

PLANNING COMMISSION
October 20, 2004

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, OCTOBER 20, 2004, AT 7:30 pm IN THE COUNTY MEETING ROOM.

Those present were:

- Gary Lowe, Chairman
- Helen Phillips, Vice-Chairperson
- Jim Davis, Member
- Mike Skeens, Member
- Brent Wilson, Member
- Mickey Cox, Ex-officio Member
- Catherine Clossin, Community Development Director
- Bart Svoboda, Zoning Official
- Marsha Alley, Secretary

The chairman called the meeting to order stating that there would be one public hearing this evening and that those who wished to speak must sign-up. He also reviewed the public hearing process for those who had not attended before.

PUBLIC HEARING: Highlands Golf, LLC—Rezoning Request #04-157

Mr. Lowe read the request: Highlands Golf, LLC requests a re-zoning from A-1 to B-3 on approximately 12.82 acres of a 34.00 acre tract located in Ruckersville on Route 29 identified on County Tax Maps as 51-(A)-28A. (RZ#04-157)

Ms. Clossin reported that the affected property fronts on the west side of Route 29 and is designated as Office/Industrial on the Future Land Use Map of the Comprehensive Plan. She added that there is no targeted use for the property, but the applicants indicated that they would like to see the future uses be compatible with the existing golf course, possibly a restaurant, bed and breakfast, or other tourist-related use. She noted that Rapidan Service Authority (RSA) indicated that water service is available to the site with some system improvements if necessary, depending on the fire flow requirements. She pointed out that no immediate plans are being considered to extend public sewer to the site. She stated that the applicant intends to connect to public sewer as soon as it is available and noted that the B-3, Business High Intensity District requires that permitted uses be served by public sewer if the demand exceeds five thousand (5,000) gallons per day. She stated that staff recommends approval of the request with the acceptance of the submitted proffers and with the condition that the applicant connects to public water and sewer as soon as is feasible.

Peter Scheuermann addressed the Commission and read a prepared statement written by his wife justifying the reasons to approve their request. He distributed copies to the members of the Commission. He pointed out that the property is located on Route 29 in a commercial area. He noted that the tremors from the quarry and smog from the asphalt plant will prevent anything except commercial development on the property. He

explained that the commercial development would not have any effect on the school system. He added that proffers have been submitted with the application.

The public hearing was opened.

Tom Linkous addressed the Commission. He stated that he lives in Ruckersville and has known the Scheuermanns for a long time and believes that they will do what they say they will do. He added that he would like to see the request approved.

Carl Schmitt addressed the Commission. He stated that he has no objection to the request but would like the applicant to consider addressing the need for limiting light pollution into the night sky at the golf park.

Ms. Clossin stated that the proffers address the lighting issue on the proposed new development site.

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

Mr. Davis asked if the site lighting plan intends to include the existing Golf Park or if it will apply to the new project only.

Mr. Scheuermann stated that he would be willing to take a second look at that issue noting that the golf park is not considered in the proffers.

Mr. Davis asked if the possible need for a turn lane due to traffic would be addressed during the site development plan review phase.

Mr. Lowe stated that this issue would be addressed during site development plan review and that VDOT standards would have to be met.

Ms. Phillips asked what types of buildings are being considered and how many are planned.

Mr. Scheuermann stated that they have no specific uses or buildings in mind at this time noting that they would like to consider lodging facilities and their amenities in order to benefit the existing golf course. He added that they do not want any uses that would involve heavy traffic or big trucks.

Ms. Phillips stated that it appears that White Run divides the property.

Mr. Scheuermann stated that White Run is a river running through the quarry, through this property and into the Rapidan River. He added that the river is always flowing and that it can get high, noting that the height fluctuates. He pointed out that the water has come over the banks but not in the proposed area.

Ms. Phillips asked if the development would have any impact on White Run.

Mr. Scheuermann stated that an Erosion and Sediment Control Plan would be required and that they plan to stay as far away from White Run as possible in order to not have any detrimental impact on it.

Mr. Wilson asked what the zoning would be on the residue of the parcel.

Ms. Clossin stated that the residue would be zoned A-1, Agriculture.

Mr. Wilson asked if the property is located in the 100-year flood plain.

Ms. Clossin stated that to her knowledge, the property is not located in a flood plain.

Mr. Scheuermann stated that the property is not in an established flood plain. He added that the assessor assesses the property as commercial at this time.

Mr. Wilson asked what the width of the area would be.

Mr. Scheuermann stated that the south end is wider, about 300 feet, and the north end is narrow, about 200 feet.

Mr. Wilson asked where development would be more likely to occur on the site.

Mr. Scheuermann stated that they do not know where the interest would lie, although they would prefer to develop the higher portion of the site.

Mr. Wilson pointed out that the area would be the wider portion of the site.

Mr. Scheuermann agreed.

Mr. Wilson asked if there were any plans to expand the existing golf operation.

Mr. Scheuermann stated that there were no plans for expansion at this time.

Mr. Wilson asked how the determination was made to exclude some uses and retain others, such as "Vehicle Parts Store."

Mr. Scheuermann stated that they extracted the uses that they believed to involve heavy trucking, parked cars for repairs and things of that nature.

Mr. Wilson pointed out that "Equipment Sales and Repair Shops" were not excluded and asked if that use would be different from the excluded uses.

Ms. Clossin deferred to Bart Svoboda, Zoning Official.

Mr. Lowe read the definition of "Equipment Sales and Repair Shops."

Mr. Svoboda explained that this use would include the sale and repair of such items as tractors and small engines.

Mr. Lowe suggested that this particular use could be similar to the Woodson's store in Ruckersville.

Mr. Svoboda agreed.

Mr. Wilson asked if there was a reason to retain "Equipment Sales and Repair Shops" as a use in this case.

Mr. Scheuermann stated that he did not realize the meaning of the phrase and would not object to amending the proffers to reflect the exclusion of "Equipment Sales and Repair Shops."

Mr. Wilson pointed out that "Building Material Sales" had also been retained as a potential use.

Mr. Lowe read that definition.

Mr. Wilson asked if there was a reason to retain "Building Material Sales" as a use in this case.

Mr. Scheuermann stated that this particular use could be considered as a tile shop or something similar and added that he was hesitant to add more to their offerings. He noted that they would want some control on the site, adding that they do not want it to be an eyesore.

Mr. Wilson explained that he believed that to be the Scheuermann's intent but was concerned that the rezoning involves the land not the property owner. He added that he felt good about the project.

Mr. Skeens asked when public sewer would be available to the parcel.

Ms. Clossin stated that there are no plans for public sewer in that area at this time.

Mr. Lowe informed Mr. Scheuermann that new techniques are available that could address the previously mentioned lighting issue at the existing golf facility, noting that he was making an informative comment.

Mr. Lowe asked if the protection of White Run would be addressed during the site development plan review phase by an Erosion and Sediment Control Plan.

Ms. Clossin stated that it would be addressed at that time. She added that the applicant has proffered low-impact development techniques as well.

Mr. Lowe pointed out that the letter Mr. Scheuermann read had mentioned that they would want to have involvement in the architectural designs, etc. of the site and commended them for that. He asked Mr. Scheuermann how he planned to implement the process.

Mr. Scheuermann stated that he planned to analyze the proposed business design and be involved in the site development plan review process. He added that he had experience in this as he was an architect in Vermont. He stated that he wants the project be cohesive even if there are different owners on the property.

Mr. Lowe agreed with Mr. Scheuermann. He pointed out that this is sometimes implemented by deed.

There was discussion on Architectural Controls.

Mr. Davis asked if the development could occur without the availability of public sewer.

Ms. Clossin stated that development could occur without public sewer as long as the demand does not exceed 5,000 gallons per day.

Mr. Lowe stated that private septic fields could be used depending on Health Department approval but noted that if the demand exceeds 5,000 gallons per day, the development will require public sewer.

Mr. Wilson asked for clarification of the amendments to the proffers made by the applicant tonight.

Mr. Lowe reminded Mr. Scheuermann that he has the opportunity to amend the proffers prior to the Board of Supervisors meeting.

Mr. Wilson asked if "Equipment Sales and Repair Shops" have been added to the proffers as an excluded use.

Ms. Clossin stated that the applicant had agreed to that amendment on record.

Mr. Wilson made a motion to recommend approval of RZ#04-157 with the acceptance of the proffers as amended tonight on record and with the condition that the applicant

connects to public water and sewer as soon as is feasible.

Ms. Phillips seconded the motion.

The vote was taken.

AYE

Mr. Davis
Ms. Phillips
Mr. Wilson
Mr. Skeens
Mr. Lowe

NAY

The motion carried by a unanimous vote.

OLD/NEW BUSINESS

Ms. Clossin stated that the Capital Improvements Plan (CIP) is likely to come to the Planning Commission in January 2005, adding that she is waiting for feedback from several other agencies.

Mr. Wilson asked what the Planning Commission's role would be regarding the CIP.

Ms. Clossin explained that the Planning Commission would assist in identifying anticipated projects for the next five (5) to ten (10) years.

There was discussion on the CIP.

Ms. Clossin informed the Commission that an application for an EPA grant was sent out today. She added that the grant would be for three (3) pumping stations to be located in the Business Parks. She noted that many letters of support were included in the application.

Mr. Wilson asked when the approval is anticipated.

Ms. Clossin stated that she hoped the grant would be approved by early spring 2005. She added that the project completion would be about two (2) years. She noted that the \$830,000 grant is being sponsored by Congressman Goode.

Mr. Lowe asked if the funds would be matched.

Ms. Clossin stated that a match may not be needed.

APPROVAL OF MINUTES

The minutes of the September 15, 2004 meeting were unanimously approved as submitted.

OTHER PLANNING MATTERS

Ms. Clossin informed the Commission that due to technical difficulties, the Low-Impact Development powerpoint presentation could not be viewed but added that a copy was provided for each member to view at home.

Mr. Lowe asked Mr. Schmitt to give an overview of the presentation since he has seen it and is familiar with the practices.

Mr. Schmitt explained that the Department of Environmental Quality and the Friends of the Rappahannock offer this CD as an educational tool giving a reasonably good description of Low-Impact Development (LID). He stated that LID is based on the premise that any development changes to land changes the hydrology of the land, proving conventional development techniques are not the best way due to its changing the land's ability to absorb water and routing water from the property to another location instead of overall absorption. He added that detention ponds present problems and that the streams receiving the piped water at high velocities and high volume suffer stream destruction. He stated that LID changes the approach by mimicking overall sheeting by using rain gardens, etc. He explained that this would allow water to be gently dispersed to the streams. He added that the use of LID is growing rapidly and noted that some areas are mandating its use by ordinance. He reminded the Commission that Guildford Farms is implementing LID in its development.

Mr. Lowe stated that he had spoken with Mr. Kostich who stated that LID appears to cost more up front but by eliminating the need for as much concrete, it may save money in the long run. He added that Mr. Kostich will be monitoring the cost of LID on the Guildford Farms project.

Mr. Cox stated that he and Mr. Lowe had attended a conference regarding LID and had learned a lot.

Mr. Wilson asked what the affect would be if LID is not used.

Mr. Schmitt explained that water is not going into the ground but being piped off site in many cases which results in the underground water supply being robbed. He added that using LID protects the streams and the water supply.

Mr. Lowe stated that at the conference that Mr. Cox referred to they learned that localities need to address stormwater management as well as stormwater quality.

Mr. Schmitt presented at photo of LID in practice at Guildford Farms. He stated that they

had located a contractor who uses a tractor with a special attachment that cuts through the trees, laying them on the ground, and then shreds everything in its path leaving a two (2) foot deep path of mulch which immediately stabilizes the land and eliminates large piles of trees.

Bob Runkle, Culpeper Soil and Water District, agreed that LID presented great ideas to be considered in development. He added that he would like to see it incorporated into the ordinance, noting that it seems to be the positive wave of the future.

Mr. Lowe agreed, adding that it would be easier to incorporate after others see how well it works in the area.

Mr. Runkle pointed out that there are many conferences available to address LID.

Mr. Schmitt informed the Commission that the Culpeper Soil and Water District had also included a letter of support in the previously mentioned grant application.

Ms. Clossin agreed stating that it was one of the strongest support letters received.

Mr. Lowe thanked Mr. Schmitt and stated that he thought everyone had a better understanding of LID.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary