

PLANNING COMMISSION
December 17, 2008

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, DECEMBER 17, 2008, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

- Davis Lamb, Chairman
- Norman Slezak, Vice-Chairman
- Bill Martin, Member
- Jim Frydl, Member
- Anthony Herring, Member
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner
- Shawn Leake, Zoning Officer
- Marsha Alley, Secretary

The Chairman called the meeting to order and established a quorum. He explained that two cases would be reviewed under Old/New Business as they were both previously deferred. He stated that the public hearings had been held previously allowing for public comment, but he added that public comment would be allowed tonight as well. He asked that anyone interested in addressing these issues please sign up on the appropriate sheet and limit their speaking time to three minutes.

TJPDC PRESENTATION

Bill Wanner and Melissa Barlow, of the Thomas Jefferson Planning District Commission (TJPDC), gave a presentation regarding the progress of the Comprehensive Plan. Mr. Wanner addressed population, land use, employment opportunities, environmental constraints and other issues affecting Greene County. He reviewed the State Code requirements for a comprehensive plan, noting that it is to be used as a guiding tool for land use development. He stated that a balance of rural character and expansion in appropriate areas, and the addition of economic value to the county are just portions of the principles represented in the current Comprehensive Plan.

There was discussion regarding the employment figures and the period represented by those numbers. There was also discussion regarding the word clouds used in the presentation as developed by the public during work sessions throughout the county.

The Commission performed an exercise to determine their top three qualities of Greene County in order to compose a vision statement. Some of the qualities listed were:

quality of life, livelihoods, agriculture, open space, recreation, natural beauty, historic and cultural identity, small town feel, smart growth and development, rural atmosphere, traffic flow, public transportation, water and natural resources, business-friendly community within the growth area, and higher-paying

employment options.

Mr. Wanner explained that these comments would be used in conjunction with the comments received at the public work sessions in order to compose an appropriate vision statement for Greene County.

OLD/NEW BUSINESS

Ordinance Revision: Equine Uses

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

Mr. Svoboda gave presentation reviewing the applicants request and the proposed language. He explained that the public hearing was held and the request was deferred to tonight's meeting. He stated that the revision can be exclusive to one type of animal.

Mr. Frydl reminded the Commission that the site was visited but that the revision would not be specific to that parcel but would affect the county as a whole.

Don Sutton, applicant, addressed the Commission. He asked that equine uses be allowed on parcels containing 2 acres located in agriculture zoned districts, by-right or by special use permit. He stated that the property in question is wet at the moment as improvements have not been made pending the outcome of this request.

The Chairman allowed public comment.

Neil Williamson, of the Free Enterprise Forum, addressed the Commission. He stated that they have no position on this request but added that they had emailed the Roanoke language to staff in order to provide a clear, concise example of ordinance language. He added that it seems very doable in certain situations.

There were no other public comments.

There was discussion regarding ordinance language from surrounding areas and Roanoke, as well as discussion regarding the determination of animal units and acreage requirements.

There was also discussion regarding the covenants and restrictions of Homeowners' Associations and their allowances/restrictions of uses of this type.

Mr. Slezak agreed that the language needs to be easily understood but added that it must be specific enough to make valid determinations to represent the intent of the language, for example, lot size versus pasture size.

There was discussion regarding the addition of the term "General Agriculture" in the Conservation, C-1, District.

There was discussion regarding the options for approval, by-right versus special use permit, and conditions for special use permit approval. There was also discussion on the wording of the possible motions. It was suggested that more information is needed regarding the equine uses by special use permit without the large scale agriculture language, noting that pasture size and/or paddock size needs to be addressed as well.

Mr. Herring made a motion to defer the application until the January 21, 2009 meeting.

Mr. Frydl seconded the motion.

The vote was taken.

Aye

Mr. Herring
Mr. Frydl
Mr. Martin
Mr. Slezak
Mr. Lamb

Nay

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

Jefferson Area Board for Aging/Mark & Christina Seale request a rezoning from R-1, Residential, to SR, Senior Residential, on approximately 15.16 acres located on Preddy Creek Road and identified on County Tax Maps as 66-(11)-2A. (RZ#08-004)

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

Mr. Svoboda gave presentation reviewing the applicant's request and maps and photographs of the site. He stated that both public water and public sewer would be required.

Chris Murray, of Jefferson Area Board for Aging, addressed the Commission. He gave a history of JABA and its goals for the elderly population. He added that they are partnering with Piedmont Housing Alliance on this project. He noted that the mission is to provide affordable housing to seniors. He also gave a presentation of other local JABA housing developments as well as a review of the proposed project which would include Phase 1 (34-50 apartments) qualifying for low-income housing tax credits. He reviewed figures regarding housing, rent payments, traffic impact analysis, tax revenues, public safety issues, utility usages, and proffers. He added that Mark Seale, the property owner, and Rick Funk, the architect, are present and available for questions.

The Chairman allowed public comment.

The following citizens addressed the Commission voicing their comments and concerns regarding smart planning, traffic impacts and safety, the possibility of the project falling through after approval and then being left with the zoning, timing of development, fiscal impacts, possibility of locating the project in areas that are currently zoned for this type of use as opposed to rezoning more parcels, water/sewer impacts, independent verification of presented figures, realization that there are great intentions but support is limited due to the mentioned concerns, declining abilities of some older drivers, protecting quality of life in neighborhood, possible property value decline, and potential resale value:

- Terry Lilly
- Andrea Wilkinson
- Bill Deaton
- Neil Williamson
- Jim Travisano
- Jenny Dietzel (ceded her three minutes to Andrea Wilkinson)
- Peter Benson
- John Kidd

The Commission thanked the applicant for providing more information at this meeting including proffers.

There was discussion regarding the proffers lacking a specific time frame for when the well would be developed, the specifications of JABA versus the property owner agreeing to proffers, and traffic safety on Freddy Creek Road. Also, there was discussion regarding the development of the proposed advisory committee to review the proposed location of this project.

Mr. Murray stated that there are three potential members for that committee but added that Virginia Department of Transportation (VDOT) is not requiring a traffic study.

There was discussion regarding the possibility of locating another site that may be more appropriate. Mr. Murray stated that the possibility is being considered.

It was agreed that there is a serious traffic issue in the area of the proposed development. It was also noted that no neighbor has shown support for the project.

There was discussion regarding the presentation of the proposal without specific information for public utilities, access issues, and commitments to offset the impacts of the density.

Mr. Herring made a motion to deny rezoning request RZ#08-004.

Mr. Frydl seconded the motion.

The vote was taken.

Aye
Martin
Slezak
Frydl
Herring
Lamb

Nay

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

APPROVAL OF MINUTES

The minutes for the November 19, 2008 meeting were approved as submitted by a 5-0 vote.

OTHER PLANNING MATTERS

Mr. Svoboda informed the Commission of upcoming matters for the January meeting including two rezoning requests, the Hunnicutt Property PC Appeal for Extension, and the Ordinance Revision for Equine Uses which was deferred tonight. He added that there would also be the Election of Officers. He noted that staff would try to have the annual report for 2008 prepared for January as well.

There was discussion as to the next step for the Comprehensive Plan.

Mr. Svoboda stated that the vision statement would be developed and reviewed, adding that staff would continue to meet with TJPDC to work on the Comprehensive Plan.

There was a brief review of the by-right approval process.

Mr. Slezak asked about the Board of Supervisors implementation of the Water Resource Plan. It was determined that staff would compose a memo to the Board of Supervisors on behalf of the Commission asking for an update on the Water Resource Plan.

There was discussion regarding the outcome of cases forwarded to the Board of Supervisors.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary