

April 11, 2006

County of Greene, Virginia

THE REGULAR MEETING OF THE GREENE COUNTY BOARD OF SUPERVISORS WAS HELD ON TUESDAY, APRIL 11, 2006 AT 7:30 P.M. IN THE COUNTY MEETING ROOM.

Present were: Steve Catalano, Chairman
 Clarence Peyton, Vice Chairman
 Jeri Allen, Member
 Mickey Cox, Member
 Patsy Morris, Member
 Patti Vogt, Deputy Clerk
 Tracy Morris, Finance Director

Absent: Ray Clarke, County Attorney

The Chairman opened the meeting with the Pledge of Allegiance followed by a moment of silence.

RE: QUARTERLY MEETING WITH VDOT RESIDENT ADMINISTRATOR

Ms. Theresa Butler, VDOT Assistant Resident Administrator, was present to discuss road matters. She introduced Mr. Morris McKenzie, Area Construction Engineer, who will be responsible for managing all construction projects in Albemarle and Greene Counties.

Ms. Butler noted two resolutions have been received from the Board of Supervisors and these issues are currently under review by the Traffic Engineering Division.

Board Member Pat Morris asked about the status of the bridge on Route 636 (Garth Road). Ms. Butler said she did not have that information at this time.

Mrs. Morris asked about funding for trash pickup. Ms. Butler said VDOT is currently monitoring budget expenditures very carefully and is continuing to perform maintenance activities.

Vice Chairman Clarence Peyton expressed concern about Octonia Road (intersection with Route 1001) and noted Mr. Utterback was to review the area for possible improvements. Also, Mr. Utterback was to follow-up on the inclusion of Route 642 from Route 667 to Route 637 (Simms Road) as a gravel road project.

Mr. Peyton also requested a status report on the Mutton Hollow Road project. Ms. Butler said the Contract Administrator is working with property owners to secure drainage easements and the project is progressing. Improvements have been made and are continuing on the other structures.

Board Member Jeri Allen asked about recreational access funds to upgrade the Park Road. Ms. Butler said a plan relative to the proposed upgrades to bring the road to State standards needs to be submitted to VDOT. She will forward a copy of the guidelines for Recreational Access Funds to the Board for review.

Board Member Pat Morris noted she had talked with Senator Emmett Hanger who will be coming to Greene County to review roads.

There were no comments from the public.

The Chairman thanked Ms. Butler for attending the meeting.

RE: PUBLIC HEARING TO CONSIDER REQUEST FROM ANTHONY AND BONNIE LAWSON/NORTHRIDGE LAND TRUST TO REZONE 1.50 ACRES OF AN 11.18 ACRE TRACT FROM R-1 (RESIDENTIAL) TO B-3 (BUSINESS) LOCATED ON SPOTSWOOD TRAIL AND IDENTIFIED ON COUNTY TAX MAPS AS 38-(A)

Mr. Bart Svoboda, Zoning Administrator, reviewed the petition from Anthony and Bonnie Lawson/Northridge Land Trust. He noted the amount of acreage has been revised to 1.362 acres.

Mr. Svoboda reviewed the proposed entrance road. Construction of the turn lane and taper will take place within VDOT right-of-way.

The applicant has proffered the exclusion of highway retail service centers/truck stops and bus, truck and taxi terminals. A screening buffer along agricultural and/or residential property lines is included.

The proposed use is consistent with the Comprehensive Plan which designates this area for commercial growth.

The Planning Commission recommends approval of this application with the acceptance of the submitted amended proffers dated February 27, 2006 received March 6, 2006 and the submitted concept plan dated March 2006 as prepared by John Davis.

Mr. John Davis spoke on behalf of the applicant. The site will be served by a private septic system and public water. The residence currently on the property is being moved. Mr. Davis reviewed the proposed project in regards to buffer screening, storm water management, etc.

Vice Chairman Clarence Peyton asked about screening. Mr. Davis said Leyland Cypress trees will be planted.

