

PLANNING COMMISSION
May 21, 2008

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MAY 21, 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.

The agenda was amended by unanimous vote to allow Herb White, WW Associates, to make a presentation regarding the Regional Water Supply Study.

Mr. Lamb asked that those who wished to speak regarding the public hearing and the request under Old/New Business sign up on the appropriate sheets.

REGIONAL WATER SUPPLY STUDY

Herb White, WW Associates, presented the water supply study to the Commission. He reviewed the study noting issues relating to the need, implementation, and possible solutions offered by the study.

There was discussion regarding water capacity, river flow rates, pumping rates, and water availability countywide.

The Commission thanked Mr. White for his time and consideration.

PUBLIC HEARING

W. Copley McLean Trustee of the W. Copley McLean Rev. Dec. of Trust/SJS Limited Company request a rezoning from R-1, Residential, to B-3, Business on approximately 16.16 acres located on Seminole Trail/Cedar Grove Road and identified on County Tax Maps as 66C-(2)-A & B. (RZ#08-001)

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

Mr. Svoboda reviewed the request and presented information, sketches, and maps regarding the request. He stated that the proposal has commercial impacts as opposed to residential impacts. He added that the staff report analysis section addresses the by-right uses of the property. He noted that the request is in accordance with the Comprehensive Plan.

Michael Barnes, KG Associates, addressed the Commission representing SJS Limited Company, applicant. He stated that Mr. Svoboda had covered most items although the applicant has proffered a greater buffer than required. He reviewed the proffers. He explained the loop road concept, noting that there is currently no intention to connect to Whitethorn Court.

Mr. Lamb opened the public hearing.

The following citizens addressed the Commission expressing their concerns/opinions in regard to transportation issues, traffic concerns, safety issues, adequate time to review proffers, preference of having B-1 instead of B-3, maintaining the crossover at Heatherton Drive, the restriction of rental properties, property values, well-maintained buffer, and the need for citizen involvement:

- Frank Wilczek
- Andrea Wilkinson
- Francis Soucy
- Sue Lewis
- David Hale
- Suzie Maxton
- Fred Hawthorne
- Beth Florence
- Justin Claeys
- Lori Gore

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

Mr. Slezak reviewed several traffic concerns voiced by the residents of Enderly Acres, noting that he liked the loop road concept but would like to see bike paths, bus stops, etc.

Mr. Svoboda addressed the county requirements for construction sites and VDOT requirements for construction entrances. He added that the possibility of closing the crossover at Heatherton Drive has been an issue with VDOT for some time and has nothing to do with this proposal. He reviewed the location of the proposed traffic light at the southern outlet.

Mr. Barnes stated that signals are being proffered, a public road is being provided north to south, and that construction site and entrance requirements would be met. He added that several intense uses have been proffered out, noting that they are willing to review the remaining uses as well. He stated that bus stops, sidewalks, etc. are open to review.

Ms. Woodfolk suggested that the applicant meet with the residents to review proffers, uses, and resident's concerns.

Mr. Barnes stated that they would be happy to do that.

Mr. Frydl compared the possible 39 single-family dwellings to the proposed business development, noting the tax burdens and benefits. He noted that two (2) entrances would be provided, one of which would have a traffic signal.

There was discussion regarding the development and traffic signals.

Mr. Herring agreed that a meeting with residents would likely be helpful. He added that more project details and more detailed proffers would be helpful in making a decision.

Mr. Lamb agreed with Mr. Herring. He added that the stream in the rear must be protected and that there is a lot of traffic congestion in that area.

Mr. Barnes stated that they are trying to meet the goals set forth by VDOT and believed that an agreement could be met with the residents as well.

There was discussion regarding the clarification of proffers.

Mr. Slezak made a motion to defer action on this application until July 16, 2008 due to the following:

1. To allow the applicant the opportunity to meet with Enderly Acres residents, and
2. To allow the applicant to clarify the proffers.

Mr. Herring seconded the motion.

The vote was taken.

AYE

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

NAY

The motion to defer RZ#08-001 carried by a 5-0 vote.

OLD/NEW BUSINESS

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)

Mr. Lamb read the request.

A five-minute break was taken.

Mr. Svoboda gave a brief summary of the proposal, noting that updated VDOT comments have been received. He added that a 527 VDOT review would not be required at this point but would be required at the site development phase of the project.

Ed Blackwell and Dick Johnson, Blackwell Engineering, addressed the Commission.

Mr. Blackwell stated that impacts are a concern and that the applicant would like to see the reservoir at this site as well. He reviewed the submitted revenue figures with the Commission. He noted that the retail portion is what drives the request.

Although the public hearing was held at the previous Commission meeting, Mr. Lamb allowed citizen comment at tonight's meeting.

There being no public comments, the citizen comment portion was closed.

Mr. Frydl stated that he appreciated the revenue figures but would like to see the proffers clarified, noting the reference to the 527 study.

Mr. Svoboda stated that the VDOT 527 study would be required upon Site Plan submission.

There was discussion regarding the need for a traffic study.

Carroll Morris stated that because his application was made in 2006, the recent requirement does not apply. He added that the estimated cost for the study would be \$40,000 and he is not willing to invest that at this time knowing that the traffic study will be required upon development of the property.

There was continued discussion on the importance of the traffic study.

Mr. Morris stated that if the traffic study is done now, it will be useless in seven (7) years.

Mr. Herring stated that his concerns had been addressed by Mr. Frydl and Mr. Slezak.

There was discussion regarding the proffers, water supply plans, and buffer area.

Ms. Woodfolk stated that her concerns had been addressed during the discussions.

Mr. Slezak made a motion to recommend denial of rezoning RZ#06-002.

Mr. Frydl seconded the motion.

The vote was taken.

AYE

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

NAY

The motion to deny RZ#06-002 carried by a 5-0 vote.

APPROVAL OF MINUTES

The minutes for the April 16, 2008 meeting were approved by a 5-0 vote with one correction being made to correct a citizen's name on page 3.

OTHER PLANNING MATTERS

PC Appeals

PC App#08-001	Extension for Pond's Edge (Preliminary Approval 6/12/07)
PC App#08-002	Extension for The View (Preliminary Approval 7/31/07)
PC App#08-003	Extension for Cardinal Forest (Preliminary Approval 7/31/07)
PC App#08-004	Extension for King's Court (Preliminary Approval 4/11/08)

Mr. Lamb asked Mr. Svoboda for a summary.

Mr. Svoboda stated that the applicant is requesting an extension for all of the above subdivision plats for a period of three (3) years. Each plat has been preliminarily approved.

Kenneth Lawson, of Fried Companies, Inc., addressed the Commission. He explained that water and sewer infrastructure is still being evaluated and that some uses may change.

There was discussion regarding extension time period guidelines. It was determined that three (3) years has been used effectively in the past.

Ms. Woodfolk made a motion to grant approval of application PC App#08-001, PC App#08-002, PC App#08-003, and PC App#08-004.

Mr. Herring seconded the motion.

The vote was taken.

AYE

Ms. Woodfolk
Mr. Slezak

NAY

Mr. Herring
Mr. Frydl
Mr. Lamb

The motion to grant approval of application PC App#08-001, PC App#08-002, PC App#08-003, and PC App#08-004 carried unanimously.

Mr. Svoboda informed the Commission that staff revisions to the Commission By-laws were included for review. He reminded the Commission that the July meeting would consist of the deferred McLean request, another rezoning application, the CIP, the By-laws, and an ordinance revision.

There was a brief discussion regarding the update of the Comprehensive Plan.

Mr. Svoboda reminded the Commission that there would be no meeting in June.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary