

**PLANNING COMMISSION**  
**July 21, 2004**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JULY 21, 2004, AT 7:30 pm IN THE COUNTY MEETING ROOM.

Those present were: Gary Lowe, Chairman  
Helen Phillips, Vice-Chairperson  
Michael Skeens, Member  
Brent Wilson, Member  
Mickey Cox, Ex-officio Member  
Catherine Clossin, Planning Director  
Krystal Brinkley, Secretary

The chairman called the meeting to order. He noted that there are no public hearings scheduled but that a preliminary plat will be reviewed.

**PRELIMINARY PLAT REVIEW**

Mr. Lowe said the Commission will be reviewing the preliminary plat for Water's Edge at Lake Saponi. He turned the meeting over to the Planning Director, Mrs. Katie Clossin.

Mrs. Clossin gave the staff report and power point presentation. She said that the original Lake Saponi plat was approved in 1976 and this is the last phase of the subdivision. The plan submitted shows some revisions to the original plan.

Mr. Lowe then gave the applicant time make their presentation.

Ms. Jo Higgins, consultant for Water's Edge gave a presentation. She said that the public sewer in Ruckersville is a great benefit to the community. She said the subdivision roads will be adopted into the State system.

Ms. Higgins stated that the developer/architect, Arthur Valente, plans an upscale community with homes similar to those built by Legend Development. She presented framed pictures of the potential designs of homes for this community.

Mr. Lowe then asked the Commission Members for comments.

Ms. Phillips had no questions or comments.

Mr. Skeens asked about the price range for these homes. Ms. Higgins expected them to start at the \$200,000 range depending on development cost. The topography will also determine the prices on certain homes.

Mr. Skeens said that he would like to see some affordable housing developments in Greene County.

Mr. Wilson asked about square footage, size, etc. on the proposed homes.

Mr. Arthur Valente stated that sizes depend on the purchaser's interest and the market at the time of construction. Some will want first floor masters, finished basements, etc.

Mrs. Alyson Valente stated that the minimum square footage requirements is 1800 square feet as opposed the Lake Saponi's original 1000 square foot minimum. Some homes could have as much as 3000 square feet.

Mr. Wilson stated that housing values help to offset cost of school expenses

Ms. Higgins said that in an outdated Albemarle report, it projected that home values in the \$250,000 help support the cost of a child in school.

Mr. Lowe said that his main concern was with RSA's comment about water levels rising above sewer manholes.

Ms. Higgins said that Mr. Clements at RSA was concerned that future development upstream from Lake Saponi as well as the new home construction would produce stormwater runoff that could raise the level of the lake. She assured the Commission that storm water calculations will be reviewed and that the sewer system designed by WW Engineers will be a tight system.

Mr. Wilson asked about the projected build-out for the development.

Mr. Valente estimated 3 to 5 years depending on the market.

Mr. Lee Estes asked about where the development was precisely located.

Ms. Higgins pointed out that the subdivision will back up to Daniels Road on the northeast side the lake.

Mr. Lowe then turned the meeting over to Mrs. Clossin.

Mrs. Clossin told the Commission that all their comments will be considered during the final plat review.

## **OLD/NEW BUSINESS**

There was no old or new business.

## **APPROVAL OF MINUTES**

The minutes of the June 16, 2004 meeting were unanimously approved as submitted.

**OTHER PLANNING MATTERS**

Ms. Clossin informed the Commission that the Ruckersville Wastewater Treatment Facility Special Use Permit request will be on the Commission's August agenda and on the Board of Supervisor's August 31<sup>st</sup> agenda.

Mr. Lowe asked Mrs. Clossin if she attended the Culpeper Soil and Water Meeting.

Ms. Clossin said that she did and it was more of an informational meeting than a directive one. She noted that there were no specific instructions to pass onto the Commission.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Krystal Brinkley*  
Secretary