

PLANNING COMMISSION
November 18, 2009

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, NOVEMBER 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
- 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.

PUBLIC HEARINGS

The Chairman stated that there were no public hearings scheduled for tonight's meeting but added that public comment would be heard during the public work session under Other Planning Matters. He asked that those wishing to speak sign up on the sheet and limit their comments to three minutes.

OLD/NEW BUSINESS

There was no Old/New Business to discuss.

APPROVAL OF MINUTES

The minutes for the October 21, 2009 work session and regular meeting were approved as submitted by a 3-0 vote as the other two members were not in attendance of those meetings, and therefore, did not vote.

OTHER PLANNING MATTERS

There was a public work session regarding the Comprehensive Plan revision.

Bill Wanner addressed the Commission explaining that tonight's discussion would include the Future Land Use chapter and Map, Design Elements, and Implementation Strategies.

Mr. Wanner gave a presentation with the updated Comprehensive Plan revision

information and reviewed the growth areas and the maps. He estimated that 6,500 acres of land would be in the growth area as proposed. He noted that the two senior residential areas have been included in the growth area and that the Highlands Golf property has not been included by consensus. He added that there is an unresolved area west of Ruckersville, the K & B Properties parcel, which has not been designated.

The Commission reviewed the maps. There was discussion among the Commissioners, staff, and Mr. Wanner in regard to the designated areas and the acreages in specific zoning districts.

Mr. Wanner addressed “aging in place” in regard to the senior residential component. He addressed environment, protective buffer, and other development concepts. He noted that the Zoning Ordinance, Subdivision Ordinance, and the Capital Improvement Plan are the three fundamental tools that follow up on the Comprehensive Plan and implement that in a specific way.

There was continued discussion regarding the maps and information being presented, including rural agriculture areas, development rights, and open space. Design concepts and the implementation strategies were also discussed.

The following citizens addressed the Commission with comments regarding the request for an official advisory board for the Ruckersville area, the unresolved area, traffic, the Highlands Golf property, the inclusion and exclusion of specific parcels in the growth area, the future land use designations, road improvements and configurations along Route 29, housing considerations, and the transfer of development rights:

- Aaron Gilbert
- Larry Miller
- Andrea Wilkinson
- Butch Davies
- Gretchen Scheurmann
- Steve Jones
- Jay Willer

The commission considered the citizen comments and concerns and discussed some of the items mentioned, in addition to the Future Land Use chapter. There was also discussion regarding the K & B Properties parcel and its unresolved designation.

After further discussion of issues relating to transportation and infrastructure, Mr. Lamb made a motion to omit the K & B properties parcel from the growth area.

Mr. Slezak seconded the motion.

The vote was taken.

AYE

NAY

Mr. Martin
Mr. Slezak

Mr. Herring

Mr. Lamb

Mr. Frydl

The motion to omit the K & B properties parcel from the growth area carried by a 3-2 vote.

There was discussion regarding the senior residential areas, the transfer or purchase of development rights, and other matters relating to planning tools and implementation strategies.

The chairman complimented Planning staff and the TJPDC on the work done thus far.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary