

**PLANNING COMMISSION
WORK SESSION
OCTOBER 21, 2009**

THE WORK SESSION MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, OCTOBER 21, 2009, AT 6:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

- Jim Frydl, Chairman
- Davis Lamb, Member
- Bill Martin, Member
- Jeri Allen, Ex-Officio Member
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner

Mr. Frydl called the work session to order.

WORK SESSION TOPIC:

Comprehensive Plan Revision

Bill Wanner, Thomas Jefferson Planning District Commission, addressed the Commission reviewing the recent updates to the Comprehensive Plan and the scope of services checklist. He also reviewed several specific parcels and their designations.

Chuck Proctor, VDOT, addressed the Commission reviewing a number of concerns regarding the K & B Properties parcel which include but are not limited too the following:

- Route 33 is one of the roadways designated as a Principal Highway. There are strict spacing requirements for full access and signalized access intersections (the development access may not meet the minimum spacing requirement for full access);
- The current crossovers on Route 33 do not meet the new minimum spacing requirement and may not be utilize for major development without some relocation;
- The grades between eastbound and westbound limit the full access locations without major reconstruction of one of the roadway;
- The access to the school has been a concern of the County (Mr. Proctor suggested that Route 743 be relocated over to opposite the school access road or at some mid point between the two connections to accommodate both). Also the northern loop road is proposed to connect at this location;
- The development would need to access from both Route 633 and 743 with possibly only having a partial access onto Route 33;
- A parallel road would be needed to access the site and may require a larger development area;
- A Traffic Impact Analysis would be needed to address access issues, identify the traffic impacts, and show how the road network (new and existing) will function.

He added that most of these concerns are not Comprehensive Plan issues, but they are items that the County should be aware of when addressing the growth areas. He noted that this area may also draw development from the areas already zoned for development in the growth area.

There was a brief recess of the work session in order to hold the regular meeting.

The work session was continued after the regular meeting was concluded.

Mr. Proctor reviewed the Highlands property noting the following:

- There is no potential for a parallel transportation network
- The parcel is land locked due to the adjacent conservation easement and the quarry.

The Commission noted that this parcel is also outside of the proposed water and sewer service area.

Mr. Proctor reminded the Commission that neither the K & B Property nor the Highlands property had been included in the multimodal corridor study.

Mr. Proctor stated that the Fried Property was a likely choice for inclusion in the growth area due to the existing transportation network and the potential for interconnectivity.

Each commissioner voiced their opinions and concerns regarding these properties. Mr. Frydl asked that each commissioner review the proposed parcels further for discussion and decisions at the next work session.

There was a brief discussion regarding Urban Development Areas (UDAs) and Land Use.

There was a five minute break.

There was discussion on the following topics relating to the Comprehensive Plan:

- Agriculture & Forestry
- Housing & Community Development
- Economic Development
- Education
- Law Enforcement & Emergency Services
- Natural Resources & Environment
- Parks & Recreation
- Solid Waste
- Tourism
- Water Supply & Wastewater

The Chairman allowed the public to speak.

Frank Wilczek addressed the Commission. He noted that he believed that the draft chapters address the citizen need and input.

Mr. Frydl thanked staff for the hard work and quality product.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary