

PLANNING COMMISSION
May 20, 2009

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MAY 20, 2009, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

- Jim Frydl, Chairman
- Norman Slezak, Vice-Chairman
- Bill Martin, Member
- Davis Lamb, Member
- Anthony Herring, Member
- Jeri Allen, Ex-officio Member
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner

Mr. Frydl called the meeting to order.

DETERMINATION OF QUORUM

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

He reminded the public that those who wished to speak need to sign up on the appropriate sheets and limit their comments to three minutes.

PUBLIC HEARING

Bruce Shifflett/George & Suzanne Haney, Jr. request a special use permit for an electronic message center on a 1.04 acre tract which is zoned B-2, Business, located on Seminole Trail and identified on County Tax Maps as 60C-(A)-29. (SUP#09-001)

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

Mr. Svoboda gave a brief overview of the proposal along with a presentation including photos, sketches, and maps of the parcel and the area. He added that the electronic message center would be considered part of the aggregate signage for the sign area. He also stated that the concept rendering indicates that the electronic message center would be 16.62 square feet and shall be included in the aggregate of the building/store frontage signage. He explained that staff recommends approval of the request with the following conditions.

1. The electronic message center signage shall be considered part of the aggregate building/store frontage signage.
2. The electronic message center shall not have neon colored lights and shall not flash, rotate or visually move so as to preserve the aesthetic character of the community and promote traffic safety.

3. The electronic message center shall not be animated in any manner.
4. The LED message shall not scroll across the electronic message center.
5. The permitted hours of operation for the electronic message center shall be consistent with the hours of operation for the building located on 60C-(A)-29. The electronic message center shall not be operated after the close of the business.
6. The electronic message center may be changed at periodic intervals of every 4 hours, within the hours of operation.

Kim Brown addressed the Commission on behalf of Bruce Shifflett. She described the proposed electronic message center that is being requested mentioning details about the sign and hours of operation. She added that it would be placed on the building and that they anticipated that it would be beneficial to the business and to the county as a whole.

The Chairman opened the public hearing.

Andrea Wilkinson addressed the Commission commenting on the signage and its appearance on the Route 29 corridor

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

There was discussion regarding the location of the sign on the building, the hours that the sign would be lit and its affect on the longevity of the sign. There was also discussion regarding the signage of other businesses on the same parcel. Also discussed was the way in which the message on the sign would change and the types of messages that would be displayed. There was review of the possible conditions for the special use permit and the hours in which the sign could operate.

Mr. Martin made a motion to recommend approval of SUP#09-001 with the following conditions:

1. The electronic message center signage shall be considered part of the aggregate building/store frontage signage.
2. The electronic message center shall not have neon colored lights and shall not flash, rotate or visually move so as to preserve the aesthetic character of the community and promote traffic safety.
3. The electronic message center shall not be animated in any manner.
4. The electronic message shall not scroll across the electronic message center.
5. The permitted hours of operation for the electronic message center shall be from 6:00 am to 11:00 pm.
6. Electronic message center may be changed at periodic intervals of every 2 hours, within the hours of operation.

Mr. Slezak seconded the motion.

The vote was taken.

AYE

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

NAY

The motion to recommend approval of SUP#09-001 with conditions carried by a 5-0 vote.

Greene County Zoning Ordinance Revision—Revise Article 19—Site Development Plan, regarding letters of revision, and all applicable references (OR#09-001)

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

Mr. Svoboda gave a brief overview of the revision stating that it would allow staff to process minor site plan revisions more quickly. He read the specific language as shown:

Article 19

19-2-5 *No change, revision or erasure shall be made on any preliminary or final site development plan nor on any accompanying data sheet unless authorization for such change is granted in writing by the agent. Any site development plan may be revised, provided that a request for such revision shall be submitted and processed in the same manner as an original site development plan. The foregoing notwithstanding, the agent may approve administratively minor changes to an approved site development plan in any case in which he shall determine that the site development plan, as amended, is in compliance with the terms of all applicable laws; is substantially in compliance with the approved site development plan together with all conditions imposed by the commission or agent and will have no additional adverse impact on adjacent properties or public facilities.*

Mr. Svoboda explained the justification of the revision as shown:

The proposed Letter of Revision (LOR) process would consist of the submission of a sketch plan accompanied by a narrative justifying the minor change to an approved site development plan. If the site does not have an approved site development plan, an LOR cannot be obtained. LOR's are limited to three (3) per site. After three (3) LOR's are granted, a revision to the site development plan shall be required and the previous LOR's are to be shown on the plan. This will insure that changes to the

site are maintained accurately on the approved plan. The zoning administrator shall determine when a minor change qualifies for a LOR. The fee for this process would be one-hundred (\$100) dollars. All applicable federal, state, and local ordinance requirements will be met for an approval of a LOR.

Mr. Svoboda pointed out that some examples of minor changes that would qualify for an LOR include but are not limited to the following:

- A new structure less than 150 square feet
- Additional impervious area that does not necessitate additional stormwater features or upgrades to existing stormwater facilities
- Changes to outdoor storage, sales or display areas that do not affect access, circulation or the parking layout
- Alteration of required screening that will provide the protection
- Change in location of required landscaping due to unforeseen site conditions (i.e. rock, new utility easements, interconnectivity with adjacent parcels)

Mr. Svoboda added that some examples of changes that would not qualify for an LOR include but are not limited to the following:

- Changes in access, circulation, or parking layout
- Any item requiring approval of the Planning Commission or Board of Supervisors
- A new structure over 150 square feet
- Above ground storage of fuels
- Changes to impervious area that necessitate additional stormwater features or upgrades to existing stormwater facilities

Mr. Svoboda stated that staff recommends approval of the ordinance revision as it provides a more streamlined process, saving time and money and making valuable staff resources available for more complex issues.

The Chairman opened the public hearing.

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

Mr. Martin clarified that Mr. Svoboda would be the agent as referenced and voiced support for the revision.

Mr. Lamb clarified that the LOR's would be limited to three and that a full site development plan would be required after the third LOR has been granted.

Mr. Herring stated that the 150 square feet limit is reasonable as the intent of the use is also important.

Mr. Slezak voiced his support for the revision.

There was a brief discussion regarding the 150 square footage limit.

Mrs. Golon explained that the proposed list of examples would not be included in the ordinance language but that some discretion would be allowed in making those decisions using the lists as a guideline.

Mr. Svoboda agreed that the lists would be referred to as a policy items not ordinance language.

Mr. Lamb made a motion to recommend approval of OR#09-001 as written by staff.

Mr. Herring seconded the motion.

The vote was taken.

AYE

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

NAY

The motion to recommend approval of OR#09-001 as written by staff carried by a 5-0 vote.

Capital Improvement Plan (CIP)

Mr. Svoboda reviewed the CIP information as revised from the last meeting and the recent submittals from the school system. He also mentioned an additional item, a pocket park in Ruckersville.

There was review and discussion regarding the CIP and the additional departmental requests.

The Chairman opened the public hearing.

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

Mr. Slezak pointed out that the Commission has no way of knowing if the listed estimates in the CIP are on target.

There was discussion regarding that point.

Mr. Lamb made a motion to recommend approval of the CIP with the revisions as discussed this evening regarding the schools and the pocket park in Ruckersville.

Mr. Slezak seconded the motion.

The vote was taken.

AYE

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

NAY

The motion to recommend approval of the CIP with the revisions as discussed this evening regarding the schools and the pocket park in Ruckersville carried by a 5-0 vote.

OLD/NEW BUSINESS

Mr. Svoboda reminded the Commission that there would be no regularly scheduled meeting in June. He stated that an open house would be held in June for review of the Comprehensive Plan progress.

Mr. Slezak asked if July would be a heavier work load given that there would be no meeting in June.

Mr. Svoboda stated that there had been no submittals to be scheduled for the June meeting so there would be no ill effects on the July meeting schedule. He added that one request had been deferred by the applicant and had not been scheduled for the June meeting.

APPROVAL OF MINUTES

The minutes for the April 15, 2009 meeting were approved as submitted by a 5-0 vote.

OTHER PLANNING MATTERS

Comprehensive Plan

Bill Wanner, of the Thomas Jefferson Planning District Commission, addressed the Commission giving an update regarding the Comprehensive Plan. He reviewed recent updates to the plan and announced the open house for public viewing of the plan in its current form to be held in June.

There was discussion regarding planning, strategies, and direction for the Comprehensive Plan and how it could best benefit the community.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marsha Alley
Secretary