

PLANNING COMMISSION
March 18, 2009

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MARCH 18, 2009, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

- Jim Frydl, Chairman
- Norman Slezak, Vice-Chairman
- Bill Martin, Member
- Davis Lamb, Member
- Jeri Allen, Ex-officio Member
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner
- Marsha Alley, Secretary

Mr. Frydl called the meeting to order.

DETERMINATION OF QUORUM

Mr. Frydl took a roll call vote to determine a quorum.

He reminded the public that those who wished to speak need to sign up on the appropriate sheets and limit their comments to three minutes.

PUBLIC HEARINGS

Ordinance Revision: Business Districts (OR#08-004)

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

Mr. Svoboda gave a brief overview of the proposed revisions for the business districts, B-1, B-2, and B-3. He stated that the revision is designed to place appropriate uses in appropriate districts and improving the transitions from B-1 to B-2 to B-3. He added that the Planning Commission was directed by the Board of Supervisors on July 3, 2008 to review these districts and that after many months of review and revision, the revisions of been ironed out in an attempt to eliminate the need for proffering out uses. He stated that staff and Commissioners had worked together in work sessions and public meetings in September, October, December, January, February, and now March to review these revisions. He stated that the compilation had been included in the Commission information packet.

Ms. Golon and Mr. Svoboda reviewed several specific by-right uses and special use permit uses in the districts, explaining the combination of terms for definitions and the moving of some uses to more appropriate districts.

The Chairman opened the public hearing.

The following citizens addressed the Commission voicing their comments and concerns noting that the revisions are sensible, productive and even necessary, however, the regulations of each use may be the larger issue, such as hours of operation, noise, odors, security, increased buffers or setbacks, etc., noting that moving hotel/motel out of the B-1 district is likely to aid in reducing some of the relocation of citizens. It was added that when a rezoning or the imposition of development causes such discomfort resulting in the moving of people from their homes, it is strangely analogous to a taking by the government, subjecting some citizens to having an odious situation, which may give the impression to the public that government decision making may not be sensitive enough to those kinds of situations. It was pointed out that the Ruritan Club is deeply involved in the Farmer's Market and encouraged the Commission to assure that there would always be a suitable place for a farmers market in Greene County, as it continues to grow.

- Andrea Wilkinson
- Frank Wilczek
- Jerry Gore

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

Mr. Martin agreed that the topic has been completely reviewed and stated that he had few questions for Mr. Svoboda or his competent staff. He noted that he remembered that Day Care Centers were being considered in B-2 versus B-1 due to traffic but noted that he could accept either district. He stated that he listened to the comments from the citizens and had taken them to heart, noting that the special use permit function may alleviate the types of issues mentioned by Mr. Wilczek. He added that he hoped that smart growth occur in the county. He pointed out that it is the job of the Commission to do their best as a Planning Commission and follow the guidance of the Board of Supervisors.

Mr. Slezak stated that the business uses and groupings had been worked on for several months and that the organization and clarification was now complete. He added that he believed that it is time for the Board of Supervisors to review the revisions. He added that he was glad to have the public input. He added that eliminating the need for proffering out uses had been a goal, but noted that he did not believe that it had been completely achieved but suggested that the BOS should review and direct the Commission appropriately if necessary. He agreed with the citizens regarding the potential negative effects on adjoining property owners. He added that if he were a developer, he would want to maximize the development opportunities with B-3 zoning districts, but he noted that the homeowners need to have some representation as well. He added that the Board of Supervisors will need to clearly identify the task as directed to PC in order for the Commission to do a proper job.

Mr. Lamb stated that he agreed with Mr. Slezak and Mr. Martin. He suggested that in the transition from Business to Residential, a buffer could be required which would be an increased setback, a higher fence, or more efficient screening.

Mr. Frydl stated that the Commission has reorganized the uses to achieve the goal set forth by the Board of Supervisors. He added that the comments regarding the location of the zones, setbacks of the zones, the performance of the uses in the zones, etc. are issues that are separate and incumbent upon the Commission and the Board of Supervisors to implement having to do with where the uses are allowed. He noted that those discussions would be taking place in the Comprehensive Plan revision as well. In response to Mr. Slezak, Mr. Frydl pointed out that if the Board of Supervisors knew exactly what they wanted, there really would not be a need for a Planning Commission, pointing out that the Board of Supervisors can make decisions based on the Commission's fact finding.

