

**PLANNING COMMISSION  
MARCH 20, 2019**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MARCH 20, 2019, AT 6:30 PM IN THE COUNTY MEETING ROOM.

Members present:           Jay Willer, Chairman  
                                  William Saunders, III, Vice-Chairman  
                                  John McCloskey, Member  
                                  Ron Williams, Member

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

**CALL TO ORDER**

The Chairman called the meeting to order.

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**

Mr. Willer 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, Mr. Kruskamp was absent.

**PUBLIC HEARINGS**

**Mr. Ernest Pratt requests a special use permit to have livestock (horses) as listed in Article 5-1-2.2 of the Greene County Zoning Ordinance on approximately 18 acres, zoned R-1 (Residential), located at 480 Moore Road, Ruckersville. Identified on County Tax Maps as 60-(A)-31 & 32. The Greene County Comprehensive Plan, Future Land Use Maps designates this parcel as “mixed use residential”. (SUP#18-006)**

Ms. Golon addressed the commission, she gave a description of the property. She stated the applicant is requesting a special use permit to pasture /board eight horses. There were several aerial photos of the property she presented to the commission.

Ms. Golon then provided the applicant’s concept plan drawing. This included the proposed pasture areas, the area that he is going to leave wooded, and the location of the pond.

Ms. Golon went over the Virginia State Code that refers to special use permits, as well as the Greene County Zoning Ordinance. She explained the Greene County Zoning Ordinance provides regulations on how impacts could be addressed through conditions. It was explained

that conditions must be related to an identifiable impact.

Ms. Golon advised the commission about relevant factors of this special use permit request in regards to the comprehensive plan and existing character of the parcel. She also stated that there are no negative impacts identified by any of the reviewing agencies. The property remains rural in nature.

Staff recommends approval of this special use permit as it does not change the character of the surrounding community and does not affect the infrastructure needs of the community.

Mr. Williams, Mr. Willer, and Ms. Golon discussed the buffer that will be between this parcel and the parcel that is an apartment development to the south.

Members of the commission and Ms. Golon discussed the definition of livestock. Ms. Golon stated that Mr. Pratt was only asking for eight horses, no other livestock. She advised that the commission could possibly make it a condition of this special use permit to only allow horses as the "livestock" on this parcel.

Mr. Willer asked Ms. Golon if the eight horses that Mr. Pratt proposes to have, will belong to him or if he will be boarding horses for others. Ms. Golon stated that was not what was indicated to staff.

#### **PUBLIC HEARING:**

Mr. Willer opened the public hearing, however no one signed up to speak. The public hearing was immediately closed.

Mr. Willer stated that his concern again was with the language of "livestock" as other livestock make noise and could wander. He also asked Ms. Golon about the amount of horses per acre.

Mr. Saunders said a condition should be that the livestock be horses only for the special use permit. Mr. Williams stated that he agreed.

Mr. Willer asked again if the other commission members were comfortable with the number of horses that Mr. Pratt is planning for this parcel.

Ms. Golon gave the commission information on guidelines provided by Culpeper Soil & Water District regarding the suggested acreage per every one-thousand-pound animal. However, this is just a suggestion, and she advised the commission that this has a lot to do with the care and the management of the pasture and the livestock.

Mr. Willer asked Ms. Golon about the pond that is down slop from the rest of the parcel. She stated that there is a pond in that area. Ms. Golon suggested to the commission that they could make it a condition that Mr. Pratt place a buffer around the pond to prevent the nutrients from entering the pond, if he did not want to use the pond as a water source for the horses.

The commission and Ms. Golon discussed preserving the trees as a buffer as shown on the site drawing, and if that would affect Mr. Pratt if he wanted to use the property for something else in the future.

Mr. Willer made a motion that in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and zoning practice; I recommend approval of the keeping of livestock as listed in Article 5 with the following condition livestock defined only as horses in order to prevent nuisance intrusions into neighboring residential properties.

Mr. Saunders seconded

Mr. McCloskey – Aye  
Mr. Williams – Aye  
Mr. Sanders – Aye  
Mr. Willer – Aye

On a roll call vote of 4-0 special use permit (SUP#18-006) was been approved

## **SECOND PUBLIC HEARING**

**Greenstone Development, LLC is requesting a rezone of 17.1 acres from R-1 (Residential) to R-2 (Residential) to build single family attached dwelling units, (townhomes), at the by-right of ten (10) units per acre, with a maximum density of 165 units. Pending the approval of (OR#18-004). Located on TMP 66A-(2)-A, 66A-(1)-1, 66A-(1)-2, 66A-(2)-D, and 66A-(3)-B which are adjacent to the northbound side of Route 29 North of the Albemarle County line. The Future Land Use Map designates this parcel as “Mixed Use Residential”. (RZ#18-004)**

Ms. Golon addressed the commission and advised them that this rezone is based upon the approval of an Article 6 R-2 Revision that is in the process of being reviewed by the Board of Supervisors, this rezone is pending approval of the Article 6 R-2 Revision.

Ms. Golon reminded the Planning Commissioners of what is occurring with the Ordinance Revision and where it is in the process.

The applicant is requesting a density of 165 townhouse units, the request for townhomes by-right at a density of 10 units/acre is subject to Ordinance Revision OR#18-004

- The planning commission recommended approval of the ordinance revision on February 20, 2019
- The Board of Supervisors held a public hearing on March 12, 2019
- At the above board hearing the action was deferred by the Board of Supervisors until April 9, 2019 meeting.

Ms. Golon then showed the concept plan, as well as an aerial of the proposed parcels that the applicant is requesting to rezone. She also showed a map of the Ruckersville growth area and the corner store growth area. These are the two most developed areas in Ruckersville.

At that time Ms. Golon explained the comprehensive plan as it relates to this rezoning

request. The parcels are designated on Future Land Use Maps as “mixed use residential”.

Ms. Golon advised the commission that the applicant is not offering any proffers. She also reminded the commission of the proffer reform bill that took effect in 2016, which makes it so the staff is unable to discuss proffers with applicants.

The staff received agency comments from Rapidan Service Authority stating that water and sewer is available along Seminole Trail and there is sufficient capacity for the proposed development. Ms. Golon stated EDU availability and infrastructure capacity are reviewed by County Staff at the time the site plan is submitted. Virginia Department of Transportation determined that the proposed development would not create an impact. Greene County Public Schools referenced their facilities study that indicates the need for an additional elementary school for the Ruckersville area.

Ms. Golon went over the relevant factors for this proposed rezone. She stated the parcel is designated on the Future Land Use Map as “mixed use residential” the intent is to produce traditional high amenity market driven residential with connectivity to services. This parcel is adjacent to the Tierney Plaza Shopping center and Terrace Greene Apartments.

Mr. Willer asked Ms. Golon about the slide that referenced the approximate number of school age children, and the impact it will have on the schools. Mr. Willer then said that all of the children that may live in this development may not only go to Ruckersville Elementary, they may be a variety of ages some may go to the middle school and others to the high school. Ms. Golon advised the commission that staff does work with the school administration when there is concern.

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

Mr. Shimp addressed the commission, he spoke to them about density, greenery, and low maintenance as well as walkability within this development.

Mr. Willer asked Mr. Shimp about the entrances to this development. There are two entrances one does have a cross over to route 29 south, the other does not Mr. Shimp advised the commission.

Mr. Willer asked if there will be any more amenities.

Mr. Hall stated there are going to be more amenities. There is going to be a soccer field on the north side of the development, in the center of the development there will be a playground and picnic area, there is a pond on the south side of the development that will be rehabbed and will be utilized as a fishing pond, and there will be bicycle and walking trails that will be connected to Terrace Greene and the Tierney Plaza Shopping center.

Mr. Hall and Mr. Willer discussed the connectivity from Terrace Greene to the Tierney Plaza Shopping center.

**PUBLIC HEARING:**

Steven Rotter

Mr. Rotter asked Mr. Hall to repeat what he said about the walking trails.

Mr. Willer closed the public hearing.

Mr. Hall explained the walking/bicycling trails again for Mr. Rotter.

Mr. Willer asked Mr. Hall about buffers, at that time Ms. Golon stated that everything Mr. Willer was asking would be addressed in a site plan review.

Mr. Williams made a motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and zoning practice; he moved to recommend approval of Greenstone Development, LLC is requesting a rezone of 17.1 acres from R-1 (Residential) to R-2 (Residential) designation located on TMP 66A-(2)-A, 66A-(1)-2, 66A-(2)-D, and 66A-(3)-B which are adjacent to the northbound side of Route 29 North of the Albemarle County line. The Future Land Use Map designates this parcel as "Mixed Use Residential". (RZ#18-004)

Mr. McCloskey seconded the motion

Mr. McCloskey – Aye  
Mr. Williams – Aye  
Mr. Sanders – Aye  
Mr. Willer – Aye

On a roll call vote of 4-0 special use permit (RZ#18-004) was been approved

**OLD/NEW BUSINESS**

Ms. Golon stated that we have no new or old business at this time.

**APPROVAL OF MINUTES**

There was one minor change that the minutes needed. The change was to the ayes' and nay's, it was corrected.

Mr. Saunders made a motion to approve the minutes from February 20, 2019 with the above correction.

Mr. McCloskey seconded the motion

Mr. McCloskey – Aye

Mr. Williams – Aye  
Mr. Sanders – Aye  
Mr. Willer – Aye

With a vote 4-0 the February minutes were approved with the one recommended change.

## **OTHER PLANNING MATTERS**

### Ruckersville Advisory Council update -

Ms. Golon stated that the RAC have been meeting once a month. Ms. Golon advised the commission that the RAC is trying to identify more recreation opportunities for the citizens.

### Town of Stanardsville Information-

Ms. Golon stated that Mr. Frydl went to the Town Council Meeting. She stated that an individual in the town limits is trying to subdivide land. Ms. Golon stated that the town does not have a subdivision ordinance. It was found to be that the town had adopted the county's subdivision ordinance, the town council voted to reaffirm the policy for using the county subdivision ordinance.

## **NEXT MONTHS AGENDA**

SUP#19-001 (Special Use Permit) Ms. Sandra Emery application for tourist lodging.

Mr. Frydl asked the commission to amend a motion to include a parcel that was missing from RZ#18-004.

Mr. Williams made the motion to approve in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and zoning practice; he moved to recommend approval of Greenstone Development, LLC is requesting a rezone of 17.1 acres from R-1 (Residential) to R-2 (Residential) designation located on TMP 66A-(2)-A, 66A-(1)-1, 66A-(1)-2, 66A-(2)-D, and 66A-(3)-B which are adjacent to the northbound side of Route 29 North of the Albemarle County line. The Future Land Use Map designates this parcel as "Mixed Use Residential". (RZ#18-004)

Mr. McCloskey seconded the motion

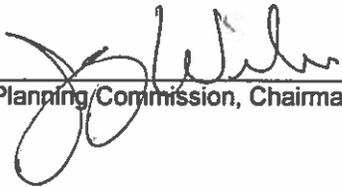
Mr. McCloskey – Aye  
Mr. Williams – Aye  
Mr. Sanders – Aye  
Mr. Willer – Aye

**ADJOURNMENT**

The meeting was adjourned.

Respectfully submitted,

*Cristy Snead*  
Secretary

  
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Planning Commission, Chairman      4.17.2019  
Date