

PLANNING COMMISSION
February 20, 2008

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, FEBRUARY 20, 2008, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were: Davis Lamb, Chairman
 Graydon Lamb, Member
 Phyllis Woodfolk, Member
 Michael Skeens, Member
 Jeri Allen, Ex-officio Member
 Bart Svoboda, Planning Director
 Stephanie Golon, County Planner
 Marsha Alley, Secretary

Davis Lamb called the meeting to order. He asked that those who wished to speak sign up on the appropriate sheets.

ELECTION OF VICE-CHAIRPERSON

Graydon Lamb made a motion to defer the election of a Vice-Chairperson until new Commission members are appointed.

Phyllis Woodfolk seconded the motion.

The vote was taken.

AYE

Graydon Lamb
Phyllis Woodfolk
Mike Skeens
Davis Lamb

NAY

The motion carried unanimously.

PUBLIC HEARING

The Greene County School Board requests a special use permit for an electronic message center on a 82.263 acre tract which is zoned R-1, Residential, located on Celt Road/Spotswood Trail and identified on County Tax Maps as 37-(A)-11. (SUP#07-006)

Davis Lamb read the request and asked Mr. Svoboda for a report.

Mr. Svoboda reviewed the staff report and gave a presentation regarding the

request. He explained that currently the sign displays time and temperature and that the special use permit would allow for announcements, bulletins, etc. to be displayed as well. He added that the sign will provide a location for advertisement of community and school events for the citizens of Greene, noting that planning staff recommends approval of the application.

Ray Dingledine, School Superintendent, addressed the Commission. He explained that the sign had been donated by the Fried Companies, Inc. and that the school would like to use it to its full potential aside from time and temperature. He stated that he would be available to answer questions from the Commission.

Davis Lamb opened the public hearing. There being no public comments, the public hearing was closed.

Graydon Lamb and Phyllis Woodfolk had no comments or questions noting that the information was provided in the Commission packet.

Mike Skeens stated that he was glad to know that the community could use the message board as well.

Davis Lamb agreed that it is a nice idea to allow the community to benefit as well.

Phyllis Woodfolk made a motion to recommend approval of SUP#07-006 as proposed.

Mike Skeens seconded the motion.

The vote was taken.

Graydon Lamb abstained as he is a School Board member.

AYE

Mike Skeens
Phyllis Woodfolk
Davis Lamb

NAY

The motion to recommend approval of SUP#07-006 carried by a unanimous vote.

Mike Skeens reminded Mr. Dingledine that the Board of Supervisors would make the final decision.

OLD/NEW BUSINESS

Mr. Svoboda stated that the Hunnicutt Property preliminary plat review has been

deferred and will be old business at the March meeting. He added that the sexually oriented business (SOB) ordinance revision will be heard at the March meeting as well. He explained that the Board of Supervisors will likely have appointed new Commission members prior to the March meeting.

APPROVAL OF MINUTES

The minutes for the January 16, 2008 meeting were approved as submitted by a 4-0 vote.

OTHER PLANNING MATTERS

L & O Partnership

Mr. Svoboda reported that the 123.66 acre parcel (TMP#52-(A)-27) is zoned A-1, Agriculture, and is located on Moore Road. He explained that the plat must be reviewed by the Commission because it proposes six (6) lots on a private road which requires preliminary plat approval from the Planning Commission. He explained that some division rights are not being used which means that there could be further divisions by using family divisions and agricultural partitions.

There was discussion regarding division rights.

Mr. Svoboda stated that the Future Land Use map of the existing Comprehensive Plan designates this area as Rural, adding that the proposed subdivision is a by right use in the A-1 zoning district. He added that staff recommends preliminary approval since all preliminary plan requirements found in the Greene County Subdivision Ordinance have been fulfilled.

Graydon Lamb made a motion to approve the preliminary subdivision plat SDV#07-034.

Phyllis Woodfolk seconded the motion.

The vote was taken.

Davis Lamb abstained due to a conflict of interest.

AYE

Graydon Lamb
Mike Skeens
Phyllis Woodfolk

NAY

The motion to approve preliminary subdivision plat SDV#07-034 carried by a unanimous vote.

Mr. Svoboda reminded the Commission that the sign ordinance has been

scheduled for the first Board of Supervisors meeting in March.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary