



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

Post Office Box 358

Stanardsville, Virginia 22973

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planning@gcva.us

Case # 0-2025-009  
R225-002

Date of Application 9/16/25

**Zoning Certification Application**

Applicant SNEADS PROPERTIES, LLC  
Address 8834 SPOTSWOOD TRAIL City STANARDSVILLE State VA Zip 22973  
Phone # 434 996 0468 Fax # \_\_\_\_\_ Email sneadsauto@hotmail.com  
Owner of Record SNEADS PROPERTIES  
Address 8834 SPOTSWOOD TRAIL City STANARDSVILLE State VA Zip 22973  
Phone # 434 996 0468 Fax # \_\_\_\_\_ Email sneadsauto@hotmail.com

**Owner/Applicant Must Read and Sign**

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application, I am consenting to written comments, letters, and or notifications regarding this application being provided to me or my designated contact via fax or email. This consent does not preclude such written communication from also being sent via first-class mail. I also consent to give Planning/Zoning Staff the right to enter this property to conduct inspections, if necessary.

**Signature of Owner/Agent or Contract**

Purchaser [Signature] Date 9-16-25  
Print Name DAVID K SNEAD Phone number of Signatory 434 996 0468  
Tax Map # 3TD A 2B Acreage 0.52 Zoning R1  
Existing Use AUTOMOTIVE SALES & REPAIR  
Proposed Use SAME AS ABOVE - REQUESTING B3 REZONE  
Application Fee: \$ \_\_\_\_\_ Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_ Initials \_\_\_\_\_  
Bldg. Permit Fee: \$ \_\_\_\_\_ Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_ Initials \_\_\_\_\_

## **Justification Statement**

### **Rezoning Plan Amendment**

#### **Request**

Sneads Properties LLC is requesting to rezone the subject property 37D-A-2B, physical address 8834 Spotswood Trail, (currently occupied by Snead's Automotive Center) from R1 to B3. This would put the property in zoning compliance with the existing and previous business models.

#### **Site Characteristics and History**

The property is owned by Sneads Properties. It had been operated as Snead's Automotive Center since September 1, 2010. The property has existed as a repair shop, in some form, since the early 1950s.

#### **Surrounding Uses**

North: Last used for a hair salon – Also owned by Sneads Properties – Zoned RC1

South: Shiloh Baptist Church – Zoned R1

East: Single Family Residence - Zoned R1

West: Single Family Residence – Zoned RC1

#### **Justification of Request**

The property had been used for a repair shop business for approximately 75 years. I have run the business for the last 15 years. It was extremely difficult to get a business loan for the property, due to incorrect zoning for the property and it's use. I would like to have the property rezoned to avoid future issues.