not receive preliminary site plan approval until easement for the Route 670 connector road have been secured	Deleted. VDOT is building the Route 670 Connector Road.
3. DESIGN STANDARDS	
Approved Proffers	Amended Proffers
Street frontage regulations shall be consistent with current SR zoning (generally, 40 feet at right-of- way line).	Street frontage regulations shall be consistent with current SR zoning, except that for single family attached dwellings, the minimum lot width shall be 30 feet for end lots. (generally, 40 feet at right- of-way line). Single family dwellings shall not contain more than the 8 attached units.
4. ROAD AND PARK IMPROVEMENTS	

Approved Proffers	Amended Proffers
Applicant will design and build the Route 670 Connector Road	Deleted. VDOT is building the Route 670 Connector Road.
	Applicant will donate at least 50 acres of land adjacent to Preddy Creek Park, build a public access trailhead and parking lot, and build trails along Cedar Run and Preddy Creek (approx. 10,000 linear feet) and dedicate it to public use.
6. CAPITAL IMPACTS	
Approved Proffers	Amended Proffers
	Applicant shall proffer \$1,000.00 per townhome unit constructed to Greene County for use toward water system capital improvements. If the applicant constructs improvements in excess of the capacity required for the development, then credit will be given toward the cash proffer obligation.

Mr. Frydl then presented the concept plan from 2012 and compared it to the 2021 concept plan for the proposed.

Mr. Frydl then went over agency comments. The first comments are on infrastructure:

- The developer shall install all of the water distribution systems in the subdivision which will be dedicated to public use.
- The developer shall replace the existing 6" water main along Preddy Creek Road from the elevated water tank to Lumber Lane with a 12" transmission main

Transportation comments:

- The entrances have already been approved
- The proposed flexibility in unity types may yield somewhat different traffic impacts due to differing trip generation expectations. Any difference would likely be minor.
- The statement references the SMART Scale funded project to build the connector road. At this time, the project is expected to move forward but is not without risk
- Any additional traffic generated from what was previously approved and expected would contribute to incremental delays at the nearby intersections

Schools comments:

- The capacity study conducted for the Greene County School Board identified that all elementary schools are currently over capacity

Mr. Frydl provided data from the VDOT crash analysis.

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

Mr. Frydl and the commissioners discussed the proposed park area and the 10-vehicle parking lot. They also discussed how someone that was walking rather than driving get into the park. Mr. Frydl answered the question by showing the concept map and a location at the bottom of it.

Mr. Willer asked if Greene County would have to maintain the 50 linear acres to make a park the applicant is proffering?

Mr. Frydl stated yes.

Mr. Traber asked if horses will be allowed on the trail in the park.

Mr. Frydl stated that he didn't think there would be room and there is not enough parking in the 10-vehicle parking lot for horse trailers.

Mr. Frydl and the commissioners discussed the monetary portion of the proffered amendment, as well as how much for each type of dwelling.

Mr. Frydl stated this is what is being proffered. State code does not allow us to ask for additional proffers or request a change.

Mr. Willer asked the applicant if he wanted to speak.

Mr. Keith Lancaster and Mr. Charif Soubra are representing the applicants.

Mr. Lancaster explained the reason behind the villas versus townhomes. He explained the change in proffers will enhance the community.

The commission and the applicants discussed the crash data on Preddy Creek Road.

The applicants stated that from developing in other areas they find that if they put the master bedroom on the main floor rather than the second floor, they find that 55 and older citizens buy them for convenience.

Mr. Frydl reminded the commission that they can review, approve, or deny. But they cannot negotiate proffers.

Mr. Kruskamp asked if the request gets denied if the applicant can come back after making changes on their own.

Mr. Frydl stated that they could.

Mr. Soubra explained the General Summary of Proposed Proffer Amendment that Mr. Frydl explained earlier in the night.

Mr. Soubra went over the Favorable Factors for the Creekside Proffer Amendment:

- Greene needs to build the reservoir. This project will generate \$23.6 million of water and sewer tap fees. Getting the project started sooner will generate those funds sooner
- VDOT is building the Route 670 Connector Road and it is fully funded with state Smart Scale funds. Since the developer no longer needs to tackle this project it can relocate those resources toward other things that will benefit Greene County

- Creating more housing options for Greene County residents of all income levels is a primary goal of the Ruckersville Area Plan
- Creating additional parkland is one of the primary goals of the Ruckersville Area Plan
- Creekside is large enough that the developer can entice broadband internet providers such as CenturyLink to extend fiber-optic service to the area, satisfying another major Greene County goal

Mr. Willer asked if there were any questions from the commissioners for Mr. Soubra.

Mr. Willer questioned the number of school-aged children that could occupy these homes, the traffic impacts on Preddy Creek Road, and also the number of bedrooms and putting the master bedroom on the ground floor.

Mr. Lancaster stated that the homes are mostly three-bedroom homes. Some of them that are single-story homes typically have two bedrooms and an office or den space.

Mr. Willer asked about the difference between actually starting the connector road and securing the easement for the connector road and which had to be complete before beginning to build the homes.

Mr. Frydl stated that the easement has already been secured and that in the original proffers that is all they needed to have is funding and permitting complete to start the development construction. He also stated that VDOT has the connector road on the schedule for work to begin in 2022.

There was a conversation about the easement already being secured for the connector road.

Mr. Frydl advised the commissioners that the property owner recorded the easement seven years ago.

Mr. Willer asked the commissioners if they should allow the developers to start to build without the connector road to help mitigate traffic on Preddy Creek Road.

Mr. McCloskey stated there is a maximum that can be built in a year and that is one hundred homes.

Mr. Traber asked how many homes can be built in one year. Based on what Mr. Traber understood, the approval process is one to two years. Bids for earthwork could take up to one year, and possibly six months to build the homes. He estimated that it could take up to a decade for the entire development to be completed. Mr. Traber then asked Mr. Frydl if they could ask that the applicant only build three hundred homes, then stop until the connector road is complete.

Mr. Frydl stated that proffers are offered not negotiated. That is state law.

Mr. Frydl stated that the start of the connector road is listed as 1/11/2022 to 4/25/2022

Mr. Lancaster stated that this development will take time.

Mr. Willer opened the public hearing and advised participants to state their full names.

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

Mr. Peter Benson stated that he lives on Hall Drive. He had several questions.

1. Mr. Benson asked if there will be a street plan to view.
2. Mr. Benson asked what the budget was going to be for the park and who will have to pay for it.
3. Mr. Benson asked if there was going to be a stormwater plan and analysis that would be available for the public to review.

Mr. Willer advised Mr. Benson that this was a public hearing and questions are not answered right away. He stated that the applicant or the staff would try to respond after the public hearing is closed.

Mr. Benson also had concerns about the traffic impact on Preddy Creek Road. He stated that the road is very narrow and people are already afraid to walk on Preddy Creek Road. Mr. Benson's other concern is regarding the water, and where it will come from. He stated that the water pressure at his residence is already very low.

Mr. Lloyd Staples stated that he is a resident of Preddy Creek Subdivision. Mr. Staples had a few questions.

1. He asked if the connector road would access Rt. 29 southbound
2. Mr. Staples asked if VDOT's stats show near-miss crashes on Preddy Creek Road.
3. Mr. Staples asked if the large trucks and machinery could be directed to come to the development site from the Orange County side.

Mr. Staples also stated that Preddy Creek Road is very narrow.

Mr. Craig Mazuranic lives in Orange County on the 20 acres that join the subject property. Mr. Mazuranic stated that he never received a letter as an adjoining property owner. He stated that the developers have talked to him and answered his questions regarding construction near his property.

Ms. Renee Birchell stated that she is very concerned about the traffic impacts on Preddy Creek Road, and Rt. 29. She stated there will be impacts on water, schools, and Fire/EMS she asked who was going to pay for all of that. She stated they would have to pay EDU fees. Ms. Birchell stated that Greene County has a lot of residential development coming in, but no commercial developments coming. She stated that people live here, however, they do not work here and it is not good for Greene County. She asked that the County put more effort into bringing some commercial development into Greene County.

Mr. William Schultz stated that he lives in Four Seasons Subdivision. Mr. Schultz stated that the 50 acres of parkland should not only include the dark green portion of the concept plan but also the light green portion of the concept plan because Preddy Creek is heavily used. Mr. Schultz asked if this connector road was a high priority for VDOT.

Mrs. Golon stated that there were six public comments emailed, they have been placed on the website for public review. The comments mirrored the comments during this public hearing.

Mr. Willer closed the public hearing.

Mr. Willer stated that most comments appear to be about Preddy Creek Road traffic/safety, water & sewer, and site plan questions.

Mr. Lancaster stated that the current 6-inch water main will be upgraded to a 12-inch water main at the developer's cost. He stated that the developers would do their best to keep the citizens in the know about the development. Mr. Lancaster said that they support interconnectivity between the two jurisdictions in the park areas.

Mr. Frydl stated that adjoining property owner letters were sent out and that following code we sent an adjoining property owner letter to each adjoining jurisdiction. Mr. Frydl also stated that the light green areas on the concept plan were open spaces.

Mr. Lancaster stated that they needed to buffer the waterways/creeks and that will be maintained by the HOA.

