

PLANNING COMMISSION
November 16, 2011

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, NOVEMBER 16, 2011, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

- Norman Slezak, Chairman
- Bill Martin, Vice-Chairman
- Frank Steele, Member
- Davis Lamb, Member
- Anthony Herring, Member
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner
- Shawn Leake, Zoning Officer

Mr. Slezak called the meeting to order.

DETERMINATION OF QUORUM

Mr. Slezak took a roll call vote to determine a quorum.

PUBLIC HEARINGS

Ted Corp, Inc./Greenecroft, LLC have filed a rezoning application to amend proffers approved on January 13, 2009 (re-zoning file #08-003) and July 13, 2004 (re-zoning file #04-149) for a 22.92 acre tract and a 3.91 acre tract zoned PUD, Planned Unit Development, located in Ruckersville on Greenecroft Boulevard and Spotswood Trail and identified on County Tax Maps as 60F-(A)-12 & 12A. (RZ#11-004)

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

Mr. Svoboda gave a brief report including a review of agency comments. He also gave a history of the property and a review of the previous, current, and proposed proffers and the effect that would be made on the property as a result of a proffer amendment. He added that staff could support the request as it complies with the Comprehensive Plan and Zoning Ordinance requirements.

Rob Lynch, applicant, addressed the Commission. He reviewed the one acre parcel commercial issues noting that the size is not usually conducive to most businesses.

The Chairman opened the public hearing.

Larry Miller addressed the Commission noting that the first proffer would not require commercial uses in the PUD area, allowing the entire area to be used as residential development.

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

There was discussion among the Commission regarding the request and the proffer revisions. There was discussion regarding the types of homes to be built there and the lot sizes that would be most suitable.

Mr. Lynch explained that the housing types and lot sizes are mostly market driven which is one of the reasons to revise the existing proffers regarding these issues.

There was discussion regarding the site development plan process for this parcel.

Mr. Steele stated that he is a resident in the Four Seasons community and that he has concerns regarding traffic at the intersection. He noted that there are other housing options on other sites within the county. He added that the idea is too iffy without a tangible plan.

There was discussion regarding the traffic in the area, the likelihood of a traffic signal in the future, and the possible loss of commercial parcels. There was also discussion regarding the cash proffers and the link to the square footage of the single-family dwellings and how the town-homes would qualify in regard to the cash proffers.

There was discussion regarding the option of deferral for this request.

Mr. Lynch requested a deferral of RZ#11-004 in order to be able to consider some of the items that were brought up at tonight's meeting.

Mr. Martin made a motion to accept Mr. Lynch's request to defer RZ#11-004 until the December 21, 2011 Planning Commission meeting.

Mr. Steele seconded the motion.

The vote was taken.

AYE

Mr. Herring
Mr. Lamb
Mr. Steele
Mr. Martin
Mr. Slezak

NAY

The motion to defer carried by a 5-0 vote.

Greene County Zoning Ordinance Revision: Revise Article 22 and all applicable references regarding General Agriculture and Low Intensity Agriculture. (OR#11-007)

Mr. Slezak read the request and stated that he looks forward to public input for all cases but especially ordinance revisions as they affect the county as a whole. He asked Mr. Svoboda for a report.

Mr. Svoboda gave a brief report including a review of the proposed language and the revisions to the ordinance. He added that the current acreage requirements for some agricultural uses to appear to be limiting in many cases. He noted that this revision would address the acreage requirements.

The Chairman opened the public hearing.

The following citizens addressed the Commission voicing support and or concerns regarding the proposed ordinance revision, such as, a rural lifestyle can be preserved on smaller tracts, learning experiences from caring for animals, some lots in the City of Charlottesville allow the same types of animals, protects the rural character of the county, the revision would allow the opportunity to raise chickens to provide eggs, and many life skills may be learned through the raising of livestock, etc.:

- Sandra Smeester
- Marianna Smeester (& her sister)—gave a presentation to the Commission.
- Steven Smeester
- Ken Gerlach
- Theresa Heiderscheidt
- James Murphy

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

Mr. Lamb stated that he was raised on a farm and that he believes that there are many therapeutic benefits to have animals around as well as the responsibility that children learn from owning animals.

There was brief discussion among the Commission regarding the support of the proposed revision. There was clarification of the “one animal unit” reference and acreage requirements. It was determined that item 3 within the definition for Low Intensity Agriculture would be revised to read “*pasturing of livestock*”.

Mr. Herring made a motion to recommend approval of OR#11-007 with the wording of item 3 within the definition for Low Intensity Agriculture to be revised to read “*pasturing of livestock*”.

Mr. Martin seconded the motion.

The vote was taken.

AYE

Mr. Herring
Mr. Lamb
Mr. Steele
Mr. Martin
Mr. Slezak

NAY

The motion to recommend approval carried by a 5-0 vote.

OLD/NEW BUSINESS

Transportation and Housing Alliance Case Study

Mr. Svoboda reviewed a memo from the Thomas Jefferson Planning District Commission (TJPDC) regarding the Transportation and Housing Alliance Case Study. He added that when the study is complete, the TJPDC would attend a Commission meeting for a formal presentation.

There was discussion regarding the study memo and the timeline.

APPROVAL OF MINUTES

The minutes for the October 19, 2011 meeting were approved as submitted by a 5-0 vote.

OTHER PLANNING MATTERS

Town of Stanardsville Information

Mr. Martin informed the Commission that he had attended the recent meeting and noted that the Town Council had discussed the upcoming Capital Improvement Plan (CIP).

Ms. Golon explained that an information packet had been recently sent to the mayor that would provide more information.

There was discussion regarding the next steps for the Town Council in regard to the CIP.

Mr. Martin asked that staff be sure that the Town Council members receive the recent Comprehensive Plan.

Mr. Svoboda stated that the Comprehensive Plans had been mailed to all Council members.

Mr. Martin reminded the Commission of the upcoming Parade of Lights on Saturday, December 3rd at 6:00 pm.

Mr. Slezak and Mr. Svoboda reminded the Commission of the upcoming

business for December, which includes the Creekside request and the Ted Corp request.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary

Planning Commission, Chairman

Date