

13 August 2025

Dear Planning Commission,

I'm writing in strong opposition to the application for a Special Use Permit at 1183 Ford Ave to open a Vehicle Repair Garage & Vehicle Sales Lot. My property at 34 Mountainside Dr. shares a rear-property line with 1183 Ford Ave. This application is a clear violation of Greene County Zoning (explained later).

On April 8th 2025, the Greene County Board of Supervisors denied this same application with a vote of 5-0. There are no substantive changes to this new application.

Dettamore's Behavior Since Being Denied in April:

At the 8 April BoS meeting, upon having their application denied, Mr. Eddie Dettamore (applicant's husband) verbally threatened me and my wife in the Amin building's Lobby. In the presence of numerous witnesses, Mr. Dettamore told us *"You think what I was planning was noisy, just you wait and see"*. Over the next two weeks, Mr. Dettamore:

- Spent two days building a giant reflective tarp facing my home. Photo shown here: This photo begs the question: If the Dettamores claim their property can't be seen from my home, why spend the time and expense building such a contraption?
- He ripped out all the trees he planted along the backside of his property.
- Daily, he did one or more of the following: Drove a highly modified/extremely loud ATV back and forth on the extreme edge of his property line; honked car horns for 3-5 minutes at a time; repeatedly shot various caliber guns (despite having homes in every direction); played loud music; ran loud mechanical equipment. All of this behavior was brought up & discussed in-depth on the Little Mountain Estates Community chat forum.
- Observed by several neighbors, he also repeatedly drove through our neighborhood & past my home (we're on a cul-de-sac). Sometimes late at night with his headlights off. And was observed doing a burn-out / squealing his truck tires in front of my home late at night.



I have ample photographic/video evidence of this behavior, which I'm happy to provide. But overall, it clearly demonstrates how mentally unstable, immature, and menacing Mr.

Dettamore is—despite how he publicly presents himself. It also begs the question: can they be trusted to run a quiet, clean business? And be mindful that we do not know the Dettamores; haven't had any encounters with them before their previous SUP application; and have not taunted/retaliated against them in any capacity. We did report Mr. Dettamore's behaviors to the Sheriff's Office, who documented items and advised a case with the Magistrate. But then suddenly, all behaviors stopped, Mr. Dettamore took down the tarp, and they became largely quiet. Evidently this is because they decided to re-apply for a Special Use Permit...

Noise Pollution from Proposed Garage:

Noise pollution is my dominant reason for objecting this application. We purposefully bought our country home in an Agriculturally Zoned HOA that borders R1 zoning to ensure quiet peaceful living and a quiet space to work from home. And paid top dollar for it. Our home and our entire neighborhood is directly uphill from 1183 Ford Ave, causing all sounds to be projected. It's shaped like an auditorium on the side of Little Ledge Mountain. We can clearly hear cows mooing from Octonia Rd. We can clearly hear voices of neighbors talking outdoors including from 1183 Ford Ave. On numerous previous occasions, Mr. Dettamore was casually revving a truck engine he was working on—the sound was loudly audible in every room of my house with my doors and windows shut. A full Repair Shop & Vehicle Resale lot would create a constant barrage of car doors shutting, engines revving, banging, pneumatic tools operating, and a commercial air compressor kicking on and off. All of this commercial-grade noise pollution directly inhibits the use of my home and diminishes re-sale value. This is a clear violation of the Greene County Zoning Ordinance explained below.

Proposed Garage in Clear Sight from my Home:

The Applicants cleverly built their business as to not be visible from Ford Ave, or even from their home. They clearcut their property and built everything on the rear edge of the lot. Problem is that area directly borders my home and is downhill. All of my rear-facing windows, our rear screen room, and our rear deck all have a direct birds-eye view of this proposed business. We have clear view of the business, along with glare from large vehicles and vehicle windshields. Applicant repeatedly highlights that you can't see their proposed business from my home while the leaves are on trees. But they're by default also admitting that their proposed business is in view from my home for the remaining six-months of the year. Likewise, they fail to mention that every privacy-granting tree is on MY property. Their lot is clearcut. Thereby denying me the ability to expand my mowed yard without worsening the direct view of their property. This is a clear violation of the Greene County Zoning Ordinance explained below.

