



## **AGENDA**

### **Ruckersville Advisory Committee**

*Tasked with a mission of tracking progress on recommendations of the Plan and following up with responsible parties*

**October 14, 2021**

**7:00 pm - 8:00 pm**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/89951097232?pwd=V242L2hYSXZWMVdir1I2WIZJVVRBUT09>

Meeting ID: 899 5109 7232

Passcode: 691026

1- 888-475-4499 US Toll-free

1. Updates from staff and committee members
2. Application: New member request
3. Ruckersville Area Plan:
  - a. Review and discuss Route 29 Transportation Study
  - b. Review and discuss next steps identified at the August meeting
4. Discussion of next meeting topic
5. Final discussions and adjourn



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT  
Post Office Box 358  
Stanardsville, Virginia 22973

Tel: 434-985-5282  
Fax: 434-985-1459

Website: [www.gcva.us](http://www.gcva.us)  
Email: [planning@gcva.us](mailto:planning@gcva.us)

## Volunteer Information Sheet

### Personal Information

Name: Gwen Baker

Address: 385 Greenwood Farms Rd, Barboursville, VA 22923

Phone: 434-996-8798

Email Address: gwenbakertr@gmail.com

If currently employed, name and location of employer: Clarivate

Occupation: Solutions Specialist - ScholarOne Manuscripts

### Background and Interest

Why are you interested in being part of the community committee?

I want to have input on the future of the area I live and work.

I want to stay informed and help inform others.

List any experience, skills, or other qualifications (including hobbies) which you believe should be considered in evaluating your qualifications for volunteering for this planning advisory group.

I am skilled in marketing and training. I can help create information to share with the public.

Do you own or represent a business or organization in Greene County? No

If yes, please indicate the business or organization's name \_\_\_\_\_

How did you hear about this opportunity? County website

I am aware that all of the information provided and this document itself is a public record which will be released to a requester; that I authorize such release and that I waive any right to any notice of such release and/or any right of notice to augment the information provided upon this document upon such request or release.

Gwen D. Baker August 9, 2021  
Signature Date



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## MEMORANDUM

To: Ruckersville Advisory Committee  
From: Community Development  
Re: Monthly Report  
Date: October 14, 2021

- **Campgrounds and Glamping:** Staff continues to assist with a proposed 140 glamping tent facility that would like to seek a special use permit for tourist lodging in the A-1 zoning district.
- **Greenecroft Commercial:** A site plan for a display and sales facility for Clayton Homes was received. An additional site plan was submitted for the construction of infrastructure internal to the commercial parcels.
- **Comprehensive Plan:** The Planning Commission will hold a public workshop regarding the update of the 2016 Comprehensive Plan chapter regarding parks and recreation at the October 20, 2021, Planning Commission meeting.
- **Creekside Subdivision:** Stanley Martin's engineer, Timmons Group, is submitting Phase 3 of the development.
- **Route 29 North Corridor Study:** The first public meeting was held virtually on September 9<sup>th</sup> at 7:00 pm. Participants learned about traffic concerns on Route 29 between Airport Road in Albemarle County and Deerfield Drive in Greene County and VDOT's goals/objectives for this corridor. There were over a dozen citizens from Greene that logged in and participated.
- **Ruckersville Advisory Committee:** The Committee has requested a scenario planning exercise to identify potential pedestrian/bike opportunities in Greene. Since in-person gathering has not resumed for this committee, the exercise will be scheduled for the November meeting.
- **Broadband Grants:** Staff has been working with CVEC and Firefly to develop and submit an application to Virginia Telecommunications Initiative for funding to improve broadband, county-wide.
- **Rural Enterprise:** The Planning Commission reviewed the possible ordinance revision that would include commercial development, with supplemental regulations, in the rural area. With the provided input,

staff has revised the language and will hold an additional work session with the Planning Commission at the October meeting.

- **Woodpark:** Southern Development submitted a rezone application regarding the Woodpark subdivision located between Route 33 East and Carpenter’s Mill Road. The parcel is currently zoned senior residential with proffers permitting 600 single-family homes. They are requesting the possibility of rezoning the parcels to a PUD with 600 single-family housing units for all families.
- **K. Hovnanian Homes:** K Hovnanian has provided the bonds necessary to begin land disturbance in the Four Seasons Subdivision, Phase 2.
- **Terrace Greene Connector Road:** Staff is working with VDOT and the owner’s engineer to ensure development works in concert with the connector road.
- **Moore Road Connector:** Staff is working with VDOT to develop the necessary left/U-turn lane associated with the modified J-Turn that will be located at the intersection of Knoll Boulevard.
- **Zoning Inspections:**
  - 67 site inspections were performed from September 1, 2021 –, to September 31, 2021.
  - 10 new addresses were issued.
  - 14 new road sign was ordered.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	<b>Applications</b>	<b>2021</b>														
2	<b>Date</b>	<b>Jan</b>	<b>Feb</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Total</b>		<b>Change from previous year</b>
3	Acc. Dwelling Units	1	0	1	1	1	2	0	0	0				6		1
4	Special Use Permit	0	1	0	2	3	1	0	0	0				7		-4
5	ReZone	0	1	0	1	1	0	0	0	1				4		-6
6	Ordin Rev	1	0	0	0	0	0	2	0	0				3		-1
7	Site Plan (SPR)	0	2	1	0	0	1	2	1	2				9		-1
8	Letter Of Revision (LOR)	2	2	0	0	0	4	0	1	1				10		-5
9	Subdivision	3	8	3	4	7	7	12	7	3				54		4
10	Variance	0	0	0	0	0	0	0	0	0				0		0
11	BZA Appeal	0	0	0	0	0	0	0	0	0				0		0
12	ZC/ZD (Zon. Cert)	4	1	6	10	2	2	3	5	8				41		-11
13	PETRA (Road Acc)	0	3	1	0	0	2	0	0	0				6		4
14	Temp S. Permits	0	0	1	0	0	2	0	0	2				5		2
15	S. Permits	3	0	2	1	0	1	1	1	2				11		-6
16	Zoning Complaints	7	4	8	4	2	2	5	6	4				42		-19
17	Bonds	1	2	2	2	0	1	2	0	0				10		-9
18	<b>Total</b>	<b>22</b>	<b>24</b>	<b>25</b>	<b>25</b>	<b>16</b>	<b>25</b>	<b>27</b>	<b>21</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>202</b>		<b>-52</b>
19																
20																
21	<b>Applications</b>	<b>2020</b>														
22	<b>Date</b>	<b>Jan</b>	<b>Feb</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Total</b>		<b>Change from previous year</b>
23	Acc. Dwelling Units	0	0	1	1	2	0	0	0	0	1	0	0	5		1
24	Special Use Permit	0	1	1	0	2	0	3	1	1	0	1	1	11		3
25	ReZone	0	1	0	1	1	1	1	1	0	1	3	0	10		8
26	Ordin Rev	1	0	0	0	2	0	0	0	1	0	0	0	4		2
27	Site Plan Rev (SPR)	0	1	1	1	0	1	0	3	0	1	1	1	10		4
28	Letter Of Rev (SPR)	5	1	1	1	0	0	2	1	1	2	1	0	15		15
29	Subdivision	2	7	5	5	7	5	5	0	2	6	2	4	50		9
30	Variance	0	0	0	0	0	0	0	0	0	0	0	0	0		-1
31	BZA Appeal	0	0	0	0	0	0	0	0	0	0	0	0	0		0
32	ZC/ZD (Zon. Cert)	3	11	2	5	2	7	2	3	2	5	4	6	52		15
33	PETRA (Road Acc)	0	2	0	0	0	0	0	0	0	0	0	0	2		0
34	Temp S. Permits	0	1	0	1	0	1	0	0	0	0	0	0	3		-8
35	S. Permits	2	0	2	1	1	1	0	1	3	1	4	1	17		4
36	Zoning Complaints	3	2	3	5	2	8	7	8	7	7	7	2	61		-2
37	Bonds	1	0	0	1	4	1	1	4	2	0	1	4	19		8
38	<b>Total</b>	<b>17</b>	<b>27</b>	<b>16</b>	<b>22</b>	<b>23</b>	<b>25</b>	<b>21</b>	<b>22</b>	<b>19</b>	<b>24</b>	<b>24</b>	<b>19</b>	<b>254</b>		<b>254</b>

## **Ruckersville Advisory Committee Meeting Notes 8/12/2021**

### **Attending by Zoom virtual meeting:**

Jim Frydl (staff), Stephanie Golan (staff), Angela Hawkins (co-chair), Vern Goering (co-chair), Andrea Wilkinson (co-recorder), Vicki Strauss (co-recorder), Don Brady, Jay Muller, Davis Lamb, Nicole Strickland, Dianne Wilson.

### **News/Reports/Updates**

- Planning staff reviewed the monthly report.
  - Broadband – 2/3 grant applications awarded in January, will take 18-24 months.
  - Seminole Trail, new gas station and store.
  - Turn-over to VDOT of Deerfield connector road about ready, different from site plan approval.
  - Next month is the Route 29 North Corridor Study meeting.
    - Propose that we meet “in” that zoom meeting as our regular meeting.
    - Sep 9<sup>th</sup> at 7:00 pm
    - Virtual meeting, not sure of format
  - Villages at Terrace Greene
    - Received approval 282 mostly rental Town homes 290,000 sq ft commercial
    - Village center plan
- Preddy Creek cut through road back on track

### **Ruckersville Packet Discussion**

- Letter has been drafted for the Board of Supervisors
  - Asking for guidance from the BOS on how to move RAC proposals forward and looking for feedback from the BOS.
- Drone Footage available of parks and recreation, encouraged to look at it.
- Angela and Vern will go to the BOS meeting to discuss letter.
- Results from the June meeting requesting RAC member priorities.
  - Bike and Pedestrian ideas
  - Road network coordination with Route 29
  - Street scrapes
- Next steps:
  - September RAC will meet in the Route 29 Corridor meeting since it aligns with our priorities.
  - October: Talk about what we learned in that meeting
    - Bike and Pedestrian plan by district, we can see how it will be incorporated in the 29 corridor.
    - Multimodal uses
    - Parallel road networks
    - Any other commonalities and discuss.

- Stephanie will send out the Bike and Pedestrian plan (she did this already!)
- Happy Anniversary to Mike Traber and his wife, Sue!
- Next meeting – 9 September 2021
  - ❖ Stephanie will send out meeting details

Prepared by Vicki Strauss