

PLANNING COMMISSION
September 17, 2008

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, SEPTEMBER 17, 2008, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

- Davis Lamb, Chairman
- Norman Slezak, Vice-Chairman
- Bill Martin, Member
- Jim Frydl, Member
- Anthony Herring, Member
- Jeri Allen, Ex-officio Member
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner
- Shawn Leake, Zoning Officer

Mr. Lamb called the meeting to order. He introduced the most recently appointed Planning Commission member, Bill Martin, and asked him to share some background information.

Mr. Martin greeted the Commission and gave a brief overview of his personal, professional, and civic background.

Mr. Lamb asked that those who wished to speak regarding the public hearing sign up on the appropriate sheets.

THOMAS JEFFERSON PLANNING DISTRICT COMMISSION PRESENTATION

Bill Wanner, of TJPDC, and Jason Espie of The Renaissance Group, addressed the Commission. They introduced, presented and discussed the upcoming Comprehensive Plan review and the Multimodal Corridor Study; they noted the relationship between transportation and land use. Mr. Wanner added that Chuck Proctor, VDOT, was present to answer questions regarding transportation issues. He added that Ann Whitman was also in attendance tonight.

Mr. Lamb asked Mr. Proctor what improvements were likely for the Ruckersville area.

Mr. Proctor explained that the study would provide valuable information as to which areas need to be improved and how to implement those improvements best.

There was discussion regarding transportation issues in the county as well as transportation plans and funding.

There was also discussion regarding reaching the public in every area of the county in order to receive feedback for the Comprehensive Plan review.

At the conclusion of the presentation by the TJPDC, Mr. Lamb thanked Mr. Wanner, Mr. Espie, and Mr. Proctor for their presence and participation tonight.

PUBLIC HEARING

Grant Avenue Development/Gateway Market Center, LLC request a special use permit for an electronic message center on a 0.741 acre tract which is zoned B-3, Business, located on Seminole Trail and identified on County Tax Maps as 60-(A)-20E. (SUP#08-003)

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

Mr. Svoboda reviewed the request noting that this would be the second request for an electronic message center in the county, adding that the first one is located at the high school. He reviewed the zoning ordinance section regarding electronic message centers. He stated that this electronic message center would be located on a freestanding sign. He reviewed the location of the sign on the property. He also reviewed the sign specifications and how they related to the electronic message center. He noted that staff recommends approval of the request with the following conditions:

1. The electronic message center signage shall be considered part of the aggregate freestanding signage.
2. The electronic message center shall not have neon colored lights and shall not flash, rotate or visually move so as to preserve the aesthetic character of the community and promote traffic safety.

Dan Lovern, Director of Operations for Grant Avenue Development, addressed the Commission. He stated that Arby's is very excited about moving into this area, adding that they have other stores in this area as well. He stated that the electronic message center would be helpful and that they were agreeable with the size.

Mr. Lamb opened the public hearing.

Andrea Wilkinson addressed the Commission voicing her support for Arby's locating in the area. She suggested that if this request is approved, then others like it would be approved as well. She added that the location is a high-traffic area and that this type of sign may be a distraction which could cause people to get hurt.

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

There was discussion regarding the type of signage to be used for the entire shopping center versus the Arby's sign alone. There was also discussion and clarification of the sign specifications.

There was discussion regarding the use of the electronic message center for public service announcements versus use as a marketing tool only.

There was discussion regarding the signage in the Ruckersville area and the possible increase in requests for these types of signs for businesses in the area.

Mr. Herring clarified that the message would not flash or rotate and asked the applicant if that would serve as a reasonable marketing tool.

Mr. Lovern stated that the message would change on a five or six second interval, although it would not flash, scroll, or show video.

There was discussion regarding the changing of the message and the time interval to be used.

Mr. Frydl made a motion to recommend approval of SUP#08-003 with the following conditions:

1. The electronic message center signage shall be considered part of the aggregate freestanding signage.
2. The electronic message center shall not have neon colored lights and shall not flash, rotate or visually move so as to preserve the aesthetic character of the community and promote traffic safety.

Mr. Herring seconded the motion.

The vote was taken.

AYE

Mr. Herring
Mr. Frydl

Mr. Martin
Mr. Lamb

NAY

Mr. Slezak

The motion to recommend approval of SUP#08-003 carried by a 4-1 vote.

The applicant thanked the Commission.

OLD/NEW BUSINESS
Adoption of By-laws

The by-laws were mentioned and discussion was therefore moved from Other Planning Matters to Old Business.

The Commission thanked Mr. Slezak, Mr. Svoboda, Ms. Golon for their work on the by-laws.

There were some comments as to the reference of two-thirds vote and conflict of

interest issues. There was discussion on these items.

It was determined that these issues would be reviewed and clarified by Mr. Slezak and Mr. Svoboda.

Ms. Golon stated that four public hearings are scheduled for the next meeting.

APPROVAL OF MINUTES

The minutes for the August 20, 2008 meeting and work session were approved as submitted by a 5-0 vote.

OTHER PLANNING MATTERS

Adoption of By-laws

This item was discussed under Old Business.

Mr. Lamb asked if appointments were necessary at this time for the Comprehensive Plan.

Mr. Svoboda stated that the decision would be up to the Commission. He gave an overview of the process.

It was determined that Mr. Lamb and Mr. Martin would try to attend the October 4, 2008 meeting in the absence of Mr. Frydl and Mr. Slezak who would be willing to attend the other upcoming independent meetings.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary