

PLANNING COMMISSION
December 15, 2010

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, DECEMBER 15, 2010, 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
 Bart Svoboda, Planning Director
 Shawn Leake, Zoning Officer
 Marsha Alley, Secretary

Mr. Slezak called the meeting to order and greeted the attendees.

DETERMINATION OF QUORUM

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

PUBLIC HEARINGS

Leroy & Crystal Aldridge request a special use permit for a home business for a gunsmith shop on approximately 20.04 acres which are zoned A-1, Agriculture, located on Albano Road and identified on County Tax Maps as 53-(A)-47. (SUP#10-006)

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

Mr. Svoboda reviewed the request and gave a brief report. He explained the guidelines of Home Businesses as stated in the Zoning Ordinance. He reviewed the photos, maps, and sketches regarding the proposal. He added that the proposed use is supported by the goals in the Economic Development chapter of the Comprehensive Plan. He added that staff supports the request with the following conditions:

- a. Shall comply with definition for Home Business under Article 22 of the Greene County Zoning Ordinance.
- b. The firearms outlet shall be in compliance with all Bureau of Alcohol, Tobacco, Firearms and Explosive regulations and The Virginia Uniform Statewide Building Code (USBC).
- c. Services offered by the Home Business shall be limited to those listed in Attachment 1.
- d. The hours of operation shall be Monday-Wednesday from 6p.m.-9p.m. and Saturday from 10a.m.-2p.m. and by appointment (as needed).
- e. The Home Business shall be located in the 960 square foot building, as shown on the site sketch submitted by the applicant. If the applicant

- chooses to expand the 960 square foot building, the special use permit shall be amended.
- f. Should the applicant require extended hours of operation, the special use permit shall be amended.
 - g. A shooting range shall not be provided on the applicant's property for the use by the customers of the home business. This condition shall not limit the applicant's personal recreational shooting sport.

There was discussion to clarify the hours of operation, noting that it would fall under Eastern Standard Time, and signage.

Leroy Aldridge, the applicant, informed the Commission that Mr. Svoboda had covered all of the information.

The chairman opened the public hearing.

There being no public comments, the public hearing was closed.

There was discussion regarding the sighting of firearms.

Mr. Aldridge explained that it would be performed at an off-site shooting range.

Mr. Martin asked what types of sounds would be heard as a result of the business.

Mr. Aldridge stated that a few test shots might be needed to test a weapon outside but not a multitude of shots.

There was a brief discussion regarding the testing process, dangers, hazardous materials, berms, etc.

Mr. Aldridge assured that there would be no caustic chemicals used, noting that the barrels that are present on the property are used for water storage. He added that the only shooting would be for the test firing of weapons and his own personal recreational shooting.

Mr. Slezak gave a brief site visit report, noting that the site is heavily wooded. He added that he only saw one home through the trees which appeared far enough away from any disturbance.

There was discussion regarding the sounds of testing firing and proximities to neighboring properties.

Mr. Steele made a motion to recommend approval of SUP#10-006 with the following conditions:

- a. Shall comply with definition for Home Business under Article 22 of the Greene County Zoning Ordinance.

- b. The firearms outlet shall be in compliance with all Bureau of Alcohol, Tobacco, Firearms and Explosive regulations and The Virginia Uniform Statewide Building Code (USBC).
- c. Services offered by the Home Business shall be limited to those listed in Attachment 1.
- d. The hours of operation shall be Monday-Wednesday from 6p.m.-9p.m. and Saturday from 10a.m.-2p.m. and by appointment (as needed).
- e. The Home Business shall be located in the 960 square foot building, as shown on the site sketch submitted by the applicant. If the applicant chooses to expand the 960 square foot building, the special use permit shall be amended.
- f. Should the applicant require extended hours of operation, the special use permit shall be amended.
- g. A shooting range shall not be provided on the applicant's property for the use by the customers of the home business. This condition shall not limit the applicant's personal recreational shooting sport.

Mr. Slezak requested that, in condition d, the time be amended to read Eastern Standard Time.

Mr. Steele amended the motion as requested.

Mr. Lamb seconded the motion.

The vote was taken.

AYE

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

NAY

The motion to recommend approval of SUP#10-006 with conditions carried by a 4-0 vote.

Ovidio & Leslie Barranco, Jr. request a special use permit for a home business for jewelry making on approximately 2.892 acres which are zoned A-1, Agriculture, located on Bingham Mountain Road and identified on County Tax Maps as 56-(2)-2C. (SUP#10-007)

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

Mr. Svoboda reviewed the request noting that the applicant requests a special use permit for a home business to produce jewelry for online sales. The applicant states that the home business will be located in a 575 square foot existing building located on the parcel. The business is an online business that will not provide for onsite retail sales or employees. He added that there would

be no outside activities. He noted that the Home Business guidelines of the Zoning Ordinance would apply.

He added that the proposed use is supported by the goals in the Economic Development chapter of the Comprehensive Plan.

Mr. Svoboda stated that staff supported the proposal with the following conditions:

- a) Comply with definition for Home Business under Article 22 of the Greene County Zoning Ordinance.
- b) The applicant shall comply with The Virginia Uniform Statewide Building Code (USBC).
- c) The Home Business shall consist of an online retail business only and shall not provide for on-site retail or employees.
- d) The Home Business shall be located in the 575 square foot building, as shown on the site sketch submitted by the applicant. If the applicant chooses to expand the 575 square foot building, the special use permit shall be amended.

Mr. Slezak gave a brief site visit report.

Ovidio & Leslie Barranco informed the Commission that Mr. Svoboda had addressed the request completely.

The chairman opened the public hearing.

There being no public comments, the public hearing was closed.

There was discussion regarding the shipping of the products and the jewelry making process. The applicant stated that they do not usually use any chemicals as they specialize in beads, noting that the only sounds heard from the business would be the music that they play while they work.

There was discussion regarding the implementation of the home businesses in the rural areas and the purchasing of beads, shipments, and postal traffic.

Mr. Martin made a motion to recommend approval of SUP#10-007 with the following conditions:

- a) Comply with definition for Home Business under Article 22 of the Greene County Zoning Ordinance.
- b) The applicant shall comply with The Virginia Uniform Statewide Building Code (USBC).
- c) The Home Business shall consist of an online retail business only and shall not provide for on-site retail or employees.
- d) The Home Business shall be located in the 575 square foot building, as shown on the site sketch submitted by the applicant. If the applicant chooses to expand the 575 square foot building, the special use permit shall be amended.

Mr. Steele seconded the motion.

The vote was taken.

AYE

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

NAY

The motion to recommend approval of SUP#10-007 with conditions carried by a 4-0 vote.

OLD/NEW BUSINESS

Mr. Svoboda stated that the priority memo has been reviewed and revised by the Board of Supervisors (BOS). It will hopefully be included in your next packet.

Mr. Slezak stated that Mr. Svoboda made a very good presentation to the BOS.

Mr. Svoboda stated that the public hearing for the CIP would be held in January. He added that the information has been sent out to departments to respond by January 7, 2011.

Mr. Slezak reminded the Commission that in January, officers need to be elected and everyone needs to give that some thought. He added that he has been honored to serve as Chairman, but is willing to offer that opportunity to someone else who would be interested.

APPROVAL OF MINUTES

The minutes for the November 17, 2010 meeting were approved as submitted by a 4-0 vote.

OTHER PLANNING MATTERS

Town of Stanardsville

Mr. Svoboda gave a report from the recent meeting regarding some tax information issues, grant possibilities, and the upcoming Town Comprehensive Plan revisions.

Mr. Martin complimented the Town on the recent Parade of Lights.

Mr. Slezak complimented Mr. Svoboda and his staff for a year of hard work.

There was a brief discussion regarding the CIP, proffers policy, and the funding road map.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary

Planning Commission, Chairman

Date