

PLANNING COMMISSION
February 27, 2019

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, FEBRUARY 27, 2019, AT 6:30 PM IN THE COUNTY MEETING ROOM.

Members present: William Saunders, III, Vice-Chairman
John McCloskey, Member
Steve Kruskamp, Jr., Member
Ron Williams, Member

Staff present: Dale Herring, Ex-Officio Member
Jim Frydl, Planning and Zoning Director
Shawn Leake, Zoning Officer
Cristy Snead, Secretary

CALL TO ORDER

The Vice Chairman called the meeting to order.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. Saunders led the group in the Pledge of Allegiance and a Moment of Silence

DETERMINATION OF QUORUM

Each commissioner stated their name to establish a quorum.

PUBLIC HEARINGS

Benchmark Builders, LLC/Valente is requesting a rezoning of an approximately 3.26-acre tract from R-1 (Residential) to R-2, (Residential) to accommodate townhomes. Located on Flintstone Drive and identified on county Tax Maps as 66A-(10)-C. The Future Land Use Map designates this parcel as Suburban Residential. (RZ#18-005)

Mr. Frydl addressed the commission, he explained that Benchmark Builders is requesting a rezoning from R-1, Residential to R-2 Residential to accommodate townhomes on 3.26 acres of property off of Flintstone Drive. He then showed an aerial and current zoning map of this parcel.

He then touched on the proffer reform bill. Mr. Frydl showed a concept plan of the proposed townhomes, then he explained the density by-right in R-2 (Residential) for single family detached is 4DU/acre and single family attached (duplex) is 6DU/acre.

Mr. Frydl advised the commission of agency comments and the market analysis. The relevant factors regarding this rezone request consist of the character of the surrounding parcels, the comprehensive plan for Greene County, future requirements of the community, requirements of

the schools, housing, parks, and playgrounds, conservation areas, and transportation.

That concluded Mr. Frydl's presentation, he stated that the applicant was there to answer any questions the commission may have for him.

Mr. Williams asked about the tap fees, and if they are sufficient to cover this project. Mr. Frydl advised Mr. Williams that he has had conversations with the applicant about that, the applicant was concerned as well. Mr. Frydl explained that the county has an agreement with Rapidan Service Authority, and the fees were more than enough to cover the cost of upgrading the infrastructure.

Mr. Williams asked about the comment made by the Office of Emergency Services, stating that the fire company has requested fire hydrants be placed every three hundred feet where there is public water access. He asked if this was just for this project or a general statement. Mr. Frydl stated that this was a general statement and Rapidan Service Authority does not require fire hydrants to be that close together at this time.

Mr. Williams asked Mr. Frydl to clarify the density again. They discussed it to make sure everyone understood.

Mr. Saunders advised the applicant that he could speak.

Mr. Watkins stated that Mr. Frydl covered everything that he would have mentioned.

CITIZENS SIGNED UP TO SPEAK:

The following citizens signed up to speak in this order

Mr. William Fields
Mrs. Tammy Springer
Mr. Robert Springer
Mr. Riaan Anthony
Ms. Kathy Elyassaki
Ms. Catherine O'Keefe
Mr. Arthur Valente/Owner of the parcel

All of the citizens that spoke had very similar concerns. Their concerns were about additional traffic in the subdivision, water, sediment from the construction getting into the lake, setbacks, and character of the R-1 (Residential) subdivision changing.

Mr. Arthur Valente signed up to speak, however he is the owner of the property. He listened to the citizens concerns. He tried to explain how sediment got into the lake. He also stated that the plan all along was to put townhomes on this parcel.

Mr. Williams asked Mr. Watkins to address the concerns of the citizens.

Mr. Watkins stated that the citizens have valid concerns. He said that a lot of their concerns can be address during the site plan process. Mr. Watkins said that he is not going to defend this project, because he didn't feel it was right for him to do that.

Mr. Williams asked if the Water's Edge covenants cover restrictions on this parcel. Mr. Watkins stated it did not. It would have its own covenants and restrictions.

Mr. Williams asked Mr. Watkins if the concept plan that Mr. Frydl showed during his power point presentation was accurate. Mr. Watkins stated it is.

There was talk among the commissioners and Mr. Watkins about this rezone request and brief mention of the ordinance revision request that could possibly be approved in the near future, and how the ordinance revision could affect this rezone. Mr. Frydl advised the commission what the differences would be between the ordinance revision (if it gets approved) and the current R-2 (Residential) requirements.

Mr. Saunders and Mr. Frydl discussed not combining the rezone request and the special use permit request in the same hearing. Mr. Frydl explained what a rezone is and what the commission would be voting on for the rezone.

Mr. Saunders spoke for the commission and said that there are enough concerns with this rezone that it will not be approved tonight. Mr. Frydl addressed the commission and stated that of course the decision is at the will of the commission, however the question is if this is an appropriate parcel for this rezone. The commission and Mr. Frydl discussed in length about possibly deferring this rezone.

The commission discussed the rezone among each other, and the concerns of traffic, density, and character of the neighborhood.

Mr. Watkins explained to the commission why he decided to build townhomes, he stated that if he built thirteen single family detached homes, all of the foliage would have to cut down. That would leave no buffers between the townhomes and Waters Edge neighborhood.

Mr. Saunders asked the other commissioners if they had any thoughts on allowing some time to consider the impacts of the rezone and other things that are happening tonight before approving or denying a rezone.

Mr. McCloskey made a motion to deny: To keep the character of R-1 (Residential)

Benchmark Builders, LLC/Valente is requesting a rezoning of an approximately 3.26-acre tract from R-1 (Residential) to R-2, (Residential) to accommodate townhomes. Located on Flintstone Drive and identified on county Tax Maps as 66A-(10)-C. The Future Land Use Map designates this parcel as Suburban Residential. (RZ#18-005)

Mr. Williams seconded Mr. McCloskey's motion.

With a 3-1 vote the rezone request was denied.

Kruskamp – aye
McCloskey – nay
Williams – nay
Saunders – nay

SECOND PUBLIC HEARING

Benchmark Builders, LLC/Valente is requesting a Special Use Permit for townhomes of approximately 3.26 acres. Located on Flintstone Drive and identified on County Tax Maps as 66A-(10)-C. The Future Land Use Map designates this parcel as Suburban Residential. (SUP#18-005)

Mr. Saunders stated that this request is contingent on the first (RZ#18-005).

Mr. Frydl stated that the rezone will now go to the Board of Supervisors with the recommendation from the Planning Commission to deny. He stated the Board of Supervisors can agree or can choose to approve it, then they would hear the special use permit. Mr. Frydl said at this point there will be a hearing for the special use permit as if the rezone was approved.

Mr. Saunders stated we will hear this request for special use permit as if the rezone had not been recommended for denial.

Mr. Frydl gave a presentation regarding special use permit #18-005.

Mr. Frydl stated that the applicant would use low impact techniques, such as low lighting, additional screening and buffering where possible, and design characteristics that would try to keep the townhomes in character with the existing homes in this area.

Townhouses do not change the density by-right, six units/acre.

Mr. McCloskey asked Mr. Frydl if the ordinance changes and this special use permit is approved, if the new ordinance would supersede the special use permit.

Mr. Frydl stated if there is a change in the zoning, that does supersede any special use conditions.

Mr. Williams and Mr. Frydl discussed townhouses not being possible in the R-1 (Residential), they are only possible by special use permit in R-2 (Residential).

There was more discussion about the zoning change, in which was denied by the planning commission during the first public hearing.

Mr. Saunders asked the applicant to come forward to speak to the commission.

Mr. Williams asked Mr. Watkins if he would be opposed to a condition for the special use permit allowing only one connecting road to Flintstone Drive. Mr. Watkins stated that he would not be opposed to that condition.

All of the commissioners agreed with Mr. Williams regarding the four additional driveways onto Flintstone Drive, and agreed that there should only be one connecting road to Flintstone Drive. This would help reduce the traffic impact of this project. They also agreed that the applicant would need to maintain the character of the subdivision when building townhouses.

Mr. Saunders asked Mr. Watkins if there is any other way to make ingress to this parcel other than off of Flintstone Drive. Mr. Watkins stated that all of the other parcels around this one are privately owned, so no there is no other place to make an ingress.

CITIZENS SIGNED UP TO SPEAK:

The following citizens signed up to speak in this order

Mr. William Fields
Mr. Riaan Anthony
Mr. Robert Springer

All of the citizens that spoke had very similar concerns. Their concerns were about more traffic in the subdivision, water, sediment from the construction getting into the lake, setbacks, and character of the subdivision. Mr. Springer did state that he would rather see single family homes built in this area rather than townhouses. He also stated that he is opposed to light pollution.

Mr. McCloskey stated that he still feels like the townhouses will affect the character of the subdivision.

Mr. Williams stated that by zoning this parcel R-2 (Residential), and putting townhouses on the parcel by special use permit and not single-family homes, this would allow more buffering and screening.

Mr. Williams asked Mr. Frydl if the zoning were changed to R-2 (Residential) would the proposed ordinance revision supersede that. Mr. Frydl stated that it would.

Mr. Saunders asked for a motion.

Mr. McCloskey made a motion: to recommend denial for:

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Mr. McCloskey stated that the density just is not there.

Mr. Saunders seconded the motion

With a vote 2-2 this special use permit was not approved or denied.

Kruskamp – aye
McCloskey – aye
Sanders – nay
Williams – nay

OLD/NEW BUSINESS

APPLICANT/ MR. SHIMP, ENGINEER GREENSTONE, LLC/ MR. HALL

This was deferred from the January planning commission meeting.

Mr. Frydl explained that the language that was requested to be changed by the applicant has been. From the staffs stand point the commissions request for changes have been completed by the applicant.

Mr. Shimp addressed the commission, and stated that he did not intend to present anything at this meeting.

Mr. Frydl stated that he provided the applicant with a few new definitions, to help make the language more understandable. Mr. Frydl advised the commission that staff strongly supports this ordinance revision.

Mr. Shimp also stated that if there is going to be sufficient use of space for the growth areas in Greene County the change is necessary, because there needs to be more than six units to reach the density in the growth area plan.

The commission and Mr. Frydl discussed this ordinance revision among themselves.

The commissioners agreed with this proposed ordinance revision, because it fits the comprehensive plan.

Mr. Williams made a motion to approve the ordinance revision OR#18-004

Mr. Kruskamp seconded the motion

With a 4-0 vote ordinance revision OR#18-004 was approved

REVIEW OF THE CAPITAL IMPROVEMENT PLAN FORMAT

Mr. Saunders asked Mr. Frydl if they would look at new requests from different county departments. Mr. Frydl stated that the commission will be going over all requests for capital improvements. Mr. Williams voiced his concerns about not knowing enough about certain departments to make a decision on their requests. Mr. Frydl then went on to explain that the commissions role was to review and recommend a list of vetted capital projects to the

board. The board creates a capital budget by funding priority projects from the list.

Mr. Williams asked Mr. Frydl if the goal for the meeting was to review the Capital Improvement Plan format. Mr. Frydl stated yes, if they feel as if the format is ready to be sent to departments.

The commission stated that the format looked good to them.

APPROVAL OF MINUTES

Mr. Frydl stated that Mr. Willer recommended adding a description to the two recommended changes made to the by-laws by the county attorney.

Mr. Saunders asked if there were any other changes

Mr. McCloskey made a motion to approve the minutes with the two requested changes.

Mr. Kruskamp seconded

With a vote 4-0 the January minutes were approved with the two recommended changes by Chairman Willer.

OTHER PLANNING MATTERS

Ruckersville Advisory Council update -

Mr. Frydl stated at the last meeting they spoke about the zoning changes to follow the comprehensive plan. He spoke about recreation opportunities in Ruckersville and how the group worked to identify those opportunities. The next meeting, they will discuss streetscape beautification.

Town of Stanardsville Information

CDBG project – new project start date is March 1, 2019.

Mr. Williams attended the Town of Stanardsville meeting. He stated they are still working on the street scape project.

NEXT MONTHS AGENDA

Mr. Frydl provided the commission a monthly activity report for Community Development for planning and zoning.

UPCOMING AT THE MARCH MEETING

Greenstone Development, LLC Special Use Permit, pending approval by BOS for the ordinance revision

Mr. Ernest Pratt request a special use permit for livestock on his property on Moore Road.

ADJOURNMENT

The meeting was adjourned.

Respectfully submitted,

Cristy Snead
Secretary



Planning Commission, Chairman Date 3.20.19