Applicant's Claims:

This SUP application is unchanged from the previous submission denied by the BoS on 8 Apr 2025 by 5-0 vote, with the following exceptions:

- Applicant compares their property to the former Early's Garage on Octonia Rd. Early's Garage is in entirely different zoning (Suburban Residential) and was operational before Greene County had zoning laws. Early's Garage operated just one service bay vs. the proposed 5-bay Garage AND Vehicle Re-sale Lot at 1183 Ford Ave. Further, all the bordering properties to Early's Garage are owned by the Early family. And Early's Garage is nowhere near my neighborhood, while the Dettamore's property share's backyards with my home and two of my neighbors in Little Mountain Estates. Collectively 1183 Ford Ave shares direct property lines with EIGHT different owners. Thus, any discussion of Early's Garage is unrelated to this case and is a simple distraction.
- Applicant claims Sherrif Steve Smith & BoS member Steve Catalano have since visited their property and reportedly said they don't find the (non-operating) business to be noisy. Eddie Dettamore repeatedly stated during the previous recorded application hearings that he and Sherrif Smith are "very good friends". Therefore, any statement referencing Sherrif Smith must be disregarded as a Conflict of Interest. BoS member Catalano has never been on my property to see my perspective, and its unknown what he actually told Ms. Dettamore.
- Applicant claims one of the numerous Little Mountain Estate's homeowners who signed the previous petition against this garage was somehow coerced into signing it. Two ladies in our community collected these signatures together, and both bear witness to and adamantly object to this claim. But Ms. Dettamore didn't name the person, so it can't be investigated further. This is also omitting the fact that over 20 homeowners either signed a petition or showed up in person to witness/speak against this application at the previous two hearings. The opposition to this permit is resoundingly strong.
- Applicant claimed their new business will have no effect on home values. This might be true when speaking of their home value, but not of mine. My home is currently a quiet, private residence in Agricultural Zoning bordered/protected by R1 Zoning. If this SUP is approved, my home will directly border a large commercial garage & car sale lot that is in clear visual sight six months of the year and continually generates obtrusive noise pollution. My property will be dramatically changed for the worse, and therefore my home's value will be reduced. So will the other SEVEN properties who border 1183 Ford Ave, and the nearly two-dozen nearby homes within sound pollution distance.

False Information Presented by Zoning Office During Previous Hearings:

During the March 19th 2025 & April 8th 2025 hearings on the previous application for this SUP, the Greene County Zoning Office presented FALSE information regarding this case. In both hearings, the office presented a slide showing this property is designated as Mixed-Use Residential in future land use maps. This is not true & Mr. Frydl was called out at the BoS meeting for presenting false information. Despite this occurrence, the same incorrect slide was uploaded as part of the presentation for this application. I sent a note to the County Office on Sunday Aug 10th pointing out the error and it was promptly corrected. Regardless, this

misinformation prevented the Board Members from making an accurate/informed decision. Luckily the BoS still denied this application with a vote of 5-0.

SUP Conflicts with Zoning Laws:

Overall, I'm disgusted that this application is being considered again. It's a lose-lose situation for my family. Either they open a loud garage and visually obtrusive re-sale lot that infringes on my property use and value, or they continue with another round of harassing behaviors until I'm forced to press harassment charges.

Regardless, this SUP Application is in CLEAR violation of the Greene County Zoning Ordinance:

The proposed 5-Bay Repair Garage and Vehicle Resale Lot is not a simple home-business such as a Day Care, Art Studio, Realtor's Office, bookkeeper, Law Office, etc. This is a large-scale Commercial enterprise that belongs on Commercially zoned property.

The Greene County Zoning Ordinance specifically defines Home Businesses (Article 22). For a SUP to be granted in R1 Zoning a Home Business must meet the following criteria:

- (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.
- (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 of such occupation so long as there is no exterior indication by noise, glare, odor, or vibration of the operation of such equipment.

Greene County Zoning Ordinance (Article 16-2) further states:

- (a) The use must 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 must be in harmony with the uses permitted by right under a Zoning Permit in the zoning district and must not affect adversely the use of neighboring property.
- (c) The requested or related conditions must 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.

This application violates every Ordinance section listed above. Instead of purchasing Commercial property like other local mechanics (Sneads, Lawsons, etc.), the Dettamore's brazenly/presumptively built a massive commercial-scale business in their backyard and are now seeking a beg-for-forgiveness / after-the-fact Special Use Permit in R1 zoning. This is not a practice that should be rewarded.

Based on noise and visual/glare pollution & the clear exterior indication of the business, if approved—this is a clear violation of the Greene County Zoning Ordinance referenced above in every capacity. My home value and quiet place of residence will be ruined—along with nearly two-dozen neighboring properties, including the SEVEN other owners who share property lines with 1183 Ford Ave. If approved, this Board sets an extremely dangerous precedence, and no homeowner in Greene County will be safe from future unexpected commercial business developments ANYWHERE in the County regardless of Zoning restrictions. According to the Greene County Zoning Ordinance, this board must deny this SUP application.

Most Sincerely,
David L Brunelle
34 Mountainside Dr.
Stanardsville, VA

15 March 2025

To: Greene County Planning Commission

From: David & Kimberly Berglund, 401 Mountainside Drive, Stanardsville, VA 22973

Subject: Urgent Opposition to the Special Use Permit Application at 1183 Ford Ave, Stanardsville, VA

Dear Members of the Greene County Planning Commission and Board of Supervisors,

We are writing to you as long-time residents of Little Mountain Estates and as a disabled veteran couple who chose this community as our forever home and place of retirement. We are deeply concerned about the special use permit (SUP) application for a "Vehicle Repair Garage and Used Vehicle Resale Lot" at 1183 Ford Ave, a property zoned as R-1 (Residential).