Mr. Slezak made a motion to recommend approval of ordinance revision OR#08-004 as presented.

Mr. Lamb seconded the motion.

The vote was taken.

AYE

Mr. Lamb
Mr. Slezak
Mr. Martin
Mr. Frydl

NAY

The motion to recommend approval of ordinance revision OR#08-004 as presented carried by a 4-0 vote.

OLD/NEW BUSINESS

There were no Old/New Business items to discuss.

APPROVAL OF MINUTES

The minutes for the February 18, 2009 meeting were approved as submitted by a 4-0 vote.

The minutes for the January 29, 2009 TJPDC Workshop were approved as submitted by a 4-0 vote.

OTHER PLANNING MATTERS

Liaison Appointments

Mr. Svoboda reminded the Commission that Liaison appointments needed to be made.

Mr. Frydl stated that a liaison needs to be appointed for the Economic Development Authority (EDA). He added that Anthony Herring currently serves as the EDA Liaison and that Mr. Herring had expressed an interest in continuing to serve unless someone else would like the opportunity.

Mr. Herring was appointed as the EDA Liaison by a consensus vote.

Mr. Frydl stated that a liaison needs to be appointed for the Town of Stanardsville Planning Commission. He added that he currently serves in that position but would be willing to relinquish those duties to someone else who would be interested in serving in that capacity.

Mr. Martin stated that he would be willing to serve as the Liaison for the Town of Stanardsville Planning Commission.

Mr. Martin was appointed as the Town of Stanardsville Planning Commission Liaison by a consensus vote.

There was discussion as to the need of appointing a liaison to the Parks and Recreation Committee.

Mr. Svoboda explained that he would discuss that option with Julius Bates, P & R Director. He added that the Commission would be faced with many meetings, workshops, etc. with the ongoing Comprehensive Plan review and that he would prefer that the Commission be available for those workshops if Mr. Bates did not need a liaison at this time.

Mr. Frydl reviewed the memo received from BOS as to priority items. He asked which items would have the highest priority.

Priority Items Listed

Mr. Svoboda stated that the Capital Improvement Plan (CIP) would likely be the item of higher priority as it goes along with the budget. He added that the CIP information may be available for brief discussion at the April meeting. He added that the next likely item would be non-conforming uses/issues, followed by the Business District and Industrial District buffers. He added that he will discuss this priority list with the Board of Supervisors liaison to the Planning Department at their next scheduled appointment.

Mr. Frydl asked if the CIP would offer more specific details this year.

Mr. Svoboda stated that he will provide the information that is received, adding that often, a lot of supporting documentation is not received.

Facilitator Training for Multi-modal Workshop

Bill Wanner, of the Thomas Jefferson Planning District Commission, addressed the Commission. He gave an overview of how the workshop will work in regard to the discussion, review, and evaluation of maps and the hands-on workshop portion of the meeting.

Jason Espy, of the Renaissance Planning Group, addressed the Commission. He gave a presentation reviewing the previous workshop summary and had the Commissioners take part in a hands-on exercise involving traffic needs and goals.

The Commission joined Mr. Espy in a round-table discussion for facilitator training to prepare for the Multi-Modal Workshop scheduled for Tuesday, March 31, 2009 at 6:00 pm at the Stanardsville Volunteer Fire House.

Ms. Golon informed the Commission that the agenda for April includes a special use permit request for an equestrian facility, a special use permit request for an electronic message center, and possibly the CIP.

Mr. Slezak reported to the Commission that the Board of Supervisors approved the Eddins/Thacker rezoning request and the Industrial Districts ordinance revisions.

Mr. Martin asked if the Equine Uses has been before the Board of Supervisors to date.

Mr. Svoboda stated that the request goes to the Board of Supervisors on Tuesday, March 24, 2009.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary