

**GREENE COUNTY PLANNING COMMISSION
JANUARY 18, 2023**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JANUARY 18, 2023, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Ron Williams, Chairman
Michael Traber, Vice Chairman
John McCloskey, Member
Angela Hawkins, Member
Mark Kelpé, Member

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

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://gcva.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 6:00 PM. Dial-in
number: US Toll-free 1-888-475-4499
Or: US Toll-free 1-877-853-5257

Meeting ID: 821 9883 2962

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

<https://us02web.zoom.us/j/82198832962?pwd=UDJoRVVZWtJBcTgxcCtYeXpUN3BaQT09>

Meeting ID: 821 9883 2962

Passcode: 776348

CALL TO ORDER

Mr. Frydl called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

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

There was a quorum with five Commissioners present.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. Frydl stated they would start the meeting with the Pledge of Allegiance and a moment of silence.

ELECTION OF OFFICERS/APPOINTMENT OF LIAISONS

Mr. Frydl asked for nominations for the Chairman of the Planning Commission.

a. Chairman

Mr. Kelpé nominated Mr. Ron Williams

Mr. McCloskey seconded.

Mr. Frydl stated that was no other discussion and asked for a roll call vote:

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

Mr. Frydl turned the meeting over to Mr. Williams

Mr. Williams asked for nominations for Vice Chairman.

b. Vice Chairman

Mr. Kelpé nominated Mr. Michael Traber.

Ms. Hawkins seconded.

Mr. Williams stated that there was no other discussion and asked for a roll call vote:

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

c. Secretary

Mr. Frydl stated that Mrs. Snead has agreed to be the Secretary then it will be Mrs. Snead for the nomination.

Mr. McCloskey seconded.

Mr. Williams asked if there were any other nominations. There were not; Mr. Williams asked for a roll call vote:

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

d. Liaisons

For the Town of Stanardsville:

Mr. Williams nominated Mr. McCloskey.

Ms. Hawkins seconded.

By roll call vote:

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

For Ruckersville Area Committee:

Mr. Traber nominated Ms. Hawkins

Mr. McCloskey seconded.

With a roll call vote:

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

For Economic Development Authority:

Mr. Kelpé nominated Mr. Traber

Mr. McCloskey seconded.

With a roll call vote:

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

Mr. Williams stated that Mr. McCloskey would be the liaison for the Town of Stanardsville, Ms. Hawkins would be the liaison for the Ruckersville Area Committee, and Mr. Traber would be the liaison for the Economic

Development Authority.

REVIEW BY-LAWS

Mr. Frydl explained that the by-laws' language changes this year are from the county attorney regarding the change of remote participation that has been made in the Code of Virginia. Mr. Williams stated that the changes were straightforward and asked if there were any other changes that the other commissioners wished to make. There were none.

Mr. Williams asked for a motion.

Ms. Hawkins made the motion to approve the by-laws with the language change from the Code of Virginia.

Mr. Traber seconded.

Mr. Williams asked if anyone would like to discuss it further, but no one wished to discuss it further.

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

With a roll call vote of 5-0, the by-laws were approved with the language change from the Code of Virginia

WORK SESSION'S

Comprehensive Plan draft review

Mr. Frydl's presentation included a list of the chapters reviewed, the dates they were reviewed, and what changes were included. He then showed the commission the version of the land use map with proposed parcels to be added. The proposal includes approximately 250 acres of land that would be suitable for a research and technology park.

Mr. Williams asked what exactly would a place like this be named. Mrs. Golon stated that it is referred to as a Technology Park and/or Flex Research and Development in that chapter. Mr. Frydl said after doing research from other counties, and staff was able to come up with what is similar to a light industrial, which includes research and development.

Mr. Williams stated that he has a list of tiny edits he will submit to the staff. He also stated that it would be good to add captions to the photos, the location, and how the photo is significant for the chapter.

Mr. Traber stated that the goals and implementation strategies were included in each chapter. The language needs to be more consistent; for example, some say, "Greene will," then other parts say, "do this by Greene County." He requested those changes to be made by staff.

Mr. McCloskey asked if all of the data was up to date at this time. Mrs. Golon stated that it all is except the highlighted data. Mr. Frydl stated that some federal data is only updated once every five years.

Mr. Frydl asked if anyone there would like to speak or if there was anyone online or on the telephone who would like to speak and explained the raise your hand feature. No one wished to talk either in person or remotely.

All five commissioners agreed for staff to move forward with the comprehensive plan with the minor corrections suggested.

Sign Ordinance revision review

Mrs. Golon started the presentation by stating that the Board of Supervisors requested that staff review Article

14, Sign Regulations, to ensure compliance regarding content-based regulations, enforcement, sign illumination, and definitions.

Mrs. Golon went on to review the supreme court case Reed vs. Town of Gilbert from 2015. The locality tried to regulate a real estate sign versus another type of temporary sign. The Supreme Court ruled that localities can not regulate signs based on content; the court stated this is unconstitutional, Mrs. Golon advised.

Mrs. Golon stated that our ordinance could impose reasonable limits on the size, number, and location of signs. Also, reasonable limits on flags' size, number, and location are permissible. These type of regulations does not regulate the content of the speech. The locality can also distinguish between commercial and non-commercial signs.

Some examples of content-based signs in the Greene Ordinance are gas price signs, construction, real estate, menu board, and political signs. Mrs. Golon advised the commission that staff has reworded definitions, added to the temporary sign regulation language, and removed construction signs. These signs are geared more toward the uses rather than the content.

Mrs. Golon reviewed the possibility of Greene County removing signs that are illegally placed on or along a designated VDOT right of way. She stated what is proposed is that once the sign is removed, it will be stored at the county building for five business days, where it can be reclaimed. Signs will be destroyed after five days if not retrieved by the owner. An agreement with the Board of Supervisors and VDOT is required for this to occur, Mrs. Golon stated.

The width of the right of way on Seminole Trail in Ruckersville was discussed. Mrs. Golon advised the commission that this will happen with all VDOT right of way in Greene County, not only in Ruckersville.

The commission and Mrs. Golon discussed LED signs and electronic message centers. Mrs. Golon explained that the Board of Supervisors asked to include regulations that allowed the electronic message centers by special use permit.

Mr. McCloskey inquired whether county signs and political signs, for example, in the area of Spotswood Trail and Swift Run Road area, would then not be allowed. Mrs. Golon stated the way the ordinance is rewritten; all non-commercial signs will be allowed with no permit, there will be a certain amount of time that they can be there, and a certain number of signs you can have. Mrs. Golon stated that staff is going to release information to the community stating that citizens may want to check their signs to make sure they are not in the VDOT right of way so that their sign does not get removed. She also indicated that one of the other requirements that we are going to propose is that the date is provided on the back of the temporary sign so that we can monitor the time it will be up.

The commissioners and Mrs. Golon discussed how to differentiate between commercial signs and non-commercial signs. They decided to write a clear definition to put in the Greene County Zoning Ordinance.

Mr. Williams asked if anyone in person or virtually would like to speak.

Mr. David Cox, President of Dyke Fire Company, signed up to speak.

Mr. Cox stated that he is an employee of VDOT. He noted that no two roads in Greene County have the same right of way. He indicated to be careful and said that when he used to pick signs, he would take a tape measurer to be sure.

Mr. Cox then stated that he was there to represent the Dyke Fire Company. Dyke Fire Company would like to be allowed to request a special use permit for an electronic message center. Mr. Cox stated that this would provide information for recruits, training, incoming weather events, and when the burn law is in effect. Mr. Cox stated that he would be glad to show the planning commission members a rendering of the electronic message center.

The planning commission and Mr. Cox discussed the proposed location of the electronic message center on the Dyke Fire House parcel. They addressed the sight distance for traffic from the north and south and the sight distance for the firetrucks pulling out onto Dyke Road from the firehouse.

Mr. Frydl stated that no one wishes to speak virtually.

Mrs. Golon advised the commissioners that the Comprehensive Plan and the Sign Ordinance will be reviewed next month as public hearings.

PUBLIC HEARINGS – NO PUBLIC HEARING

OLD/NEW BUSINESS – Mr. Frydl stated that the Yearly Development Report is a part of the commission's packet. Mr. Frydl and the commission discussed the excessive number of zoning certifications/determinations due to the short-term rental companies reporting each address to the Commissioner of Revenue. Mr. Williams asked about the location of the new emergency services tower. Mr. Frydl stated that it would be located on Pocosan Mountain. Mr. McCloskey inquired if E & S/Stormwater would have an additional position to help with the workload. Mr. Frydl stated that it had been requested in this budget for an additional position.

MINUTES

December 21, 2022, minutes

Mr. Traber motioned to approve the December 21, 2022, minutes.

Mr. McCloskey seconded.

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

December 21, 2022, minutes were approved 5-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mr. Frydl stated that the Ruckersville Area Plan document was worked on. He said that they also worked on their report to the Board of Supervisors.

Town of Stanardsville – Mr. McCloskey stated that there is a new Mayor, Michael Payne, Vice Mayor Doris Swanson, and a new member Kevin Kelly. Mr. McCloskey advised that the Town Council did have a public hearing to amend their budget regarding the streetscape project. He stated that they are also working on snow removal; they may use the same company the county does. Mr. Frydl noted that they are working on winterization for the farmers market to be year around. Mr. Frydl advised the commission this is the year that the Town Council has to review its Comprehensive plan so that the Planning Commission will see that.

Next Month's Agenda – Public hearing on the Comprehensive Plan and the Sign Ordinance.

ADJOURNMENT

**TOWN OF STANARDSVILLE
PLANNING COMMISSION**

CALL TO ORDER

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Ms. Hawkins
Mr. Kelpé

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a. Chairman

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Mr. Traber seconded.

Mr. Frydl stated that was no other discussion and asked for a roll call vote:

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Mr. McCloskey seconded.

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Mr. Traber – Aye
Mr. Williams – Aye

c. Secretary

Mr. Frydl stated that Mrs. Snead has agreed to be the Secretary.

Mr. Traber nominated Mrs. Snead.

Ms. Hawkins seconded.

Mr. Williams asked if there were any other nominations. There were not; Mr. Williams asked for a roll call vote:

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

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission, Chairman