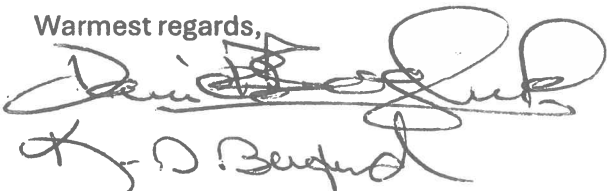
Our objections to this application are based on the following serious concerns:

1. **Inappropriate Zoning and Traffic Concerns:** The operation proposed is generally suitable under B-3 (Business) zoning due to the significant traffic it attracts. Our residential neighborhood is ill-equipped to handle such an increase in traffic, which would severely impact the safety and peaceful nature of our community.
2. **Noise and Environmental Concerns:** As a couple dealing with disabilities, peace and quiet are not just desired but necessary for our well-being. The noise from vehicle repair activities and the potential for environmental contamination would be detrimental to our health and to the natural beauty surrounding us.
3. **Devaluation of Property:** The establishment of a commercial vehicle repair and resale business within our residential area threatens to reduce property values significantly. It's crucial for our financial stability to protect the investment we've made in our retirement home.
4. **Safety and Crime:** Ford Ave has a notorious history of criminal activities, including drugs and violent incidents. Introducing a business that could potentially attract similar problems would only heighten the risks, disrupting the safety and security that we, and our neighbors, currently enjoy.
5. **Impact on Community Character:** We chose Little Mountain Estates for its tranquility, natural beauty, and the wildlife it supports. The proposed business stands in stark contrast to these qualities and threatens to disrupt the lifestyle that drew us to this area.

For these reasons, we strongly urge you to deny the special use permit for 1183 Ford Ave. We moved here to enjoy a peaceful, secure retirement and believe that permitting such a business would fundamentally alter the character and safety of our beloved community.

Thank you for your consideration. We trust that you will make a decision that respects the desires and needs of the residents of Little Mountain Estates.

Warmest regards,

The image shows two handwritten signatures in black ink. The top signature is larger and more stylized, while the bottom signature is smaller and more legible. Both appear to be cursive and are written over a light background.

David and Kimberly Berglund
401 Mountainside Drive
Stanardsville, VA 22973

15 March 2025

To: Greene County Planning Commission

From: The Residents of Little Mountainside Estates, Stanardsville, VA 22973

Subject: Petition Against Special Use Permit at 1183 Ford Ave, Stanardsville, VA

Dear Members of the Greene County Planning Commission and Board of Supervisors,

We, the undersigned residents of Little Mountain Estates, a community established in 2005 consisting of 26 homes in a double-ended cul-de-sac, write to express our strong opposition to the special use permit application for a "Vehicle Repair Garage and Used Vehicle Resale Lot" at 1183 Ford Ave. Our neighborhood is home to a high percentage of retired individuals, disabled veterans, government employees, and first responders. We value the peace, tranquility, and natural beauty that living on the side of Little Mountain provides, along with the abundant wildlife such as bears, deer, raccoons, foxes, and other creatures.

We are concerned that the proposed business will:

1. **Disturb the Natural Habitat:** The operation could disrupt local wildlife habitats, affecting the animals and natural beauty we strive to preserve.
2. **Increase Noise Pollution:** The continual noise from the garage would disrupt the peaceful environment essential to our community, particularly impacting our retired and disabled residents.
3. **Boost Traffic Levels:** Increased traffic would compromise safety and disturb the quiet nature of our secluded streets.
4. **Affect Community Events:** Our community gatherings and events, a core part of our neighborhood's social fabric, would likely suffer from the proximity of such a business.
5. **Decrease Property Values:** Introducing commercial activities in our residential area could potentially lower property values, affecting our investments.

We urge you to deny the special use permit for 1183 Ford Ave, to protect the character and tranquility of Little Mountain Estates. We believe that allowing this business would fundamentally alter the nature of our community and undermine the qualities that make our neighborhood a desirable place to live.

Thank you for considering our position. We trust that you will make a decision that preserves the peace and integrity of our community.

Sincerely,

The residents of Little Mountainside Estates.

Formal Petition on the collective opposition of our community to the proposed special use permit.

Name: Joe & Shelly Woodridge
Address: 479 Mountainside Dr Stanardsville, VA 22973
Signature: Shelly Woodridge

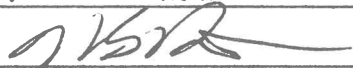
Name:

~~Matt Price~~ Matt Price

Address:

400 Mountainside Dr. Stanardsville, VA 22973

Signature:



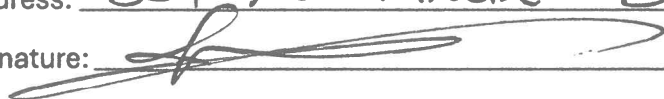
Name:

JERREY S. PROUGH

Address:

339 MOUNTAIN SIDE DR STANARDSVILLE VA 22973

Signature:



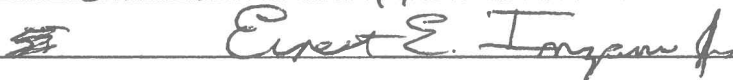
Name:

ERNEST E. INZANA, Jr

Address:

50 DEMASTERS WAY, STANARDSVILLE VA 22973

Signature:



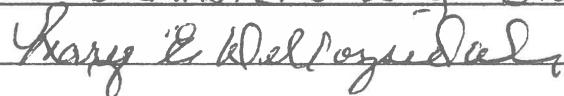
Name:

MARY E DELLOSPIDALE

Address:

35 DEMASTERS Way Stanardsville, VA 22973

Signature:



Name:

Deanna Lester

Address:

228 Mountainside Dr., Stanardsville, VA 22973

Signature:



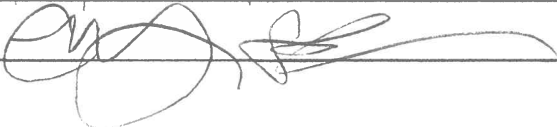
Name:

Christy Seelie

Address:

177 Mountainside Dr, Stanardsville, VA 22973

Signature:



Name:

George + Corine Bonneville

Address:

146 Mountainside Dr. Stanardsville, VA 22973

Signature:

 George Bonneville

Name:

PAW F. NIELSEN

Address:

59 Mountainside Drive, Stanardsville VA 22973

Signature:



Name: DEBORAH W. DEPORTH
 Address: 89 MOUNTAINSIDE DRIVE
 Signature: Deborah W. DePorth

Name: RICH & SHARON PONTIUS
 Address: 2 MOUNTAINSIDE DR, STANARDSVILLE
 Signature: Richard Pontius Sharon Pontius

Name: Melissa & Gary Cropp
 Address: 3 Mountainside Dr Stanardsville
 Signature: Melissa Cropp

Name: Timothy A. Davis
 Address: 338 MOUNTAINSIDE Drive
 Signature: TIMOTHY A DAVIS

Name: Rick Townsley
 Address: 482 Mountain Side Dr.
 Signature: [Signature]

Name: Gail T. Untermeyer
 Address: 203 Mountainside Dr.
 Signature: G. Untermeyer

Name: Miriam & Edgardo Espinola
 Address: 4 Mountainside Dr.
 Signature: Miriam Edgardo Espinola

Name: Gabriel + Brandi Whittaker
 Address: 308 Mountainside Drive Stanardsville
 Signature: Bevo

me: David & Laura Brunelle
 address: 34 Mountainside Dr.
 Stanardsville, VA
 Signature: [Signature]

From: [Christopher Barry](#)
To: [Cristy Snead](#)
Subject: Fwd: Please Read - Zoning - SUP25-003
Date: Monday, August 18, 2025 6:20:05 PM

You don't often get email from cdbarry1234@gmail.com. [Learn why this is important](#)

Hi Cindy:

Please add my letter below to the package.

Thank you!
Christopher Barry

----- Forwarded message -----

From: **Christopher Barry** <cd Barry1234@gmail.com>
Date: Mon, Aug 18, 2025 at 1:55 PM
Subject: Please Read - Zoning - SUP25-003
To: Peter Wajda <pwajda@gcva.us>, John McCloskey <jmccloskey@gcva.us>, David Mastervich <dmastervich@gcva.us>, Angela Hawkins <ahawkins@gcva.us>, Mark Kelp <mkelp@gcva.us>
CC: David Brunelle <dlbrunelle@hotmail.com>

August 18, 2025

To Whom It May Concern:

My name is Christopher Barry, and I am managing partner for Rivers Edge Associates, LLC, which owns the property located at 106 Mountainside Drive in Stanardsville, VA. I am renting out the property to long term tenants, and am concerned about the marketability of this property if the Dettamore Special Use Permit is approved. I intentionally bought this land and constructed the current house on the 7 acre lot as an investment, and the privacy and quiet nature of the neighborhood was the main attraction.

If the Special Use Permit is approved to allow an adjoining property on Ford Avenue to operate a 5 car auto repair and sales business, it will cause my now secluded property to be prone to loud engine noises and other noises germane to operating an auto repair business. This will negatively affect the value of my property, and affect my ability to rent the property in the future.

For the record, I oppose the Special Use Permit for the Dettamore property.

Thank you for your consideration.

Regards,

Christopher D. Barry

Managing Partner

Rivers Edge Associates, LLC

434-249-6192

From: [Laura Brunelle](#)
To: [Cristy Snead](#)
Subject: Letter for SUP25-003
Date: Wednesday, August 20, 2025 11:17:47 AM

Good Morning Mrs. Snead,

I know this is a late send and I apologize. I reached out to each Planning Commission member by email last week regarding this SUP and have since been asked by Planning Commission Chair McCloskey to have it added to the packet. I appreciate your understanding.

Dear Planning Commission Members,

I am writing as an adjoining property owner to express my extreme opposition to the application for SUP25-003 Vehicle Repair Garage and Used Vehicle Resale Lot requested by Mrs. Terra Detamore. This is a repeat application to the original that was presented on March 19, 2025 and denied five-to-zero on April 8, 2025. Mrs. Terra Detamore has not changed one thing to her property to warrant a new application.

Mrs. Terra Detamore made a bold claim in her written statement that one individual in my community was lied to and then harassed into signing the petition. Her statement is 100% false and just a smoke show to discredit my community's opposition to her application. We are a very close community and there would be absolutely no gain for any one of us to "threaten" any of our neighbors. The signatures were collected by 2 ladies who can attest to the validity of them and that not one individual was forced to do so and no demands they vacate a property.

After approving SUP25-001 on March 19, 2025, you referred to people moving to the area expecting to hear farm equipment and the like and compared that to noise generated by a vehicle repair garage. These two things are completely different. When I moved to my A-1 zoned property bordered by R-1, still with a rural designation for future use, I expected to hear occasional farm noises. We hear cows mooing occasionally but don't ever hear farm equipment. But agricultural noise is not commercial noises generated by a vehicle repair garage granted use Monday- Friday 7am-5pm.

Why are we classifying a "*Vehicle Repair Garage and Vehicle Resale Lot*" as a "*Home Business*" in a R-1 Rural Residential zoning? Vehicle repair is loud, intrusive, ongoing and oftentimes repetitive. It is therefore mentioned specifically by name in B-3 zoning as an appropriate zone to open and operate such businesses.

The Greene County Zoning Ordinance Effective March 1, 1975 and revised February 25, 2025 specifically defines a home business. By this alone, a vehicle repair garage

is not considered a "Home Business" or "Home Occupation". I refer you to pages 150-151 titled "Home Business" section G, and "Home Occupation" section F: ***A resident may use certain equipment customary to the practice of such occupation so long as there is no exterior indication by NOISE, GLARE, ODOR or VIBRATION in the operation of such equipment.***

**The noise and glare projected by this vehicle repair garage voids this business.*

Further, "Home Business" section G (page 150) states: ***Accessory structures shall be similar in façade to a single-family dwelling, private garage, 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 its located.***

**Most of the homes located on Ford Avenue are single homes/manufacture homes with no garages. This garage is massive in scale compared to the 8 homes surrounding this property. Further, their claim that they will only be working on small passenger cars begs the question as to why one of their bays is sized for a dump truck or other very large commercial vehicle.*

In addition, "Home Occupation" section B (page 151) states: ***There is no exterior indication of the home occupation.*** **The very large parking lot and very large 5 bay garage are not something you see in a residential area and indicate that there is a business here. This business type is not by Greene County Zoning Ordinance definition of what is acceptable to be classified a "Home Business" or "Home Occupation" in an R-1 zoning area with future planning of rural residential zoning.*

There are two vehicle repair garages currently in operation in Stanardsville, Sneads Automotive and Lawsons Enterprises. Neither business is operational at 7am and neither is of comparable size to what Mrs. Terra Detamore has located on her rural residential property. Sneads Automotive was in operation long before zoning codes were established in the county and Lawsons Enterprise is in the appropriate zoning of B-3 where it is specifically mentioned by name.

I refer you to Section 16-2-3, pages 90-91 of the Greene County Zoning Ordinance that states: ***The Planning Commission and Board of Supervisors shall consider but not be limited to the following guidelines when reviewing and acting upon a special use permit:***

A: The use shall not tend to adversely 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.

Greene County has zoning laws, and these laws are to protect the land and property values of its residents. If this application for special use permit 25-003 is approved, then we have a failure of the zoning code and the people who were appointed to uphold it and therefore not one citizen is safe. Which puts into question, why do we have a zoning ordinance?

The Detamore's built a garage under the pretense of it being for personal use, knowing full well they had every intention of opening a vehicle repair shop and resale lot once completed. You voted to approve the SUP on March 19, 2025, with the premise that Greene County is a "Business Friendly" County. This is all well and good however it is clearly defined what a "Home Business" in an R-1 zone applying for a SUP is and SUP25-003 is not it. Please do not approve this special use permit as it completely goes against the zoning codes.

I greatly appreciate your time in reading my letter and look forward to speaking at the upcoming hearing.

Sincerely,
Laura Brunelle
34 Mountainside Drive
Stanardsville, VA 22973

RICK TOWNSLEY
482 MOUNTAINSIDE DR
STANARDSVILLE, VA. 22973

10 June 2025

MEMORANDUM FOR RECORD

SUBJECT: Business License for Property at 1183 Ford Ave, Stanardsville VA

1. **SUMMARY.** I voluntarily signed a petition, organized by interested members of the Little Mountain Estates HOA, opposing commercial activity on the subject property. Upon invitation by the property owner, I inspected the premises and made the below listed observations.

a. The residential home and adjacent workshop/garage are well maintained, aesthetic, and expertly landscaped. There was a privacy fence and tall trees at the edge of the property completely obscuring the view of neighboring properties,

b. The workshop is modern with on-going renovations. It is being used to garage the owner's personal vehicles and has newer, professionally placed shop equipment for the maintenance and repair of motor vehicles.

2. **COMMENTS.**

a. Mr. Detamore (owner) was very cordial and encouraged me to invite others to tour the facilities and learn how he intends to operate the shop. He seems amenable to views of his neighbors and seeks to maintain harmony while providing valuable services.

b. Regarding the subject property, I lack specificity of the process and associated disputes but encourage inquiry of those opposed to determine their knowledge or lack thereof.

3. **CONCLUSION.** I am unopposed to granting business operation, provided these stipulations:

a. County ordinances and zoning permits the operation of a business at this location. Additionally, observance of all applicable laws, statutes, and regulations must occur.

b. Mr. Detamore operates professionally and considers legitimate concerns of neighbors and suggestions for adapting business practices to ensure success and harmony.

4. **CONTACT.** For additional information, contact me at 434-481-4205 or Email: rickytownsley@yahoo.com

Rick Townsley
RETIRED

From: [Jim Frydl](#)
To: [Cristy Snead](#)
Cc: [Stephanie Golon](#)
Subject: FW: Planning & Zoning - Incompetent or Corrupt?
Date: Thursday, September 4, 2025 8:57:50 AM

Please add to public comments

From: Cathy Schafrik <cschafrik@gcva.us>
Sent: Wednesday, September 3, 2025 5:37 PM
To: Jim Frydl <jfrydl@gcva.us>
Subject: FW: Planning & Zoning - Incompetent or Corrupt?

FYI

From: David Brunelle <davidlbrunelle@outlook.com>
Sent: Wednesday, September 3, 2025 12:15 PM
To: Steve Catalano <scatalano@gcva.us>; Marie Durrer <mdurrer@gcva.us>; Tim Goolsby <tgoolsby@gcva.us>; Francis McGuigan <fmcguigan@gcva.us>; Davis Lamb <dlamb@gcva.us>; Cathy Schafrik <cschafrik@gcva.us>
Subject: Planning & Zoning - Incompetent or Corrupt?

You don't often get email from davidlbrunelle@outlook.com. [Learn why this is important](#)

Dear Ms. Schafrik & Board of Supervisors,

I bring to your attention recently observed errors & misleading information presented by the Planning & Zoning Office. This is regarding the application for SUP25-003, which is the same as previous application SUP25-001 to open a Vehicle Sales Lot & Vehicle Repair Garage at 1183 Ford Ave. Dates are as follows:

- 19 MAR 2025 – Zoning Board votes 4-0 to approve SUP25-001.
- 08 APR 2025 – Board of Supervisors votes 5-0 to deny SUP25-001.
- 20 AUG 2025 – Applicant re-applies, Zoning Board votes 4-1 to approve SUP25-003.
- TBD – Board of Supervisors will again hear this application.

Planning & Zoning Office Presented False Slides:

During the 19 March & 8 April hearings, the Greene County Planning & Zoning Office presented FALSE information regarding this application. In both hearings, the office presented a slide showing this property being designated as Mixed-Use Residential in future land use maps (slide 7 - [Planning Commission • Greene County, VA • CivicClerk](#)). This is not true & Mr. Frydl was called out at the BoS meeting for presenting false information. Despite this occurrence, the same incorrect slide was uploaded as part of the presentation for the 20 Aug hearing. I sent a note to the County Office on 10 Aug pointing out the error. Ms. Golan

responded saying “the minor typo in the PowerPoint has been updated”. The Zoning Office misrepresenting this property as being targeted for Mixed-Use future zoning is a major error. This slide was presented as a fact during the 19 March & 08 April hearings which misinformed board members making the decision.

Planning & Zoning Office Cited False Zoning Information:

During the 20 Aug hearing (video: [Planning Commission • Greene County, VA • CivicClerk](#), timing: 55:22), the Chair asked Ms. Golan “An R-1 adjoining an A-1...is there any consideration? I don’t know if I’ve seen that before...”. Ms. Golan presented FALSE information with her response saying, “it’s very similar to the one we did on Moore Rd...that was R-1 adjacent to A-1”. The Greene GIS shows the SUP at 144 Moore Rd is R-1 bordering properties zoned B-2, PUD, R-1, and B-3. The false information Ms. Golan presented misinformed board members making the decision.

Planning & Zoning Office Cited Misleading Statistics:

During the 20 Aug hearing (video: [Planning Commission • Greene County, VA • CivicClerk](#), timing: 55:42), Ms. Golan stated, “we have 18 home businesses that are auto repair facilities in Greene County”. This information is misleading. There are 18 home Repair Garage SUPs that have been approved (and several denied) since the 1980s (unclear how many are currently operating). But this Vehicle Sales Lot will be the first of its kind in modern Greene County. The Virginia Motor Vehicle Dealer Board lists 13 active Car Dealers in Greene County. 12 of the 13 Car Dealers are in Business-zoned properties. Only one of them is in R-1 zoning; Ruckersville Motorsports which sells trailers on Rt. 33, has direct access to the highway, and is grandfathered in because they were operating before Greene Zoning laws. Greene County currently has **ZERO** car sale lots operating under SUPs in residential neighborhoods. The approval of this SUP would create a brand-new precedence which would allow car sales to occur on ANY R1 lot in the County. Why was this critical piece of information not mentioned by Ms. Golan?

Planning & Zoning Office Not Following the Greene Zoning Ordinance:

During all three public hearings, the Planning & Zoning Office briefly showed a slide citing the Greene County Ordinance Article 16-2. The slide omits Article 22, which specifically defines Home Businesses eligible for SUPs in R1 Zoning:

- (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.

(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 of such occupation so long as there is no exterior indication by noise, glare, odor, or vibration of the operation of such equipment.

This proposed Repair Garage & Sales Lot violates all four of these sections. Section (b) means you shouldn't be able to tell it's a home business from the outside. Section (g) means home businesses must generate ZERO noise separate from a normal household. The SUP25-001/003 proposed business is inherently loud including car doors/hoods, pneumatic tools, banging, a commercial air compressor, car horns during inspections, etc. Yet the Planning & Zoning Office ignored our county ordinance and recommended this SUP for approval. Subsequently, the Planning Commission's board members also ignored our ordinance and discussed erroneous scenarios as comparable to this proposed home business: Mr. Kelp mentioned his neighbor's HVAC being noisy (not a home business), Ms. Hawkins discussed the Harley Davidson Dealership (not a home business and located in PUD zoning), Mr. Wajda discussed decibel ratings (does not apply to home businesses). Why is our Planning & Zoning Office ignoring our County's Zoning Ordinance?

Conclusion:

Government Salaries' website lists the four Greene County Planning & Zoning Office employees (Frydl, Golan, Keys, Snead) as having a combined salary of **\$313,077**. This is what Greene's residents are paying for County employees who present false & misleading info to County Decision makers. The citizens of Greene County deserve much better & I trust you can correct it. I'm happy to provide documents/further details supporting everything mentioned above.

Sincerely,
David L Brunelle
34 Mountainside Dr.
Stanardsville

Greene County Planning Commission / Greene County Board of Supervisors,

Little Mountain Estates is a quiet, rural community in Stanardsville that borders the proposed Vehicle Repair Garage & Re-Sale Lot at 1183 Ford Ave. We oppose this application for Special Use Permit due to noise pollution and to protect our community from business developments that do not meet the Residential Zoning definition of a Home Business as defined in the Greene County Zoning Ordinance. We sign this petition of our own free will and accord. Without coercion or pressure. Signed in August 2025.

Name	Street Number	Signature
<u>RICHARD PONTIUS</u>	<u>2 MOUNTAINSIDE DR</u>	<u>Richard A Pontius</u>
<u>Edie Espindola</u>	<u>4 Mountainside Dr</u>	<u>Edie Espindola</u>
<u>DAVID BRUNELL</u>	<u>34 mountainside Dr.</u>	<u>David Brunell</u>
<u>Corrine Boneville</u>	<u>166 Mountainside Dr.</u>	<u>Corrine A Boneville</u>
<u>Christy Seale</u>	<u>177 Mountainside Dr</u>	<u>Christy Seale</u>
<u>Mary Dellegizade</u>	<u>35 Demasters Way</u>	<u>Mary Dellegizade</u>
<u>Gabriel Whittaker</u>	<u>308 Mountainside Drive</u>	<u>Gabriel Whittaker</u>
<u>Brandi Whittaker</u>	<u>308 Mountainside Drive</u>	<u>Brandi Whittaker</u>
<u>Timothy A Davis</u>	<u>338 Mountainside Dr.</u>	<u>Timothy A Davis</u>
<u>JEFF TRANCH</u>	<u>339 MOUNTAINSIDE DR</u>	<u>Jeff Tranch</u>
<u>Michelle Price</u>	<u>400 mountainside Dr.</u>	<u>Michelle Price</u>
<u>Joseph Woodbridge</u>	<u>479 mountainside Dr.</u>	<u>Joseph Woodbridge</u>
<u>Shelly Woodbridge</u>	<u>479 mountainside DR.</u>	<u>Shelly Woodbridge</u>
<u>Cynthia Inzana</u>	<u>50 De Masters Way</u>	<u>Cynthia Inzana</u>
<u>Pete W DeFout</u>	<u>58 Mountainside Dr</u>	<u>Pete W DeFout</u>
<u>Melinda Nielsen</u>	<u>59 Mountainside Dr.</u>	<u>Melinda Nielsen</u>
<u>K-D Berghel</u>	<u>401 Mountainside Dr</u>	<u>K-D Berghel</u>
<u>Deanna Lester</u>	<u>228 Mountainside</u>	<u>Deanna Lester</u>
<u>GAIL TRIMMER UNTERMAN</u>	<u>203 Mountainside Dr.</u>	<u>Gail Trimmer Unterman</u>

Greene County Planning Commission / Greene County Board of Supervisors,

Little Mountain Estates is a quiet, rural community in Stanardsville that borders the proposed Vehicle Repair Garage & Re-Sale Lot at 1183 Ford Ave. We oppose this application for Special Use Permit due to noise pollution and to protect our community from business developments that do not meet the Residential Zoning definition of a Home Business as defined in the Greene County Zoning Ordinance. We sign this petition of our own free will and accord. Without coercion or pressure. Signed in August 2025.

Name	Street Number	Signature
RICHARD PONTIUS	2 MOUNTAINSIDE DR	Richard A Pontius
Elodie Espindola	4 Mountainside Dr	Elodie Espindola
DAVID BRUMFIELD	34 mountainside Dr.	David Brumfield
Corrine Boneville	166 Mountainside Dr	Corrine A Boneville
Christy Seelie	177 Mountainside Dr	Christy Seelie
Mary Dellozita	35 Demasters Way	Mary Dellozita
Gabriel Whittaker	308 Mountainside Drive	Gabriel Whittaker
Brandi Whittaker	308 Mountainside Drive	Brandi Whittaker
Timothy A Davis	338 Mountainside Dr.	Timothy A Davis
JEFF TRANCH	339 MOUNTAINSIDE DR	Jeff Tranch
Michelle Price	400 mountainside Dr.	Michelle Price
Joseph Woodbridge	479 mountainside Dr.	Joseph B Woodbridge
Shelly Woodbridge	479 mountainside DR.	Shelly Woodbridge
Cynthia Inzana	50 De Masters Way	Cynthia Inzana
Pete W DeFout	58 Mountainside Dr	Pete W DeFout
Melinda Nielsen	59 Mountainside Dr.	Melinda Nielsen
K. D. Berghel	401 mountainside Dr	K. D. Berghel
Deanna Lester	228 Mountainside	Deanna Lester
GAIL TRIMMER UNTERMAN	203 mountainside Dr.	Gail Trimmer Unterman

Public Comment for Special Use Permit

From Christopher Rose <chrisr7291@gmail.com>

Date Mon 9/15/2025 6:06 PM

To Comment <Comments@gcva.us>; Cristy Snead <csnead@gcva.us>

You don't often get email from chrisr7291@gmail.com. [Learn why this is important](#)

To Whom It May Concern,

I'm writing to express my support for Terra Detamore's application for a special use permit at 1183 Ford Ave, Standarsville, VA 22973.

As a lifelong Greene County resident, I've known the Detamores for several years. They're good, honest people with a strong entrepreneurial spirit. Greene County honestly could use more people like Terra and Eddie Detamore.

When choosing a mechanic, you have to choose someone you trust. With many repairs, you're literally putting your life in your mechanic's hands. Although we do have some honest mechanics in Greene, I'd trust the Detatmores over just about anyone else in the county.

Small, locally owned businesses like this are the backbone of our community. They provide essential services, create local jobs, and keep money circulating within the local economy. A family-run mechanic's shop adds more than just convenience - it adds character and reliability. So many rural communities are struggling to hold onto small businesses. We should be doing all we can to support those who are willing to step up and meet real needs; the Detamores are exactly the kind of people we should be encouraging.

Moreover, allowing responsible, community-minded residents like the Detamores to open a business on their own property is a practical, cost-effective way to encourage local economic growth without major infrastructure investment. It's a sustainable, grassroots way to strengthen our local economy. At a time when many rural counties are losing services and seeing younger generations move away, Greene has an opportunity here - not just to permit a useful and needed business, but to send a message that we support hard work, integrity, and local initiative.

Please give their application your full consideration.

Thank You,

Christopher L. Rose

Resident of the Monroe District, Greene County, VA