The Chairman opened the public hearing.

Mr. George Lerner was present on behalf of Ryan Funeral Home. Due to the sensitive nature of the business of the funeral home, it is felt the change in zoning will directly impact the livelihood of the funeral home. They would not be opposed to a rezone to B-1 or B-2. If the rezone to B-3 is approved, they request that a sound barrier fence and sound absorbing landscaping be put in place to protect the funeral home.

As there were no further comments from the public, the Chairman closed the public hearing.

In response to a question by Board Member Pat Morris, Mr. Svoboda noted most, if not all, of the business would be conducted inside the block building.

Board Member Mickey Cox felt the site is appropriate for the proposed use in view of the surrounding commercial development.

Vice Chairman Clarence Peyton asked if the access road crosses the proposed drain field. Mr. Davis answered it does and noted this is allowed by the Health Department. Mr. Davis said the access road to the business will eventually be the road that serves the residential development planned at the rear of the property. Parking for the automobile service business will be at the back of the lot.

Board Member Jeri Allen said she does not like B-3 zone when it joins residential areas but can support this instance, given the proximity to existing businesses and proposed screening.

The Chairman noted the Comprehensive Plan supports this request and the use is consistent with the surrounding business area.

Upon motion by Clarence Peyton and unanimous vote, the Board approved the request from Anthony and Bonnie Lawson/Northridge Land Trust to rezone 1.362 acres of an 11.18 acre tract from R-1 (Residential) to B-3 (Business) located on Spotswood Trail and identified on County Tax Maps as 50-(A)-20 with the acceptance of submitted proffers dated February 27, 2006.

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Pat Morris	-	Yes

Motion carried.

RE: PUBLIC HEARING TO CONSIDER REQUEST FROM UNITED CHRISTIAN ACADEMY/JAMES WOODS ET ALS TRUSTEE, FIRST BIBLE BAPTIST CHURCH FOR A SPECIAL USE PERMIT FOR ADDITION TO THE EXISTING PRIVATE SCHOOL ON 23.69 ACRE AND 11.98 ACRE TRACTS ZONED A-1 (AGRICULTURAL) LOCATED ON CRUSADERS COURT/SPOTSWOOD TRAIL AND IDENTIFIED ON COUNTY TAX MAPS AS 38-(A)-129 AND 131

Mr. Bart Svoboda, Zoning Administrator, noted the proposed project will exceed the fifty percent (50%) expansion rule. The expansion will occur in the grass area in front of the existing building.

The Comprehensive Plan does not specifically address private schools. However, the proposed expansion of the private school does conform to the goals, objectives and recommendations of the Comprehensive Plan.

Mr. Jim Shisler, representative of the applicant, briefly reviewed the request and noted the three story building expansion will provide additional classrooms.

There were no comments from the public.

In response to a question by Vice Chairman Clarence Peyton, Mr. Svoboda noted the private school is a non-conforming use in the A-1 zone thereby requiring a special use permit.

Upon motion by Jeri Allen and unanimous the Board approved the request from United Christian Academy/James Woods et als Trustee, First Bible Baptist Church for a Special Use Permit for an addition to the existing private school on 23.69 acre and 11.98 acre tracts zoned A-

1 (Agriculture) located on Crusaders Court/Spotswood Trail and identified on County Tax Maps as 38-(A)-129 and 131 subject to the approval of a site development plan addressing issues related to traffic impacts, parking, site improvements and Health Department concerns.

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Pat Morris	-	Yes

Motion carried.

RE: MATTERS FROM THE PUBLIC

Ms. Margaret Hope said she has been impressed by the increased level of cooperation between the Town of Stanardsville and the County in her time here. Ms. Hope will be moving to Kentucky at the end of April.

On behalf of the Board, the Chairman thanked Ms. Hope for her service to the County and the Town.

RE: CONSENT AGENDA

Upon motion by Jeri Allen and affirmative vote, the Board approved the following items on the consent agenda:

- Minutes of March 28, 2006 meeting.
- Resolution requesting consideration by US Postal Service to change designation of growth area along Route 29 south of Route 607 to the Albemarle County Line and west to Preddy Creek Road from Barboursville, 29923 to Ruckersville, 22968. (See Attachment "A")

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Abstained
	Pat Morris	-	Yes

Motion carried.

Mr. Cox abstained due to his absence at the March 28 meeting.

RE: OTHER MATTERS FROM THE BOARD

ROUTE 810

Mrs. Allen said the Department of Conservation and Recreation is in the process of developing a plan for 2007. Route 810 is proposed as a scenic byway from Stanardsville to Crozet. A representative from DCR should be contacting the County regarding this designation.

EDA

Mrs. Allen noted Mr. Dennis Jarvis, Economic Development Director, held a training session last Friday which included the Deputy Director of the VA Economic Development Partnership; a representative from Troutman Sanders, bond counsel; and the Director of the Rockbridge Economic Development Partnership. Mrs. Allen said the training session was very beneficial.

RUCKERSVILLE PARKWAY

Mrs. Allen noted the proposed Ruckersville Parkway has been removed from consideration as part of Places 29.

PROFFER SYSTEM

The Chairman noted an engagement letter has been submitted to Robinson, Farmer, Cox Associates for the development of a proffer system with a proposed implementation date of July

1. A meeting was held with Mr. Robert Huff and Mr. Steve Jacobs, both of RFC.

EMERGENCY SERVICES

The Chairman noted Emergency Services will be conducting a live exercise on April 22.

RE: EXECUTIVE SESSION

Upon motion by Jeri Allen and unanimous vote, the Board entered into Executive Session to discuss legal and personnel matters pursuant to Section 2.2-3711 (a, 1-7) of the Code of Virginia.

- Contract matter – sewer
- Personnel – administration
- Various appointments – Skyline CAP

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Pat Morris	-	Yes

Motion carried.

Upon motion by Clarence Peyton and unanimous vote, the Board returned to Open Session.

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Pat Morris	-	Yes

Motion carried.

By unanimous vote, all 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 Executive Session were discussed.

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Pat Morris	-	Yes

Motion carried.

RE: APPOINTMENT TO SKYLINE CAP

Upon motion by Jeri Allen and unanimous vote, the Board appointed Ms. Phyllis Woodfolk to the Skyline CAP Board to fill the position vacated by Ms. Helen Phillips.

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Pat Morris	-	Yes

Motion carried.


RE: BUDGET WORKSHOP

The Board continued the workshop for further discussion of budget requests.

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RE: CONTINUED MEETING

The meeting was continued to Tuesday, April 25, 2006 at 7:30 p.m. in the William Monroe High School auditorium.

A handwritten signature in black ink, appearing to read 'S. Catalano', written over a horizontal line.

Steve Catalano, Chairman
Greene County Board of Supervisors

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Attachment "A"

RESOLUTION

WHEREAS, the Route 29 corridor in Ruckersville comprises most of Greene County's designated growth area; and

WHEREAS, the portion of the growth area forecast to experience the highest density new development is the section of Greene County along Route 29 south of Route 607 to the Albemarle County line and west to Preddy Creek Road; and

WHEREAS, growth in the designated area includes high density residential, business, and commercial development; and

WHEREAS, the assignment of an Orange County address to locations in Greene County creates confusion among new residents as well as complications in consumer marketing by local businesses; and

WHEREAS, the closing of the Barboursville post office currently serving the designated area offers an opportunity to align geographic location with mailing address prior to the opening of new businesses and the large-scale marketing of new homes;

NOW THEREFORE BE IT RESOLVED that the Greene County Board of Supervisors urges the change in designation of the referenced Greene County growth area from Barboursville, Virginia 22923 to Ruckersville, Virginia 22968.

Adopted in Open Meeting this 11th day of April, 2006.