

**PLANNING COMMISSION**  
**April 16, 2008**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, APRIL 16, 2008, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

- Davis Lamb, Chairman
- Norman Slezak, Vice-Chairman
- Phyllis Woodfolk, Member
- Jim Frydl, Member
- Anthony Herring, Member
- Jeri Allen, Ex-officio Member
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner
- Shawn Leake, Zoning Officer
- Marsha Alley, Secretary

Mr. Lamb called the meeting to order. He asked that those who wished to speak sign up on the appropriate sheets.

The agenda was amended by consensus vote to review the Hunnicutt preliminary plat prior to the Thomas Jefferson Planning District Commission presentation and the public hearing.

**OTHER PLANNING MATTERS**

**Hunnicutt Property, LLC—Preliminary Plat Review**

Mr. Svoboda reported on the SDV#07-085 request for a 102 lot subdivision for detached single family homes located at 33 West and Celt Road. He noted that it is a by-right division consisting of approximately 29 acres designated as R-1, Residential, and approximately 87 acres designated as A-1, Agriculture. He reviewed the preliminary plat and noted that some comments were received this afternoon addressing previous comments from staff. He added that the request must be heard by the Planning Commission because it is over fifty (50) lots. He noted that the request does meet the objectives of the Comprehensive Plan and the Future Land Use map.

Mr. Frydl asked about the open space calculations discrepancy.

Mr. Svoboda deferred to the applicant.

Steve Jones, Executive Vice-President of the Fried Companies, addressed the Commission. He explained that the green space area was calculated per the ordinance in regard to the R-1 zoning area only as it is not required in the A-1 zoning area.

There was discussion regarding the use of community-type wells, the permitting process for the wells, and the developer's or Home Owners Association's responsibility of maintaining the wells. The gallons per minute was estimated to be 25 for one well and 50 for the other.

There was discussion regarding ingress/egress, road frontage, sidewalks, bike paths, and recreational areas.

There was discussion regarding the lack of an Erosion and Sediment Control Plan. Mr. Jones pointed out that the E & S plan is typically done after preliminary approval to address any concerns and comments raised during the review phase.

Ms. Woodfolk made a motion to approve the preliminary subdivision plat SDV#07-085.

Mr. Herring seconded the motion.

The vote was taken.

AYE

Mr. Herring  
Mr. Frydl  
Mr. Slezak  
Ms. Woodfolk  
Mr. Lamb

NAY

The motion to approve preliminary subdivision plat SDV#07-085 carried unanimously.

**Thomas Jefferson Planning District Commission (TJPDC) Presentation:  
Comprehensive Plan and VDOT Multimodal Study**

Harrison Rue, Director of the TJPDC, addressed the Commission and thanked them for the opportunity to review the recent study. He introduced Bill Wanner, who gave the presentation and reviewed the handout.

The presentation included the VDOT Multimodal Corridor Study and Comprehensive Plan options.

After the presentation, there was discussion regarding the services provided by the TJPDC and the resources available there. There was also discussion regarding the upcoming Comprehensive Plan revision.

## **PUBLIC HEARING**

**Carroll & Lynette Morris/K & B Properties request a re-zoning from A-1, Agriculture, to B-2, Business, and R-2, Residential, on approximately 327.54 acres located on Spotswood Trail, Dunnes Shop Road, and M & M Road and identified on County Tax Maps as 50-(A)-42A, 42B, 45 and 59-(A)-19, 19A, 21, 25, 26, 27, and 28A. (RZ#06-002)**

Davis Lamb read the request and asked Mr. Svoboda for a report.

Mr. Svoboda explained that the area in question is located in the Quinque area, on the south side of Route 33 and reviewed the presentation including the maps of the location. He added that comments and proffers were included in the packets. He noted that a Comprehensive Plan Amendment was approved to include this area in the growth area but a designation was not assigned. He explained that previously the Planning Commission had recommended denial of the request but that the submittal has had substantial changes which require another public hearing. He added that the property would have approximately 88 division rights by-right.

Ed Blackwell, of Blackwell Engineering, addressed the Commission on the applicant's behalf. He reviewed the proffers and the applicant's conceptual plan for the property.

Mr. Lamb opened the public hearing.

The following citizens addressed the Commission expressing their concerns/opinions in regard to water availability, long-term geography changes, housing market changes, buffer requirements, additional residences, lack of a traffic impact study, infrastructure, impacts on the schools, roads, traffic, sewer, emergency services, court, air quality, water impoundment issues relating to location, water quality, and size, and poor timing:

- Harriett Bowie
- Jerry Gore
- Robert Grassi
- Barbara Andrews
- Andrea Wilkinson
- Frank Demko
- Jenny Dietzl
- Marty Silman
- Alan Laudermilch

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

Mr. Slezak stated that there were many unclarified issues affecting the request and noted that if there is to be no development in the near future, then why request the rezoning at this time.

Mr. Blackwell explained that there had been negotiations regarding the water impoundment, an ongoing business still operated on the property, and noted that public water and public sewer is needed for the development as it is proposed.

Ms. Woodfolk agreed that a lot of issues should be clearly addressed prior to the forward movement of the request at this time.

Mr. Herring agreed that there are some questions left unanswered especially in regard to traffic studies and school impacts, as well as water and sewer provisions.

Mr. Frydl wondered what the rush might be as well. He added that it seems that the information provided is tied to a water impoundment that may or may not happen.

Mr. Blackwell stated that the proffer reference to five (5) years was suggested by the county timeline but added that the applicant could be flexible in regard to that.

Mr. Frydl stated that many impacts had been identified and added that the concept plan could change. He believed it would be helpful to have more time to review the request.

Mr. Lamb stated that many concerns had been raised.

There was discussion regarding the lake shoreline and the buffer for the water impoundment.

Mr. Slezak made a motion to defer until October 15, 2008.

Mr. Svoboda explained that the Commission could not defer for that length of time. He added that he believed that the State Code may limit the deferral to a sixty day limit.

There was discussion on deferral procedure.

There being no second to Mr. Slezak's motion, the motion died.

Mr. Frydl made a motion to defer RZ#06-002 until the May 21, 2008 meeting.

Mr. Herring seconded the motion.

The vote was taken.

AYE

Ms. Woodfolk  
Mr. Herring  
Mr. Frydl

NAY

Mr. Slezak  
  
Mr. Lamb

The motion to defer RZ#06-002 carried by a 3-2 vote.

## **OLD/NEW BUSINESS**

There was no Old Business to be reviewed.

Mr. Svoboda announced that the Regional Water Supply Study has been received. He added that he is trying to have Herb White, WW Associates, available at the meeting in May.

Mr. Svoboda introduced Shawn Leake, the new Zoning Officer.

Mr. Svoboda gave a brief overview of the May agenda.

Mr. Lamb asked if a hydrologist could give insight to the Commission.

Mr. Svoboda stated that he would research that option.

Mr. Svoboda asked if the Commission would prefer a public hearing or a work session to review the CIP.

There was discussion and agreement to hold a work session at 6:30 pm on May 21, 2008 prior to the Planning Commission meeting.

Ms. Bowie spoke from the audience informing the Commission that the TJPDC has the hydrology study done in 1991 including water maps.

Mr. Frydl suggested amending the preliminary requirements for Erosion and Sediment Control at some point.

## **APPROVAL OF MINUTES**

The minutes for the March 19, 2008 meeting were approved by a 5-0 vote with one correction being made on page 3.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Marsha Alley*  
Secretary