

PLANNING COMMISSION
July 15, 2009

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JULY 15, 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
- Anthony Herring, Member
- Jeri Allen, Ex-officio Member
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner

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.

After a consensus vote, the Chairman amended the agenda to hear Other Planning Matters prior to the Public Hearings.

OTHER PLANNING MATTERS
Multimodal Transportation Study

Jason Espie, from the Renaissance Planning Group, addressed the Commission. Mr. Espie's presentation began with a review of details from the previous scenario evaluation workshop. He then provided volume to capacity findings and demonstrated that most collector roads are performing under capacity. He compared the trend analysis to the preferred scenario and discussed the recommended transportation framework plan.

Mr. Espie suggested that any comments regarding the draft should be provided by the end of July. He notified the commissioners that the draft plan shall be presented to the Board of Supervisors on August 25, 2009.

The commissioners thanked Jason for the presentation.

PUBLIC HEARINGS

Wexford Subdivision, LLC has filed a rezoning application to amend proffers approved on October 25, 2005 (re-zoning file #05-163) for property zoned R-1, Residential, containing approximately 35.82 acres total located in Ruckersville on Route 606 (Spring Hill Road) identified on County Tax Maps as 65E-(1)-1 through 65E-(1)- 41 and 65E-(1)-OS. (RZ#09-001)

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

Mr. Svoboda gave a brief presentation regarding the request and reviewed the proposed proffers, comparing them to the current proffers. He added that staff did find a grammatical error in amended Proffer #7, noting that the statements (it is utilized twice in the paragraph) currently are written as "...new residential dwelling unit to construct greater than or equal to 2,400 square feet of finished area." The corrected statements shall read "...new residential dwelling unit to **be constructed** greater than or equal to 2,400 square feet of finished area."

Douglas Caton, applicant, addressed the Commission. He spoke briefly about proffers, the proposed project, and the effects that the economy has had on the housing market.

The Chairman opened the public hearing.

The following citizens addressed the Commission, each voicing various concerns, such as, the number of children living in smaller homes, the cash proffer amount, and allowing the housing market to determine the size of homes not the proffers:

- Andrea Wilkinson
- Neil Williamson

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

There was discussion regarding the proposed proffers. Mr. Caton answered questions for the Commission regarding proffer amounts, recreational areas, and existing land cover.

Mr. Lamb made a motion to recommend approval of the proffer amendment RZ#09-001 with the acceptance of the submitted proffers dated May 19, 2009.

Mr. Herring seconded the motion.

The vote was taken.

AYE

Mr. Herring
Mr. Lamb

Mr. Frydl

NAY

Mr. Slezak
Mr. Martin

The motion to recommend approval of RZ#09-001 carried by a 3-2 vote.

Jerry, Kathryn, & Steven Worley request a rezoning from A-1, Agriculture, to B-3, Business, on approximately 2.66 acres located on Fredericksburg Road/Spotswood Trail and identified on County Tax Maps as 38-(A)-127. (RZ#08-005)

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

Mr. Svoboda gave a brief report regarding the request and agency comments. He also reminded the Commission that at the January 21, 2009 Planning Commission meeting, Mr. Worley requested a six month deferral in order to address the following concerns from the public and the Commissioners:

- The mountain view shed
- Lighting for the proposed site
- Development near the residences
- Consideration of less intense business rather than going from an A-1 zoning designation to a B-3 zoning designation.
- Traffic impact and safety
- Maintaining the rural and historic atmosphere of the area

Jerry Worley, applicant, addressed the Commission and introduced Robin Antonucci from Wells and Associates. Ms. Antonucci thoroughly reviewed the proposed proffers for the Commission.

The Chairman opened the public hearing.

The following citizens addressed the Commission, each voicing various concerns, such as, lighting, noise, the viewshed, screening yard/buffer, the unclear development options, and the site being an inappropriate location for commercial development:

- Tracy Dean
- Pam Buttner

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

There was discussion among the Commissioners regarding the proffers, lighting, the lack of a concept plan and development impact study, fire flow analysis, and the lack of public sewer availability.

Mr. Martin made a motion to recommend denial of RZ#08-005 due to the applicant not providing information required by Articles 18-5-1 and 16-11.

Mr. Slezak seconded the motion.

The vote was taken.

AYE

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

NAY

The motion to recommend denial of RZ#08-005 carried by a unanimous vote.

Greene County Subdivision Ordinance and Greene County Zoning Ordinance Revision: Revise Greene County Zoning Ordinance Articles 3 & 4 and the Greene County Subdivision Ordinance Sections 5 & 6 regarding utility lots, and all applicable references. (OR#09-002)

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

Mr. Svoboda gave a brief report regarding the request. He explained that this was a County initiated revision to help accommodate the need for growing infrastructure. He reviewed the specific language with the Commission.

The Chairman opened the public hearing.

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

There was discussion among the Commissioners regarding the maximum and minimum area requirements and the uses allowed under public utilities.

Mr. Martin made a motion to recommend approval of OR#09-002 as presented by staff.

Mr. Slezak seconded the motion.

The vote was taken.

AYE

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

NAY

The motion to recommend approval of OR#09-002 carried by a unanimous vote.

Greene County Zoning Ordinance Revision: Revise Articles 3 & 22 and all applicable references regarding equine uses in low intensity agricultural areas and associated definitions. (OR#09-003)

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

Mr. Svoboda presented the Commission with the staff report. He explained that this was a County initiated revision in order to address concerns that were raised during a previous ordinance revision regarding equine uses. He reviewed the specific language with the Commission.

The Chairman opened the public hearing.

Andrea Wilkinson expressed concerns regarding the proposed language and provided the Commissioners with her proposed alternative to the language provided by staff.

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

There was discussion between the Commission and staff regarding horseback riding, stables, and other livestock issues.

There was also discussion by the Commissioners regarding the deferral of the request. Staff requested an indefinite deferral for the proposed revision.

Mr. Slezak made a motion to defer OR#09-003 indefinitely.

Mr. Herring seconded the motion.

The vote was taken.

AYE

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

NAY

The motion to defer OR#09-003 indefinitely carried by a unanimous vote.

OLD/NEW BUSINESS

There was no Old/New Business for discussion.

APPROVAL OF MINUTES

The minutes for the May 20, 2009 meeting were approved as submitted by a 5-0 vote.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary