



Greene County 2009 Comprehensive Plan Update

January 29, 2009 Planning Commission Work Session: Comprehensive Plan Vision and Guiding Principles Development

On the evening of Thursday, January 29, 2009, the Greene County Planning Commission hosted a public work session to refine the Vision and Guiding Principles for the new Comprehensive Plan. 24 people participated in the work session, which began with an overview presentation made by Bill Wanner of the Thomas Jefferson Planning District Commission. Mr. Wanner provided the attendees with a wide range of socio-demographic, employment and land use data to spur discussion of the Comprehensive Plan guiding principle covered in workbooks that were then handed out to small groups of six to seven people.

Each small group spent approximately one hour commenting on the draft Vision statement and working through each of the Comprehensive Plan principles, answering the questions, "What are the most important elements of the existing plan?" and "What's missing?" for each topic. The small groups then summarized their main points on flip charts and reported back to the larger group with their findings. A direct transcription of each group's workbook and flip chart summary is included below.

I. Group One

A. Vision Statement Mark-Ups

- What are the most important elements from the above vision?
 - Need layman's terms for things, e.g. Multimodal
 - Change "providing" to "encouraging," sounds like a mandate as written
 - Change "managing" to "steering," more positive
- What is missing?
 - Looks good

B. Flip Chart Summary

- [No Summary]

C. Workbook transcription

▪ Economic Development

- General Notes
 - Rt. 29 very important for economic growth
 - Concerns about access management studies being produced by VDOT
 - Don't let outside localities tell Greene what to do with Rt. 29
 - Recognize in Comprehensive Plan Rt. 29 N as an important resource
 - Encourage parallel roads



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- Improve street interconnectivity keeping local traffic off Rt. 29
 - Limit traffic lights on Rt. 29 and crossovers
 - No bypass
 - What are the most important elements from the above items?
 - Proper role of the County
 - Help keep taxes reasonable
 - What is missing?
 - Reality that commercial growth will continue down Rt. 29 and Rt. 33
 - Commercial area for Ruckersville
 - Quaint little town preservation for Stanardsville
 - Quinke's economic growth reserved for 20 years
- Tourism
 - What are the most important elements from the above items?
 - All are important
 - What is missing?
 - How to make it look like, "This is a nice area, perhaps it would be nice to stay here awhile and spend money," but not as regulated as Albemarle County
 - Dedicate resources to ensure those tourism dollars
 - Appropriate economic anchor for downtown Stanardsville that increases foot traffic in downtown, has more good pedestrian access—a hotel conference center, (also support the "Gateway to the Blue Ridge.")
- Natural Resources
 - What are the most important elements from the above items?
 - All are important
 - What is missing?
 - Nothing
- Agriculture
 - General Notes
 - *Issue with first point...* "Arrest decline..." Can't do this. Economic forces bigger than the County can manage. Find way to rephrase to "Investigate county measures to encourage and retain farming," (make more positive)
 - *Issue with fourth point...* Add actively celebrate farming heritage.



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- What are the most important elements from the above items?
 - All are important
- What is missing?
 - Retain agricultural land use tax
 - Farmer's market
- Education
 - What are the most important elements from the above items?
 - All are important
 - "Need PVCC center in area" very important
 - What is missing?
 - Balance teacher's pay with other area locals
- Parks and Recreation
 - General Notes
 - *Rewrite point...* "Provide area for children/teens to hang out" to "Provide activities for children and teens."
 - What are the most important elements from the above items?
 - All are important
 - What is missing?
 - Knowledge of stocked fishing
 - Educate people in "hook and bullet" opportunities
 - Hiking
 - Tourism and recreation
 - Coordinate between Greene County and the VA Department of Game and Inland Fisheries
- Community Services
 - What are the most important elements from the above items?
 - All are important
 - What is missing
 - Transportation— bus expansion
- Law Enforcement and Emergency Services
 - General Notes
 - *Reword...* "Manage Growth..." Don't limit growth due to lack of infrastructure
 - What are the most important elements from the above items?
 - [No Notes]
 - What is missing?

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- Satellite police station on Rt. 29 in Ruckersville
- Solid Waste
 - What are the most important elements from the above items?
 - [No Notes]
 - What is missing?
 - Advertise the places of recycling
 - Education?
- Wastewater Treatment
 - What are the most important elements from the above items?
 - [No Notes]
 - What is missing?
 - Acknowledge lineage of this infrastructure to success of other elements of the Comprehensive Plan.
- Water
 - What are the most important elements from the above items?
 - All are important
 - What is missing?
 - Find water impoundment now not later
 - Future supply

II. Group Two

A. Vision Statement Mark-Ups

- General Notes
 - Rewrite “appropriately managing” to “encouraging and coordinating”
- What are the most important elements from the above vision?
 - [No Notes]
- What is missing?
 - What does “clean industry” mean
 - Environmentally friendly business
 - Low impact business
 - Tourism
 - Check recycling and location

B. Flip Chart Summary

- Create a State-of-the-Art magnet VOTECH center
- Low-impact businesses
- Annual astronomers workshop

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- Year-round Farmers Market
 - Coordinate growth and infrastructure
 - Expand EMS through grants
 - Expand recycling
 - Incentives for Ruckersville redevelopment
- C. Workbook transcription
- Economic Development
 - General Notes
 - *Reword...* “Balance the need...” to “Directory of local business,” EDA with Chamber of Commerce put on Website
 - What are the most important elements from the above vision?
 - Enhance County image to attract business
 - What is missing
 - Create incentives for Ruckersville area redevelopment
 - Tourism
 - General Notes
 - “Preservation of viewshed along Rt. 33,” specify Western part of the County
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing?
 - [No Notes]
 - Natural Resources
 - General Notes
 - Specify that “gateway to Blue Ridge” and “Skyline Drive” western part of the County
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing?
 - Yearly workshop for amateur astronomers
 - Agriculture
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing?
 - Create and enhance a farmer’s market year round at a dedicated location



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- Education
 - General Notes
 - Expand VOTECH, magnet center for surrounding counties night classes
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing?
 - [No Notes]
- Parks and Recreation
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing?
 - Additional small park in Ruckersville hike/bike trail connecting Madison, Greene, and Albemarle
- Community Services
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing?
 - Meet or exceed unfunded mandates
 - Encourage volunteerism
- Law Enforcement and Emergency Services
 - General Notes
 - *Final bullet crossed out*
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing?
 - Seek grants to expands EMS
- Solid Waste
 - [No Notes]
- Wastewater Treatment
 - General Notes
 - Coordinate growth areas and infrastructure
 - *Cross out... "antiquated water/sewer in Stanardsville"*
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing?
 - Sunset clause on rezoning if developer does nothing



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- Water
 - [No Notes]

III. Group Three

A. Vision Statement Mark-Ups

- What are the most important elements from the above vision?
 - Quality of life
 - Creative employment opportunities
 - Preserving the County's rural character
- What is missing?
 - Well defined harmonious definition between developed and rural areas
 - Business and residential
 - Supporting current business
 - Efficiency to providing services to keep taxes down
- What do you want clarified? *[Final Point Added by Group]*
 - Clarify term "appropriately manage"
 - "Clean industry" –term is odd- what do you mean?

B. Flip Chart Summary

- Vision Statement
 - Likes
 - Quality of Life
 - Creation of Employment Opportunities
 - Preserve rural character of Community
 - Include
 - Well defined boundaries of uses (res, business, rural)
 - Support current business
 - Efficiently provide services to keep taxes low
 - What is clean industry? Clarify
 - Water
 - Infrastructure
 - Impoundment
 - Quality, pres and inventory ground H2O
 - EDA
 - Diversity
 - Broadband expand
 - Correlation with expanded infrastructure

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- Support current agriculture
 - Services/Waste Management
 - Website for the County lacking to provide info
 - Educate on Recycling (website, user friendly facility)
 - Funding? (proffer policy, grants, increase tax base)
 - How?
 - Natural Resource/Agriculture/Tourism
 - Gateway to Blue Ridge
 - Protecting farm and groundwater
 - Relationship of local goods
 - Feeds business
 - Park/Community
 - Sufficient park place for population (Ruckersville, improvement program)
 - Private medical facilities
- C. Workbook transcription
 - Economic Development
 - What are the most important elements from the above vision?
 - Economic diversity
 - Increased opportunities of good salaried positions close to home
 - Buy local
 - What is missing?
 - Mention expanding broadband
 - “Stanardsville water and sewer upgrade.”
 - Tourism
 - What are the most important elements from the above vision?
 - Greene as Blue Ridge gateway
 - What is missing?
 - Funds and momentum
 - Natural Resources
 - What are the most important elements from the above vision?
 - Clean Water
 - Protect groundwater
 - What is missing
 - Groundwater study
 - Adequate tree cover protection

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- Adequate water supply
- Agriculture
 - What are the most important elements from the above vision?
 - Grow and buy locally
 - Need incentives for keeping land in agriculture
 - Protecting farmland for future generations
 - What is missing?
 - Relationship between Agriculture, EDA, Tourism Council, Extension Service Inventory of Farm Operations
 - Buy Fresh, Buy Local –relationship to the County government
- Education
 - What are the most important elements from the above vision?
 - High school graduates should be either trained for workplace or be prepared to successfully attend institutions of post or secondary education
 - Expand VOTEC
 - Need PVCC center in area
 - What is missing?
 - Implementation and how to pay for it all
 - Need broadband service to help promote PVCC, etc (online classes)
- Parks and Recreation
 - What are the most important elements from the above vision?
 - Sufficient recreation space for growing populations
 - Provide area for children/teens to hang out
 - Central park in Ruckersville, before its too late
 - What is missing?
 - Important progress for current parks
 - Prioritize proffering of parks
 - Use clustering provisions to assist on providing park land
- Community Services
 - What are the most important elements from the above vision?
 - Having more private medical facilities available in Greene
 - What is missing?
 - Secondary library drop site in Ruckersville at Post Office for example
- Law Enforcement
 - What are the most important elements from the above vision?