Mr. Willer asked the commissioners if there were any questions.

Mr. Traber asked if easement for the connector road was the only thing that the developer had to wait for to start building in the original proffers.

Mr. Frydl stated yes

Mr. Traber stated this proffer amendment is to our benefit. The Ruckersville Advisory Committee would like more park space in Greene County.

Mr. Willer stated that he was concerned about the timing of the connector road.

Mr. Kruskamp stated that he could not get past the traffic impact and the fact that the connector road would not complete is a real safety issue.

Mr. McCloskey stated that the connector road does not provide much help. He stated that if they wanted to, they could have already started this project with the original proffers because the easement is already recorded.

Mr. Williams said the water & sewer is more of a concern, but RSA seems to be able to take care of it.

Mr. Willer stated that he was struggling with traffic safety and has timing questions.

Mr. Kruskamp said that there are too many variables right now as far as safety. He stated that he is not willing to forgo safety and accept the traffic impacts. Mr. Kruskamp stated that the connector road is supposed to be done before any development according to the proffers from 2012.

Mr. Traber asked Mr. Kruskamp if he could locate that requirement in the packet and read it to him.

Mr. Kruskamp acknowledged he had confused the proffers with comments he read from the 2012 public hearing.

Mr. Traber made a motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to recommend approval of RZ#20-009, to amend proffers (RZ#11-002) on TMP#'s 66-(A)-59, 66-(A)-75, 66-(13)-C, 66-(13)-C1A, and 66-(13)-C1B on approximately 402.59 acres.

Mr. McCloskey seconded

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

With a roll call vote of 4-1, this request will be recommended to the Board of Supervisors for approval.

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 Hearing to review the 2016 Greene County Comprehensive Plan.

Mrs. Golon requested that staff present the comprehensive plan review at the February 17, 2021 planning commission meeting because it was so late in the evening.

Mr. Willer asked how many citizens were still on zoom.

Mr. Frydl stated that there are 23 people still on zoom.

Mr. Willer stated since the comprehensive plan review was advertised as a public hearing and there are still 23 people on zoom, he opened the public hearing.

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

Mr. Frydl stated that no one raised their hand to speak.

Mr. Willer closed the public hearing.

Mr. Willer asked the commission if they agreed to defer the comprehensive plan review to the next planning commission meeting on February 17, 2021, without a public hearing.

Mr. Kruskamp made the motion to approve.

Mr. McCloskey seconded.

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

Mr. Willer – Aye

With a roll call vote of 5-0, the comprehensive plan review will take place at the next planning commission meeting on February 17, 2021, without a public hearing.

OLD/NEW BUSINESS

Mr. Frydl stated that next month's agenda will have the ordinance revision for the floodplain. This will involve a County planning commission meeting, a Town of Stanardsville planning commission meeting.

Mrs. Golon stated that the planning commission by-laws will also be reviewed.

Yearly Update

Mr. McCloskey motioned to approve the yearly update

Mr. Williams seconded

Mr. Traber – Aye

Mr. Williams – Aye

Mr. McCloskey – Aye

Mr. Kruskamp – Aye

Mr. Willer – Aye

With a roll call vote of 5-0, the yearly update was approved.

MINUTES

December 16, 2021 Minutes

Mr. Williams motioned to approve the December 16, 2021 planning commission meeting minutes.

Mr. Kruskamp seconded.

Mr. McCloskey – Aye

Mr. Traber – Aye

Mr. Williams – Aye

Mr. Kruskamp – Aye

Mr. Willer – Aye

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

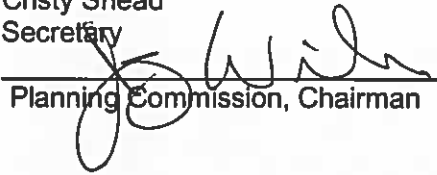
OTHER PLANNING MATTERS

- a. The Ruckersville Advisory Committee – Mr. Frydl stated that the committee finalized their end of the year update, and they will present it to the Board of Supervisors next Tuesday. Mr. Traber added that the Ruckersville Advisory Committee is looking for a Chairman.

- b. Town of Stanardsville – Mr. Frydl advised the commission that the Town is monitoring the grant for the streetscape project. The Town Council will have a special meeting on February 22, 2021, for the ordinance revision for the floodplain. The proposed floodplain map shows a small area in the Town of Stanardsville within the floodplain now.
- c. Development Activity – Mr. Frydl stated that even though it has been a difficult year we have proposed forty more applications than the previous year.

ADJOURNMENT – Mr. Willer adjourned the Planning Commission Meeting.

Respectfully submitted,
Cristy Snead
Secretary



Planning Commission, Chairman

Date

1/20/21