



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

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MEMORANDUM

TO: Members of the Board of Supervisors

FROM: Jim Frydl, Planning Director
Stephanie Golon, Deputy Planning Director

SUBJECT: Special use request for home business for a Vehicle Repair Garage
(with subordinate car sale) (SUP#25-003)

DATE: November 13, 2025

STATUS

Terra Detamore requests a special use permit for a Home Business (Vehicle Repair Garage with subordinate car sales), as required through Articles 5-1-2.6 and 22 of the Greene County Zoning Ordinance. The parcel, identified as TMP# 27-(A)-70A, located at 1183 Ford Avenue, is zoned R-1 (Residential), approximately 2.6 acres. The Greene County Future Land Use Map designates it as a "Rural Area" (SUP25-003)

ANALYSIS AND EFFECT

Under Article 22 of the Greene County Zoning Ordinance, a home business is defined as:

HOME BUSINESS: Any occupation, including without limiting the total generality of the foregoing any profession, business, trade, craft, industry, or service conducted in or from a dwelling or accessory structure for profit or compensation, provided that:

- (a) Not more than five (5) persons not residing on the premises shall be regularly employed or engaged in such occupation;
- (b) There is no display or any other exterior indication of the home business;
- (c) There is no exterior variation from the residential character of the main building or accessory structure;

- (d) Accessory structures shall be similar in facade to a single-family dwelling, private garage, shed, barn or other structure normally expected in a residential area and shall be specifically compatible in design and scale with other development in the area in which located. Any accessory structure which does not conform to the setback and yard and height regulation shall not be used for any home occupation;
- (e) There is no advertising other than a non-illuminated identification sign of not more than two square feet in area;
- (f) No exterior lighting is used except that which is normally permitted and used in connection with a dwelling;
- (g) No mechanical equipment is used other than that which is normally used for residential household purposes or for office purposes; except that, a resident may use certain equipment peculiar and customary to the practice of such occupation so long as there is no exterior indication by noise, glare, odor or vibration of the operation of such equipment;
- (h) That traffic generated by such an occupation shall not create a safety hazard or cause congestion, and any need for parking generated by the conduct of such home business shall be met off the street;
- (i) In the case of electrical interference, no equipment or process shall be used which causes visible or audible interference in any radio or television receiver, computer or other electric or electronic appliance off the premises or causes fluctuation in line voltage off premises;
- (j) Further, nothing in this definition ordinance shall restrict the number of persons engaged, cooperatively or as partners or employees, in any area of Greene County where Agriculture is permitted hereunder, in any basic rural occasional work including, without limitation be enumeration, hay-making or other harvesting of any kind whatever, woodcutting, cooperative or domestic butchering, canning, freezing, curing, preserving, storing, or engaged in the maintenance of wayside stands, where permitted hereunder, primarily for the sale of local produce or products, nor restrict the incidental dust, fumes, or smoke of cultivating, warming, scalding, rendering, cooking or any other basic agricultural process whatever.

AUTHORITY UNDER VIRGINIA CODE AND ZONING ORDINANCE

Under Virginia Code §15.2-2286 (A) (3), a governing body is authorized to grant a special use with suitable conditions. As stated in the (2006, November 29) *Zoning Law for the Virginia Zoning Official, pp. 12-1*. Greg Kamptner: Author, the following principles shall be followed and known for the decisions about a special use permit.

- Special Use Permits are legislative in nature.
- Uses allowed by special use permits are considered to have a potentially greater impact than those allowed as a matter of right.
- Must be evaluated under reasonable standards and based on zoning principles.
- Impacts from special uses are addressed through conditions and conditions must be reasonable related to impacts to be addressed. The extent of the conditions must be roughly proportional to the impacts.
- Those decisions that grant or deny special use permits are presumed correct and reviewed under the fairly debatable standard.

As stated in the Greene County Zoning Ordinance (Article 16-2) the decision to grant, to grant conditionally or to deny, the following guidelines and standards shall be considered:

- a. The use shall not tend to change the character and established pattern of development of the area or community in which it wishes to locate.
- b. The use shall be in harmony with the uses permitted by right under a Zoning Permit in the zoning district and shall not affect adversely the use of neighboring property.
- c. The requested or related conditions shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.
- d. Due consideration shall be given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, school, parks, playgrounds, recreational areas; conservation of natural resources, preservation of flood-plains, and encouraging the most appropriate use of the land. (Revised 1/11/05)

COMPREHENSIVE PLAN

The parcel is located in the “rural” designation on the future land use map.

The Comprehensive Plan adopted by the Greene County Board of Supervisors provides goals for economic development. They are:

- Enhance the image of Greene County as a business-friendly location
- Promote and encourage opportunities for business-friendly policies
- Create and support entrepreneurial development Initiatives

AGENCY COMMENTS

The agencies did not identify specific impacts that would warrant conditions. However, the VDH did remind the applicant about the drain field and bathroom requirements for customers and employees, if needed.

RECOMMENDATION

At the August 20, 2025 public hearing, the Planning Commission recommended approval (4-1 vote) with the following conditions:

- a. The garage is limited to a one-story, 1,500 square foot building.
- b. No more than two bays may be used for business purposes.
- c. At no time may there be more than five vehicles designated for repair and five vehicles available for sale. Only vehicles that have been serviced by the shop may be offered for sale; no outside vehicles may be sold. All vehicles must be located within the enclosed and screened area of the property.
- d. Hours of operation are limited to Monday through Friday, 8:00 a.m. to 5:00 p.m., with no business activity on weekends.
- e. No road signage is permitted.

- f. All outdoor lighting related to the business must be full cut-off (downward facing and shielded to prevent light spillover).
- g. The paved driveway must be maintained.
- h. Screening trees (such as Leland Cypress) and the privacy fence must be maintained at their current size and location to provide visual buffering.
- i. All vehicles for repair or sale must be kept within the fenced enclosure.

PROPOSED MOTIONS

1. In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to recommend approval of SUP#25-003, for a home business as listed in Article 5-1-2.6 of the Greene County Zoning Ordinance.

2. In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to recommend approval of SUP#25-003, for a home business as listed in Article 5-1-2.6 of the Greene County Zoning Ordinance with the following conditions:
 - a. The garage is limited to a one-story, 1,500 square foot building.
 - b. No more than two bays may be used for business purposes.
 - c. At no time may there be more than five vehicles designated for repair and five vehicles available for sale. Only vehicles that have been serviced by the shop may be offered for sale; no outside vehicles may be sold. All vehicles must be located within the enclosed and screened area of the property.
 - d. Hours of operation are limited to Monday through Friday, 8:00 a.m. to 5:00 p.m., with no business activity on weekends.
 - e. No road signage is permitted.
 - f. All outdoor lighting related to the business must be full cut-off (downward facing and shielded to prevent light spillover).
 - g. The paved driveway must be maintained.
 - h. Screening trees (such as Leland Cypress) and the privacy fence must be maintained at their current size and location to provide visual buffering.
 - i. All vehicles for repair or sale must be kept within the fenced enclosure.

- 3) In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to recommend denial of SUP#25-003, for a home business as listed in Article 5-1-2.6 of the Greene County Zoning Ordinance.

(List any reason for denial).

- 4) I move to defer action on this application until _____.

Date

(List any reason to defer).