

September 25, 2007

County of Greene, Virginia

THE CONTINUED MEETING OF THE GREENE COUNTY BOARD OF SUPERVISORS WAS HELD ON TUESDAY, SEPTEMBER 25, 2007 AT 5:30 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
Ray Clarke, County Attorney
Barry Clark, County Administrator
Patti Vogt, Deputy Clerk

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 Subsection (a, 1-7) of the Code of Virginia.

Contract Matters:

- Water and sewer
- Courthouse Project
- Humane Society

Land Acquisition:

- Water and sewer

Legal:

- Pending litigation

Personnel:

- None

Various Appointments:

- Economic Development Authority
- Planning Commission

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

Motion carried.

Upon motion by Jeri Allen and unanimous vote, the Board returned to Open Session.

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

Motion carried.

RE: PUBLIC HEARING – KENNETH CHAPMAN REQUEST SPECIAL USE PERMIT

Mr. Bart Svoboda, Zoning Administrator, reviewed the request from Kenneth Chapman for a Special Use Permit for a general store on a 68.42 acre tract, zoned A-1, Agriculture, located at 6630 Celt Road and identified on County Tax Maps as 57-(A)-38.

The Chairman opened the floor for public comment. Mr. Carl Schmitt suggested the Board require the submission of a lighting plan and spoke on the use of a canopy over gas pumps. Mr. Richard Herring spoke in support of this request.

Board member Mickey Cox supported the project. He felt more lighting is needed for security purposes at commercial areas.

In response to a question by Board member Patsy Morris, Mr. Chapman said VDOT has recommended a 50 foot radius rather than a decal lane.

Upon motion by Clarence Peyton and unanimous vote, the Board approved the request from Kenneth Chapman for a Special Use Permit (SUP#07-003) for a general store on a 68.42 acre tract, zoned A-1, Agriculture, located at 6630 Celt Road and identified on County Tax Maps as 57-(A)-38 with the following conditions:

- VDOT requirements shall be met.
- Building Code and Zoning requirements shall be met.
- A site plan shall be submitted and approved for this application.
- Health Department concerns shall be addressed.
- The property must be conveyed to an immediate family member or the Special Use Permit must be renewed or reviewed.

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

Motion carried.

RE: PUBLIC HEARING – DAVID VANDERVEER REQUEST SPECIAL USE PERMIT

Mr. Bart Svoboda, Zoning Administrator, reviewed the request from David Vanderveer for a Special Use Permit for a general store/wayside market/flea market/farmers market on a 2.00

acre tract, zoned A-1, Agricultural, located at 2504 Amicus Road and identified on County Tax Maps as 48-(A)-32.

There were no comments from the public.

The Board discussed the proposed uses. Areas of concern included the flea market use, septic system location, traffic, safety, and access.

After further discussion, the Board, upon motion by Jeri Allen and unanimous vote, deferred action on this request to the December 11, 2007 meeting to allow the applicant adequate time to provide additional information regarding sanitary facilities, safety concerns, and a succinct description of the business objective.

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

Motion carried.

RE: ROCK CREEK

Mr. Bart Svoboda, Zoning Administrator, reviewed the request from Rock Creek Boxwood Farm, LLC/Susan Harrison, Manager, to amend the Comprehensive Plan to remove approximately 229.02 acres, located on Spotswood Trail and identified on County Tax Maps as 37-(A)-3, from the designated growth area as shown on the Future Land Use Map.

The Chairman opened the floor for public comments. Mrs. Ellen Collier, Mr. Carl Schmitt, Mrs. Andrea Wilkinson and Mr. Lee Estes spoke in support of this request.

Upon motion by Clarence Peyton and unanimous vote, the Board approved the request from Boxwood Farm, LLC/Susan Harrison, Manager, to amend the Comprehensive Plan to

remove approximately 229.02 acres, located on Spotswood Trail and identified on County Tax Maps as 37-(A)-3, from the designated growth area as shown on the Future Land Use Map.

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

Motion carried.

RE: RECESS

The Chairman called a five minute recess.

RE: PUBLIC HEARING – SIGN ORDINANCE

Mr. Svoboda, Zoning Administrator, reviewed the proposed revision to Section 14, Sign Regulations, of the Greene County Zoning Ordinance to include and define “electronic message center”.

The Chairman opened the floor for public comments. Mrs. Harriett Slezak commented on this provision and the new sign at the high school.

Upon motion by Jeri Allen and unanimous vote, the Board approved the amendment as proposed to Article 14, Sign Ordinance, and all other applicable articles of the Greene County Zoning Ordinance to include and define “electronic message center”. (See Planning Department for amendment text)

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

Motion carried.

RE: CAPITAL IMPROVEMENT PROGRAM – DISCUSSION OF

The Board discussed the possible addition of the following projects to the Capital Improvement Program:

- E911 communications upgrade
- Emergency services facility (Ruckersville)
- Moore Road and Route 33 improvements
- Parking lot addition at Vehicle Maintenance Facility
- Phase II improvements at Court House
- Building repairs at County Office Building
- Impound lot at County Annex (Sheriff's Office)
- Roof repairs at County Annex (Sheriff's Office)
- Emergency services training facility
- Library branch in Ruckersville
- Small regional park (Stanardsville and Ruckersville)
- Completion of loop road

Mr. Svoboda reviewed the requirements a project must meet in order to qualify for proffers.

The Board directed staff to compile financial information for these projects to be considered for addition to the Capital Improvement Program.

RE: MATTERS FROM THE PUBLIC

COURTHOUSE PROJECT

Mr. Norman Slezak asked for a status report on the Courthouse Project.

The Chairman said the expansion project will be adequate for 7 to 10 years. The State Compensation Board has denied a request for additional personnel in the Clerk's Office. Mrs. Durrer is seeking funds to hire additional personnel.

The Courthouse Project is on schedule. There are a number of change orders that have increased the cost beyond the anticipated amount.

COMPREHENSIVE PLAN AMENDMENT

Mr. Joe Miller commended the Board on approving the removal of property from the growth area.

RE: CONSENT AGENDA

Upon motion by Jeri Allen and unanimous vote, the Board approved the minutes of the September 11, 2007 meeting.

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

Motion carried.

RE: OTHER MATTERS FROM THE BOARD

HOLLY HILL SUBDIVISION

Mrs. Allen said RSA has approved Phase I of Holly Hill Subdivision.

RIVANNA RIVER BASIN COMMISSION

Mrs. Allen said the Rivanna River Basin Commission has approved the recommendation of the Technical Advisory Committee for the collaborative purchase of a land use map for the area.

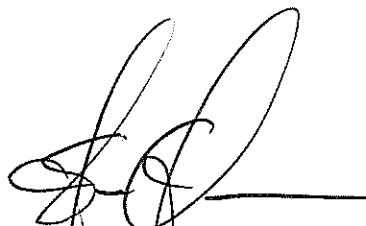
EMERGENCY SERVICES

The Chairman reported on an emergency services incident involving raw gasoline in the stream behind the County Administration Building. DEQ has identified the source of pollutant as two drainage structures in the parking lot of the shopping center across the road and is handling the situation.

Board of Supervisors
September 25, 2007
Sheet 8

RE: ADJOURN MEETING

As there was no further business, the meeting was adjourned.

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

Steve Catalano, Chairman
Greene County Board of Supervisors