

**PLANNING COMMISSION**  
**December 16, 2009**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, DECEMBER 16, 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  
   Marsha Alley, Secretary

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**

Mr. Svoboda reminded the Commission that there will be a Transportation chapter Work Session prior to meeting in January. He added that there will also be five public hearings held in January.

**APPROVAL OF MINUTES**

The minutes for the November 18, 2009 meeting were approved as submitted by a 5-0 vote.

**OTHER PLANNING MATTERS**

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

Bill Wanner addressed the Commission and gave a presentation. He distributed a draft copy of the Future Land Use Map chapter as well as a copy of the presentation. He stated that future documents would be distributed in paper due to the size of the electronic file. He explained that tonight's discussion would

include the Future Land Use chapter and a summary, calculations for Urban Development Areas (UDA) and an overview of the Transportation chapter.

Mr. Wanner reviewed the existing conditions of the Future Land Use Map and how growth is designed to occur in the specific areas. He reviewed the six categories of the growth area, which are, Mixed Use Village Center, Mixed Use Town Center, Mixed Use Residential, Suburban Residential, Industrial, and Senior Residential. He reviewed the design elements and guidelines of each category. He noted that the Zoning Ordinance, the Subdivision Ordinance, and the Capital Improvements Plan are fundamental planning tools for Greene County. He reviewed and explained the requirements and designations of UDAs in the growth area.

Mr. Wanner gave an overview of the Transportation chapter describing the current road and street network within the county. He stated that there were 296 crashes in the county in 2008, with 3 fatalities and 142 injuries. He defined the types of roads/streets in the county and reviewed the design/volume capacities for those types of roads/streets. He noted that the Greene County Transit provides a transportation service to and from Charlottesville. He explained how the UDAs affect the transportation needs/aspects of the county. He reminded the Commission that the Multi-Modal Corridor study also addresses these needs. He reviewed traffic calming goals and methods.

There was discussion regarding the usage and effectiveness of speed bumps in regard to use as a traffic calming technique.

Mr. Wanner gave an outline of the proposed complete plan, including a cover, acknowledgments, an executive summary, the introduction and purpose of the plan, a vision statement, and the profile of Greene County, as well as the individual chapters and implementation strategy. He added that the goal is to have a draft plan to the Commission by the end of the year; then, a work session would be held prior to the Commission meeting in January so that a public hearing could be held in February 2010.

Mr. Frydl asked the Commission if there were any clarifications needed.

There was discussion regarding the Green Infrastructure Network map and whether it should be included or not.

There was discussion regarding the Highlands Golf Park property and its designation. There was also a concern mentioned about affordable housing being addressed.

The Chairman explained how the UDAs were identified within the designated areas, using six units per acre, noting that dense, regulated growth can result in more affordable housing.

The Chairman offered the public an opportunity to express comments or

concerns.

The listed citizens addressed the Commission with comments/concerns regarding to the following: tourism and participation in the “Journey through Hallowed Ground” program; the Rivanna River Basin Commission offer to partner with the County in referencing their study in the revised Comprehensive Plan, water quality and natural resource protection, support of the inclusion of the Green Infrastructure Plan; several specific editorial statements in the proposed plan are suggested to be stricken or altered (noted in the document submitted by Mr. Williamson); the continued inclusion of the Highlands Golf Park property in the growth area and the effect that exclusion would have on the family who owns the property; the Evergreen residential area has not been included in the Senior Residential area; the community park, improvements such as, sidewalks, bike lanes, by widening road shoulders, development of a public swimming area at a future water impoundment site, the availability of grant funds; thoroughfare planning and calming techniques with possible limitations in specific situations, senior residential calculations, land use plan; the recommendation of clustering development; parallel roads and interconnectivity, the Luck Stone entrance location and the unique potential for the future use of the Highlands Golf Park property and its continued inclusion in the growth area:

- Margaret Ramsey
- Leslie Middleton (presented a letter from the Rivanna River Basin Commission)
- Neil Williamson
- Gretchen Scheurmann
- Roy Dye
- Andrea Wilkinson
- Larry Miller
- Jay Willer
- Butch Davies

Mr. Herring voiced his support for the inclusion of tourism, as well as the Rivanna River Basin Commission reference, in the Comprehensive Plan. There was discussion regarding these topics. It was suggested that the Commission not include specific tourism events, etc. in the Comprehensive Plan but that they should advocate to the Board of Supervisors on behalf of the issue given that it is in keeping with the Comprehensive Plan. It was also determined that the reference to the Rivanna River Basin Commission would be included in the Natural Resources section.

There was discussion regarding the VDOT comments and the water/sewer service area relating to the Highlands Golf Park property. There was also discussion regarding traffic safety issues in that area and future water supply in the county.

After further discussion of issues relating to transportation and infrastructure, it was determined that the Highlands Golf Park property would not be included in

the designated growth area.

After reflecting on public comments, it was determined that the Commission would review the written public submittals and provide feedback to Mr. Svoboda or Mr. Wanner before Monday, December 21, 2009.

There was brief discussion regarding the assurance of accuracy of the calculations of UDAs in Senior Residential areas.

There was review of some of the language and terms used in various sections of the proposed plan and the placement of the Green Infrastructure Map in the Natural Resources chapter.

Mr. Martin asked what the Ruckersville Citizens Council would gain by having an advisory group named in the Comprehensive Plan.

Andrea Wilkinson explained that it would allow for official participation with VDOT comments, funding, and assist in development of the Master Plan and can be assigned duties by the county.

Mr. Slezak asked if the group members are appointed and if they have a budget.

Mrs. Wilkinson stated that the members would be appointed and that there would be no budget allotment.

Mr. Herring asked if a staff member is on the Park Board.

Mrs. Wilkinson stated that Julius Bates is the staff member on the Board.

Mr. Herring asked if a staff member would be required to be on the Board.

Mr. Svoboda stated that it would be likely.

There was discussion regarding the request of the Ruckersville Citizens Council (RCC) that an advisory group be named in the Comprehensive Plan and the necessity of such advisory group beyond the scope of what is being done already by the RCC. There were compliments made to the RCC as to their involvement and effectiveness in previous land use issues. It was determined that an advisory group would not need to be specifically named in the Comprehensive Plan.

Mr. Herring thanked Jim Frydl for his service on the Commission and wished him the best on his service on the Board of Supervisors.

Mr. Lamb wished everyone a Merry Christmas and a Joyous New Year. He thanked everyone for all of their assistance.

Mr. Frydl thanked the Commission for the opportunity to serve alongside them for

his term.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Marsha Alley*  
Secretary