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- Manage growth so that it does not outstrip infrastructure and resources including water, roads, schools, and EMS
 - What is missing?
 - How to pay for it all
- Solid Waste
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing
 - Improve percentage of recycling and awareness by public
- Wastewater Treatment
 - [No Notes]
- Water
 - What are the most important elements from the above vision?
 - Investigate alternative options for public water supply, including the construction of a water impoundment to meet projected demands for the next 20 years
 - What is missing
 - Conservation of water usage
 - Education recycling, septic and well usage
 - Assessment of ground water availability
 - Identify and fund –water impoundment city and keep public informed of status
 - Riparian buffers education and implementation

IV. Group Four

A. Vision Statement Mark-Ups

- What are the most important elements from the above vision?
 - Beauty and resources
- What is missing?
 - Conservation – recycle/energy
 - Watershed
 - Forestland

B. Flip Chart Summary

- Vision Statement
 - Like first sentence
 - Add resource conservation (recycling and reuse, watershed, air-shed)

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- Provide services that Greene County citizens need
- Economic Development
 - Broadband
 - Improve County image
 - Utilize existing facilities for new uses
 - Promote a Green/Greene
- Tourism
 - We like what's there. Do It!
- Natural Resources and the Environment
 - Conduct resource inventory
 - County should lead in development standards (practice what is preached)
- Agriculture
 - Preserve forest and agriculture lands
 - Promote organic and hydroponic farming
 - Advertise Buy Local, Buy Fresh
- Education
 - Expand VOTECH and adult education
 - Create a community college
 - Create volunteer teaching opportunities
- Parks and Recreation
 - Garden park in Stanardsville
 - Property acquisition
 - Secure grant money
- Community Services
 - Library
 - Infrastructure
 - More recycling
- Law Enforcement
 - Recognition for volunteers
 - Promote young volunteers
 - Congrats on improvement to date
 - Enhanced technology
- Solid Waste
 - Promote recycling
 - Reduce and reuse
 - Public education campaign

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- Wastewater Treatment
 - Septic repairs
 - Comprehensive system upgrades
 - Water and Supply
 - Comprehensive monitoring
 - Rainwater harvesting (rain barrels)
 - Abandoned well capping
 - Green roofs where possible
 - *Other comments*
 - Website upgrade
 - Farmers Market in town
 - Cultural events
 - Music and dance
- C. Workbook transcription
- Economic Development
 - General Notes
 - Economic diversity [resulting in self-sufficiency?]
 - Reward enhance – improve
 - Image – different word – visual and aesthetics
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing?
 - Broadband
 - Improve infrastructure to support economic diversity
 - Tourism
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing
 - Putting it into practice
 - Visitors center in Ruckersville
 - Coordination
 - Website
 - In addition to vineyards, bed and breakfasts, mention mountains and small town atmosphere get descriptive – words “rural atmosphere” i.e. have become cliché
 - Exploit Greene being Green, “Come to Greene and Do Nothing”

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- Incentive for Stanardsville Main Street property owners to promoted commercial
- Natural Resources
 - General Notes
 - Add “and environment” to title
 - Add “along Rt. 33 west” after Gateway to Blue Ridge
 - Tourism?
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing?
 - Gov to take lead (lead) in conservation, low/impact design
 - Specific natural also (tourism) – fishing, hiking trails
 - Identify natural resources with forestry/fish and game – identify streams, trails
- Agriculture
 - General Notes
 - Add “and forestry” to title
 - Add “forestland” to the first point
 - Add “ and forestland” to the sixth point
 - Add “forestry” to the eighth point
 - Add “and forestland” to the final point
 - What are the most important elements from the above vision?
 - Forestry preservation should parallel
 - Organic /hydroponic
 - What is missing?
 - [No Notes]
- Education
 - What are the most important elements from the above vision?
 - Need for community college
 - Expand VOTECH for adult education
 - What is missing?
 - Athletic facility
 - Promote field experiences
- Parks and Recreation
 - What are the most important elements from the above vision?
 - Accomplish 2003 Comprehensive Goals

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- What is missing?
 - Garden park in Stanardsville
 - Funds
 - Property acquisition
- Community Services
 - What are the most important elements from the above vision?
 - Library
 - What is missing?
 - Fire and Rescue
- Law Enforcement and Emergency Services
 - General Notes
 - Recognition for volunteers
 - What are the most important elements from the above vision?
 - Need volunteers – initiate volunteer campaign – benefits? – male
 - School Program (VOTECH)
 - What is missing?
 - More volunteers
 - Technology okay people handling it
- Solid Waste
 - What are the most important elements from the above vision?
 - [No Notes]
 - What is missing?
 - Promoting and educating recycling
 - Reduce and reuse
- Wastewater Treatment
 - What are the most important elements from the above vision?
 - Stanardsville needs system
 - What is missing?
 - Septic repair
- Water
 - General Notes
 - Fifth point add parks and recreation
 - What are the most important elements from the above vision?
 - Rainwater harvesting
 - Capping abandon

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D. Group Five

A. Vision Statement Mark-Ups

- General Notes
 - Is the 2nd sentence of the statement needed?
- What are the most important elements from the above vision?
 - Protecting and enhancing the rural character and quality of life and maintaining the County's natural beauty
 - "Appropriate" management of the pace and place of growth
- What is missing?
 - 4 pages of the vision statement
 - How to pay for the government services
 - Plain language
 - Emphasis on growth management as a means to preserving the County's rural and cultural character in balance with the need for economic development

B. Flip Chart Summary

- Priorities
 - Attract an "economic/Tech Anchor" with an educational/tech bent
 - Make agriculture economically sustainable by growing/buying local and targeting Charlottesville, Northern Virginia, and Washington DC markets
 - Promote more recycling with satellite centers
 - Plan for future H2O use thru conservation/impoundment/reservoirs
 - Ruckersville park/town center
 - Recreational areas (especially for teens)
 - More comprehensive walk in and emergent health care services
 - Rt. 29 corridor, more access roads, fewer lights

C. Workbook transcription

▪ Economic Development

- What are the most important elements from the above vision?
 - Balance the need for increased economic development with controlled residential development and proffer acceptance
 - Economic diversity
 - More technology businesses
 - Attract businesses in a beneficial ratio to residential, to improve employment and service and improve tax revenue
- What is missing?

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- Too general in language
- Clearer economic development plan
- Trained workforce to attract business
- Low taxes to attract business
- Tax relief for sale proprietors
- Need for branch of PVCC campus
- Medical training
- Utilizing natural resources
- Tourism
 - What are the most important elements from the above vision?
 - Preserve important scenic, historic and cultural assets
 - All
 - What is missing?
 - We are not implementing this plan
- Natural Resources
 - General Notes
 - 65% of County water from private wells
 - What are the most important elements from the above vision?
 - Clean water
 - Protect groundwater
 - Clean headwaters of streams
 - What is missing?
 - Improve and increase recycling
 - Adding additional local recycling collection centers/means
 - Talking to neighboring counties about their recycling efforts
 - Providing an adequate supply of clean water in an impoundment area
 - An inventory of land that should be protected for habitat/ecological, water resources, historic/cultural value
- Agriculture
 - What are the most important elements from the above vision?
 - Niche agriculture enterprises
 - Offering local markets to farmers/vendors
 - What is missing?
 - Need for farmers markets in Stanardsville and Ruckersville for agricultural products as well as crafts



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- What incentives can be provided to farmers and future farmers to remain in farming, Yoder's Market/other farmers markets
- Education
 - What are the most important elements from the above vision?
 - Need PVCC center in area
 - What is missing?
 - PVCC satellite
 - Farming/Agriculture business/college partnership with a VATECH for agribusiness and alternate energy enterprises
- Parks and Recreation
 - What are the most important elements from the above vision?
 - Both points from the Comprehensive Plan 2003 section
 - Central park in Ruckersville before its too late
 - More recreation
 - What is missing?
 - More emphasis on park and bike trails
 - Attracting recreational business that supply recreation opportunities
 - Are park facilities providing opportunities youth want to do?
 - Locating a Ruckersville Central Park off Rt 29 South at Antiques Mall
- Community Services
 - What are the most important elements from the above vision?
 - Provide medical services
 - Stanardsville library
 - What is missing?
 - Attracting more doctors to the area in either private practice or prompt care/emergency care
 - Branch library in Ruckersville
- Law Enforcement and Emergency Services
 - What are the most important elements from the above vision?
 - Supporting volunteers with rescue squad
 - What is missing?
 - Paying local EMS volunteers for continuing education
 - Encouraging high school students to get trained (offering scholarships) and volunteer
 - Safety of Schools against hostage situations
- Solid Waste



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- What are the most important elements from the above vision?
 - Both
- What is missing?
 - Increasing recycling efforts
- Wastewater Treatment
 - [No Notes]
- Water
 - [No Notes]