

PLANNING COMMISSION
August 19, 2009

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, AUGUST 19, 2009, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

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

CVS 75711 VA, LLC requests a special use permit for an electronic message center on a 3.217 acre tract zoned B-3, Business, located in Ruckersville on Seminole Trail and identified on County Tax Maps as 60C-(A)-10. (SUP#09-003)

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

Mr. Svoboda gave a brief presentation regarding the request and reviewed the information for the request. He described the location of the sign as shown on the submitted drawing and reviewed the maps of the site. He gave background information regarding Board of Zoning Appeals approvals as to the sign limitations. He also reviewed the comments from reviewing agencies.

David Stevens, representing CVS, addressed the Commission stating that he had nothing to add to Mr. Svoboda's comments but would be available for questions.

The Chairman opened the public hearing.

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

There was discussion regarding the hours of operation and the time interval for the changing of messages. It was noted that the Commission would like to keep the conditions similar to those mandated by the Board of Supervisors for the recent Arby's request for an electronic message center. There was a brief discussion regarding a two-hour limit versus a four-hour limit for the changing of the message.

Mr. Martin made a motion to recommend approval of SUP#09-003 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.
3. The electronic message center shall not be animated in any manner.
4. The LED message shall not scroll across the electronic message center.
5. The permitted hours of operation for the electronic message center shall be consistent with the hours of operation for the building located on 60C-A-10. The electronic message center shall not be operated after the close of the business.
6. The electronic message center may be changed at periodic intervals of every 4 hours, within the hours of operation.

Mr. Herring seconded the motion.

The vote was taken.

AYE

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

NAY

The motion to recommend approval of SUP#09-003 with conditions carried by a 4-0 vote.

Robert & Susan Roberts, Jr. request a Comprehensive Plan Amendment to remove approximately 200 acres located on Spotswood Trail/Fredericksburg Road/Monte Vista Lane/Old Durette Road and identified on County Tax Maps as 38-(A)-75, 77, & 87 from the designated growth area as shown on the Future Land Use Map to a rural designation. (CPA#09-001)

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

Mr. Svoboda gave a brief report regarding the request and reviewed maps and photos of the site. He added that the parcels are far off of Route 33. He added

that the Comprehensive Plan is currently under revision as required by law.

Bob Roberts, applicant, addressed the Commission. He stated that he and his wife, Susan, were involved in participating in a Conservation easement. He added that it was only during that process that they discovered that the parcels were in the designated growth area; therefore, the request for removal has been made so that they can move forward on the easement.

The Chairman opened the public hearing.

The following citizens addressed the Commission, each sharing various comments/concerns, such as their support for the protection of large acreages by placing them in conservation easements, the preservation of such a beautiful property, and the realization that if the property were to be divided, there would be a net loss to the county in regard to providing services to the potential property owners:

- Roy Dye
- David Crowe

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

Mr. Slezak reported that he had visited the site and found a beautiful property with spring-fed ponds and rolling hills. He added that he was impressed by the beauty of the location.

There was discussion regarding the current future land use designation line and its relative location on the parcel.

Mr. Roberts stated that the entire 529 acres would be placed in the conservation easement.

Mr. Slezak also mentioned that in his opinion, parcels should not be placed in designated growth areas without informing the property owners.

There was discussion regarding the Comprehensive Plan being amended outside of the required time period and it was noted that sometimes it is necessary to do just that. It was decided that this request meets the goals required by the state.

Mr. Martin made a motion to recommend approval of CPA#09-001.

Mr. Slezak seconded the motion.

The vote was taken.

AYE

Mr. Martin
Mr. Slezak

NAY

Mr. Herring
Mr. Frydl

The motion to recommend approval of CPA#09-001 carried by a 4-0 vote.

OLD/NEW BUSINESS

Mr. Svoboda stated that the Board of Supervisors has approved the possibility of having a county Planning Commission member be seated on the Town of Stanardsville Planning Commission. He added that this would allow for cohesiveness between the two bodies and would assist the Town in having a full Commission due to its smaller population.

There was discussion regarding the Albemarle traffic plan as it meets the Greene county line.

APPROVAL OF MINUTES

The minutes for the July 15, 2009 meeting were approved as submitted by a 4-0 vote.

OTHER PLANNING MATTERS

Mr. Martin stated that he is currently the liaison to the Town Planning Commission and that he would be proud to serve on the Town Planning Commission.

Mr. Svoboda explained that Mr. Martin would need to follow the same application process and be appointed by the Town Council if chosen.

Mr. Svoboda reminded the Commission about the Open House on Thursday, August 20th from 4 pm to 6 pm to review the Multimodal Study.

Mr. Martin reminded everyone about the work session prior to the September Planning Commission meeting as well.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary