

PLANNING COMMISSION
January 15, 2003

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JANUARY 15, 2002, AT 7:30 pm IN THE COUNTY MEETING ROOM.

Those present were: Helen Phillips, Vice-Chairperson
 Greg Collier, Member
 Mike Skeens, Member
 Brent Wilson, Member
 Mickey Cox, Ex-officio Member
 Nick Hahn, Planning Director
 Marsha Alley, Secretary

The vice-chairperson called the meeting to order in the absence of the chairman.

ELECTION OF OFFICERS

Ms. Phillips asked for nominations for a Planning Commission representative to the Stanardsville Planning Commission.

Mr. Wilson nominated Mike Skeens.

Mr. Collier seconded the nomination.

The nomination carried by a unanimous vote.

Ms. Phillips asked for nominations for Planning Commission Vice-Chairperson.

Mr. Wilson nominated Helen Phillips.

Mr. Collier seconded the nomination.

The nomination carried by a unanimous vote.

Ms. Phillips asked for nominations for Planning Commission Chairman.

Mr. Skeens nominated Gary Lowe.

Mr. Wilson seconded the nomination.

The nomination carried by a unanimous vote.

PUBLIC HEARING: Bruce Shifflett–Special Use Permit #02-714

Ms. Phillips asked Mr. Hahn to read the request and give a report along with a photographic presentation.

Mr. Hahn read the request: Bruce Shifflett requests a special use permit to operate a lodge on a 122.00 acre tract, which is zoned C-1, located in Stanardsville on Route 634/Bull Yearling Road and identified on County Tax Maps as 18-(A)-11. (BZA#02-714)

Mr. Hahn reminded the Commission that this request will be forwarded to the Board of Supervisors for final decision. He stated that a building permit has been issued for one dwelling on this parcel at this time. He explained that the public hearing had originally been scheduled for December but that due to an error with the Greene County Record the public hearing had to be rescheduled. He noted that a site development plan review would be required for this request if the special use permit is granted.

Mr. Hahn stated that the property is comprised of 122.00 acres, which is zoned Conservation, C-1, and is currently vacant. He added that the parcel is located on Route 634/Bull Yearling Road. He stated that the proposed use would be to operate a lodge and 12 cabins with private well and private drainfields. He noted that the property has a 30 ft. prescriptive easement along Bull Yearling Road. He stated that the current Future Land Use Map designates that area as "Conservation" and added that the current Comprehensive Plan supports the request. He noted that the project would be an asset to the county if done properly and that impacts have been minimized. He pointed out that Mr. Shifflett is willing to allow a tourist information center in the Skyline General Store which is near the entrance to the Shenandoah National Park and which would also place emphasis on the county's tourism industry. He also stated that staff recommends approval of the request with the following conditions:

1. The permit is limited to the construction of the lodge and twelve (12) cabins. The number of cabins would not to exceed 12. A residence for the owner/caretaker may be constructed in addition to the 12 cabins.
2. The proposed lodge shall not have more than ten (10) rooms for overnight stay. Other facilities allowed with the lodge include a banquet room, restaurant, hospitality room, and fitness facility.
3. No guests would reside in a cabin or the lodge for more than 30 days in a 365 day period.
4. The clearing of land is limited to construction of the lodge, cabins, access to the cabins, and drainfields. Viewsheds for the cabins may be allowed. The lodge may have a cleared area of not more than 2 acres, excluding the lodge itself, parking or other lodge facilities. Any clearing would be marked and approved by the Planning Department prior to the beginning of work.
5. A designated area in the Skyline General Store may be made available for the operation of a tourist information center for use by an organization designated by the Board of Supervisors.
6. As per the VDOT comment letter, a twenty (20) foot right-of-way is dedicated

- from the center line of Route 634 along the entire property frontage. A 100 foot right turn taper at the intersection of the gravel drive and Route 634 shall be installed
7. Signage shall not exceed ten feet (10') in height and shall not be more than thirty-two feet (32') in area. Signage shall not be internally lit.

Mr. Wilson asked what the current road width is for Route 634.

Mr. Hahn stated that it is currently a 30 ft. prescriptive easement. He added that the condition would add a 20 ft. right-of-way on the Shifflett side of the road.

Bruce Shifflett addressed the Commission. He stated that he is partial owner of the Skyline General Store and that often, many tourists come in the store looking for a place to stay. He pointed out that he has to refer them to Charlottesville or Elkton. He stated that he began to look for property for a project of this nature in order to meet that need. He added that the cabins versus homes would result in a lower impact on the mountain as well as on the county and its services. He noted that he would not allow hunting on the property. He mentioned that he has been in this area all of his life and that the project would be good for him and the county. He pointed out that the road is narrow, but that tourist expected narrow roads in areas like this. He added that the right turn taper should actually help address the narrowness of the road, noting that there is approximately ½ mile from the entrance to Route 33. He explained that the tourist would be coming to the county, spending money in Stanardsville, and then going home, which would not be an impact on services such as the schools.

Will Brown addressed the Commission. He stated that he is a resident on Bull Yearling Road although his property is not adjoining the property involved. He stated that he first saw logging trucks and was worried about what may be going on in the area, but that after checking on the activity, he found that if done properly, the project seems to be a good idea. He suggested that a good site plan be submitted, and as long as it is approved by the county, the project would be good for the county.

Carl Schmitt addressed the Commission from the context of the Comprehensive Plan Revision Committee. He stated that the county needs more tourism and that the project would be a positive impact if done properly. He suggested having a solid Erosion & Sediment Control Plan in place and minimizing the loss of mountain laurel in the area. He added that the property seems to have one of the finest stands of mountain laurel in the county.

Michael Tawes addressed the Commission. He stated that he is a horticulturist from Virginia Tech and that the mountain laurel on the property is over 700 years old, noting that mountain laurel does not grow very fast. He noted that there are many types of insects on the property that are not found elsewhere. He also seemed concerned with

the preservation of the area.

James Shifflett addressed the Commission. He stated that he is the other partial owner of Skyline General Store and agreed that people come by looking for lodging and that they are referred to Charlottesville or Shenandoah Valley. He stated that the cabins would be a low impact on the county, noting that they would be better than having houses there due to the school and budget demands on the county.

Will Brown added that he is a wildlife consultant and that he would be willing to offer his services free of charge as a resident of the county for the site plan review process.

There being no further public comment, the public hearing was closed.

Mr. Wilson asked Mr. Shifflett if he had any idea how much traffic was on Route 634.

Mr. Shifflett stated that he estimated the number of homes on the road to be about 12 but noted that about 6-8 of them used the access on this side.

Mr. Wilson asked if hunting would be allowed on the property.

Mr. Shifflett stated that there would be no hunting allowed on the property.

Mr. Wilson noted that a pool is shown on the sketch and asked about the water supply in the area.

Mr. Shifflett stated that the pool would depend on the outcome of the special use permit and the water availability. He added that there were varying well depths of recent wells in that area.

There was discussion on the availability of water in that area and the possibility of having a hydrologic study performed.

Mr. Shifflett stated that he is currently waiting for the well driller to drill the well for the current dwelling. He added that he and Mr. Hogge, Health Department representative, visited the property and centrally located the well so that it could serve more than one cabin if there was enough water available. He added that he would not be installing whirlpool tubs but that hot tubs would be used instead because the water would be chemically treated.

Mr. Wilson asked if the restaurant would be open to the public or to lodge guests only.

Mr. Shifflett stated that he was not sure at this time noting that it would depend on the success of the project.

Mr. Collier asked Mr. Shifflett if he planned to construct roads as they are needed.

Mr. Shifflett stated that he would construct the roads as they are needed but added that he is currently using the old existing logging roads that may have grown over a bit. He added that he would construct the first 4 cabins and see what kind of response he receives.

Mr. Skeens asked if the cabins would have separate septic fields.

Mr. Shifflett stated that each cabin would have its own septic field. He added that he could install one large drainfield area and each cabin would have its own tank.

Ms. Phillips asked if there were any natural water supplies on the property.

Mr. Shifflett stated that there is a pond on the property which is fed by a spring.

Ms. Phillips asked if any hunting would be allowed.

Mr. Shifflett stated that no hunting would be allowed on the property.

Ms. Phillips asked if there is hunting allowed nearby.

Mr. Shifflett stated that hunting is allowed on some of the neighbors' property.

Mr. Wilson asked how far the clearing for the viewsheds would extend from the cabins and the adjoining property.

Mr. Shifflett stated that there would be about 75-100 yards from the cabins to the property lines and the only area cleared around the cabins would be for the drainfields. He added that the clearing would include a lot of cleaning out thick underbrush not large trees.

Mr. Wilson asked how the mountain laurel would be impacted.

Mr. Shifflett stated that the mountain laurel would only be affected by the installation of the electrical line. He noted that the power company would install overhead lines but would require a 30 ft. right-of-way and that he plans to dig a trench and bury the line which would aid in protecting the mountain laurel.

Mr. Wilson asked if there are any plans to expand.

Mr. Shifflett stated that there is an unused area on the property but that there are no

plans to expand at this time. He added that he would like to see what kind of response he gets and he noted that he will be living there as well.

Mr. Collier made a motion to recommend approval of special use permit request BZA#02-714 as presented.

Mr. Skeens seconded the motion.

The vote was taken.

AYE
Mr. Collier
Mr. Skeens

Ms. Phillips

NAY

Mr. Wilson

Mr. Wilson explained that his nay vote was due to his concern regarding water availability. He stated that he would like to see the first well dug and the results of the availability.

The motion to approve carried by a 3-1 vote.

PUBLIC HEARING: David Eddins–Re-Zoning Request #03-141

Mr. Hahn read the request: David Eddins/Emmett McMullen request a re-zoning from B-2 to R-1 on a 4.58 acre tract located in Stanardsville on Spotswood Trail/Route 33 Business and identified on County Tax Maps as 38-(A)-72. (RZ#03-141) He explained that the previously scheduled public hearing had to be rescheduled due to an error with the legal ad at the Greene County Record. He described the property and the proposed project and gave a photographic presentation.

Mr. Hahn explained that the proposed use would be a ten (10) lot subdivision which would be served by public water and public sewer to be located across Route 33 Business from the Citgo station. He noted that the property has approximately 650 ft. of frontage on Route 33 Business and that the proposed road to serve the subdivision will be built to state standards. He stated that the current Future Land Use Map designates the parcel as “existing rural-residential” and added that the density of the proposal is not in keeping with this designation. He added that the proposed Future Land Use Map designates the area as “office/industrial”. He explained that the Board of Supervisors, nor the Planning Commission, have reviewed or approved the proposed Comprehensive Plan. He added that a rezoning request, from R-1 to B-2, in the area had been denied in 2000 but was approved in 2001, noting that much of the concern regarding that request dealt with the lack of a plan for “Old Route 33”. He noted that staff recommends denial due to the following:

1. The inconsistent nature of language in the existing Comprehensive Plan to support this application,
2. There would be a minor negative impact on County services, and
3. The consideration of the rezoning approval in 2002.

David Eddins addressed the Commission stating that he appreciated the opportunity to meet with them to discuss this project. He presented a display and described the project as a 10 lot subdivision. He stated that the intent is to build very nice, small homes with character that would be affordable. He added that the lots would be marketed to "move up buyers". He stated that there would be an architectural review, covenants & restrictions, and a homeowners' association for the subdivision. He noted that all of the driveways would be paved and there would be a village-type setting. He stated that he realized that the idea of rezoning from Business to Residential may not be popular but that the property has been zoned Business for a long time and that the zoning had actually evolved and was not made as a conscious effort. He added that water and sewer are available for the property. He noted that with the Stanardsville Bypass, Stanardsville was becoming a nice, quiet place to live. He added that if he were a neighbor to the property, he was not sure that he would want business or industry there. He stated that he believed that this project would fit into the community nicely.

Carl Schmitt addressed the Commission with the context of the Comprehensive Plan Revision Committee. He stated that he agreed with Mr. Eddins regarding focusing growth, however, he heard nothing regarding proffers for the project. He added that studies show that these types of projects impact the county in regard to services. He also stated that other areas are sure to receive proffers for requests such as this in order to offset the impact on the area. He noted that the impacts could be offset by bringing in more business as opposed to the residential area. He stated that there is an Economic Development Association and an Economic Director to assist in these types of projects. He stated that there is a new day dawning in Greene County and suggested finding the appropriate business.

Hollis Lamb addressed the Commission. He stated that he lives across from the property and that there had been a gas spill there in the past which ruined several wells in the area. He added that he did not understand how 10 homes could be placed there.

Robert Roberts addressed the Commission. He stated that he owns a farm a few hundred yards away from the property. He stated that his major concern is the type of housing that would be built. He noted that he found no information in the file demonstrating the house plans. He added that the county does not need more trailers. He asked if the per capita child ratio would be higher for this type of smaller, affordable homes. He stated that a business would be the best use for the property.

Mr. Eddins stated that in regard to the proffers, he felt like a guinea pig. He added that

when he applies for other permits, he knows what the fees will be. He stated that he gets the impression that the county wants a set amount of money per lot to offset the school impact. He added that residential growth should be expected here. He noted that he needed guidance on how to address the proffers.

There being no further public comment, the public hearing was closed.

Ms. Phillips recused herself from voting on this request.

Mr. Collier asked how much the homes would cost to construct.

Mr. Eddins stated that he could not imagine a home there costing less than \$200,000. He added that the homes would be approximately 1,400—1,800 square feet in size.

Mr. Collier asked what type of housing would be built.

Mr. Eddins stated that he was not aware that this type of information would be needed for tonight's request and asked if the subdivision would undergo a subdivision review later.

Mr. Hahn stated that for a rezoning request, the Planning Commission hears the request and makes a recommendation to the Board of Supervisors which makes the final decision. He added that a Subdivision Review would then be performed by the Planning Commission, noting that the county has more discretion at the rezoning request level.

Mr. Eddins stated that he was unaware that this type of information would be needed when the application was submitted for this request.

Mr. Skeens stated that his concern was in regard to placing 10 houses on a less than 5 acres parcel. He added that it seems to be planned well.

Mr. Hahn stated that there would be a subdivision review later but not at this stage.

Mr. Skeens asked if local contractors or kits would be used to construct the houses.

Mr. Eddins stated that the homes would be stick built by local builders.

Mr. Skeens asked who would be responsible for the water and sewer hook-ups.

Mr. Eddins stated that the developer would bring in the hook-ups.

Mr. Wilson asked how large the buffer would be.

Mr. Eddins stated that the buffer would be 50 ft. at Spotswood Trail, about 10 ft. or 20 ft. at the narrow areas. He added that the entrance would be tree lined or have a privacy fence if necessary after the entrance is installed to protect the neighboring property.

Mr. Wilson asked if the road would be paved.

Mr. Eddins stated that the road serving the subdivision and the driveways would be paved.

Mr. Wilson asked what the price of the homes would be.

Mr. Eddins stated that there would be nothing under \$200,000.

Mr. Wilson asked how large the homes would be.

Mr. Eddins stated that the homes would be approximately 1,400—1,800/ 2,000 square feet in size.

Mr. Wilson asked if any commercial applications had been explored for this property.

Mr. Eddins stated that he had not explored commercial applications for the property.

There was discussion on the current Future Land Use Map versus the proposed Future Land Use Map and their designations for this area and the possibility of re-evaluating this parcel due to its location on the fringe of the designated areas. Mr. Hahn reminded the Commission that the proposed Comprehensive Plan has not been reviewed or approved by the Planning Commission or the Board of Supervisors.

Mr. Wilson stated the he would like to have comments from the Comprehensive Plan Review Committee regarding the Future Land Use Maps and the financial impacts of the project.

Mr. Hahn stated that it could be discussed and he added that the proffers could still be submitted prior to the Board of Supervisors meeting.

Mr. Skeens asked if there were any house plans available depicting the type of home to be built.

Mr. Eddins stated that he did not have those at this time but that there is a street in Charlottesville that the project is patterned after.

Mr. Collier made a motion to deny rezoning request # 03-141 due to the following:

1. The inconsistent nature of language in the existing Comprehensive Plan to support this application,
2. There would be a minor negative impact on County services, and
3. The consideration of the rezoning approval in 2002.

There was no second to the motion and the motion died.

Mr. Wilson made a motion to defer action on rezoning request #03-141 until pictures of the house styles are received, comments from the CPRC are received regarding Future Land Use Maps, and proffers are discussed and reviewed with Mr. Hahn at which time another public hearing will be held.

Mr. Skeens seconded the motion.

The vote was taken.

AYE

NAY

Mr. Collier

Mr. Skeens
Mr. Wilson

The motion to defer carried by a 2-1 vote.

OLD/NEW BUSINESS

Mr. Hahn stated that the CPRC is now meeting every Thursday until the draft is finalized. He added that the Board of Supervisors could receive it as early as February or March. He added that the Planning Commission will be receiving copies for review.

Mr. Wilson asked how the Planning Commission should address it.

Mr. Hahn stated that the Planning Commission will hold a public hearing for review and recommendation to the Board of Supervisors. He noted that workshops may be necessary to review the material.

Mr. Hahn informed the Commission that there will be a hardship special use permit request on the agenda for February.

APPROVAL OF MINUTES

The minutes of the October 16, 2002 meeting were unanimously approved as submitted.

OTHER PLANNING MATTERS

Mr. Hahn stated that Gary Lowe serves as the IDA representative from the Planning Commission and the he had expressed interest in serving again. He asked if the Commission would like to vote on that tonight or wait until Mr. Lowe is present.

Ms. Phillips suggested waiting until Mr. Lowe was present to discuss that item. The other members agreed.

Mr. Cox informed the Commission that Mr. Lowe was re-appointed to the Planning Commission at last night's Board of Supervisors meeting.

Mr. Wilson stated that he had just finished the Planning Commissioner's Program and that it was very helpful and informative.

There was discussion on the Comprehensive Plan draft and its progress.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary