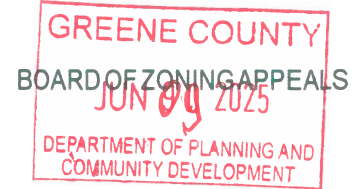




PLANNING COMMISSION



GREENE COUNTY PLANNING DEPARTMENT

Post Office Box 358
Stanardsville, Virginia 22973

Tel: 434-985-5282
Fax: 434-985-1459

1 www.greenecountyva.gov
planning@gcva.us

0-2025-007
Case # SUP25-003

Date of Application 06/05/2025

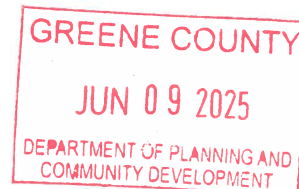
- ☐ Rezoning/Proffer Amendment ☒ Special Use Permit ☐ Ordinance Revision
☐ Variance/Appeals to PC/BZA ☐ Agricultural and Forestal ☐ Special Exception

Applicant Terra Detamore
Address 1183 Ford Ave City Stanardsville State Va Zip 22973
Phone # 434-465-0185 or 434-825-0463 Fax # none Email terralynn1988@icloud.com
Owner of Record _____
Address _____ City _____ State _____ Zip _____
Phone # _____ Fax # _____ Email _____

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 Terra L. Detamore Date 06/05/2025
Print Name Terra L. Detamore Phone number of Signatory 434-825-0463 or 434-465-0185
Tax Map # 27-A-70A Acreage _____ Zoning _____
Existing Use Home and personal Garage
Proposed Use Home and Garage w/ some car sales
Application Fee: \$ 500.00 Date Paid 6/6/25 Receipt # 17315 Initials CTD
Bldg. Permit Fee: \$ _____ Date Paid _____ Receipt # _____ Initials _____



TERRA DETAMORE

1183 FORD AVE.

STANARDSVILLE, VA. 22973



TO WHOM IT MAY CONCERN,

I AM WRITING THIS LETTER TO PROPOSE A SPECIAL USE PERMIT TO OPEN A MECHANICS GARAGE AT MY HOME. OUR EXSISTING GARAGE IS AT THE BACK OF OUR PROPERTY AND CANNOT BE SEEN FROM THE MAIN ROAD, WHICH IS ROUTE 1001, THE NEIGHBORS THAT CAN SEE IT CAN ONLY SEE IT THROUGH THE TREES AND WHEN LEAVES ARE ON YOU EITHER CAN'T SEE IT AT ALL OR BARELY SEE IT. MY TWO CLOSEST NEIGHBORS THAT CONNECT WITH MY PROPERTY ONLY ONE OF THEM CAN ACTUALLY SEE THE GARAGE.

WE HAVE INSTALLED A PRIVACY FENCE AROUND THE PARKING AREA IN FRONT OF THE GARAGE TO HIDE ANY UNPLEASANT VIEWS TO THE NEIGHBORS WHILE POTENTIAL CUSTOMERS VEHICLES ARE WAITING TO BE WORKED ON OR WAITING TO BE SOLD, WE WILL NEED TO BE ABLE TO SELL CARS DUE TO CUSTOMERS POSSIBLY NOT ABLE TO PAY THEIR BILLS OR A CAR IS TOWED IN AND CUSTOMERS DECIDES NOT TO FIX IT WE WOULD THEN SELL THE CAR ,WE WOULD ALSO HAVE A FEW AFFORDABLE VEHICLES TO SELL FOR A POTENTIAL CUSTOMER WANTING TO BUY BUT THEY CANT AFFORD YOUR NORMAL CAR DEALERSHIPS BECAUSE OF THE HIGH COST OF VEHICLES TODAY.

WE COMPLETELY UNDERSTAND THAT YOUR PROPERTY WILL NEED TO STAY IN A NEAT, CLEAN AND ORDERLY FASHION AT ALL TIMES.WE OURSELVES DO NOT WANT OUR PROPERTY TO LOOK JUNKY.

THERE WILL BE PROPER STORAGE CONTAINERS AND DISPOSAL FOR THE USED OILS AND PROPER STORAGE AND DISPOSAL OF USED TIRES. WE ARE VERY AWARE OF THE DAMAGE THESE ITEMS CAN DO TO OUR ENVIRONMENT AND WILL PROTECT IT AT ALL COST.

BY OPENING THIS GARAGE, IT WILL ALLOW US TO PROVIDE THE COMMUNITY WITH VERY REASONABLE AND AFFORDABLE AUTOMOTIVE PRICING, GOOD WORKMANSHIP AND A NICE HOMETOWN FEEL WE DON'T WANT OUR CUSTOMERS TO FEEL LIKE A NUMBER WE WANT THEM TO FEEL CARED FOR. OUR GARAGE WILL BE A LOW VOLUMN IMPACT ON THE NEIGHBOR HOOD AND WOULD HAVE NORMAL BUSINESS HOURS SO THAT WE ARE OPEN WHILE MOST EVERYONE ELSE IS AT WORK AND CLOSED WHILE EVERYONE IS AT HOME IN THE EVENINGS SUCH AS 8:00AM TO 4:00PM, MONDAY THRU FRIDAY.

OUR BUSINESS WILL BE OPERATED BY BUSINESS CARDS, WORD OF MOUTH AND SOCIAL MEDIA.

WE HAVE ALSO INCLUDED NEIGHBORS SIGNATURES STATING THEY DO NOT MIND US OPENING THIS BUSINESS.

THANK YOU FOR TAKING THE TIME TO CONSIDER OUR PROPOSAL.

SINCERELY,

Terra Detamoe

✱ WOULD LIKE TO ADD THAT WE HAVE SPOKEN TO A GENTLEMAN WHO RESIDES IN LITTLE MOUNTAIN ESTATES AND HE CAME TO OUR HOME TO SEE FOR HIS SELF AND HE INFORMED US THAT HE WAS LIED TO BY THE PEOPLE WHO GOT THIS PETITION UP AGAINST US ABOUT WHERE IT WAS LOCATED AND HOW IT LOOKED HE ALSO QAS BASICALLY HARRASED INTO SIGNING IT AND HAD TO ASK THEM TO GET OFF HIS PROPERTY AND UNFORTUNATLEY HE CANT SPEAK UP FOR US AT THE MEETING BECAUSE HE FEARS BEING HARRASED BY THEM . ✱

HERE IS A LITTLE INFORMATION HOW WE WANT TO RESPOND TO LITTLE MOUNTAIN ESTATES CONCERNS:

1) INAPPRPRIATE ZONING AND INCREASED TRAFFIC:

- WE UNDERSTAND THAT A BUSINESS OF THIS TYPE IS TYPICALLY ZONED IN A COMMERCIAL BUSINESS AREA BUT THIS IS ALSO WHY GREENE COUNTY HAS DESIGNED THE SPECIAL USE PERMIT APPLICATIONS. WE ARE DEFINITELY WELL OFF THE ROAD NO ONE CAN SEE US EXCEPT FOR MY ACTUAL NEIGHBOR JOE AND ANNIE STEIN AND HAVE NO PROBLEM AT ALL WITH THIS ACTUALLY JOE STEIN SPOKE ON OUR BEHALF AT THE LAST BOS MEETING.
- HIGHER TRAFFIC WILL NOT BE AN ISSUE BECAUSE WE ARE GOING TO OFFER A PICKUP SERVICE FOR CUSTOMERS AND WE ARE BY APPOINTMENT ONLY. OUR ENTRANCE IS NOT EVEN CLOSE TO LITTLE MOUNTAIN ESTATES ENTRANCE SO WE DON'T SEE WHERE TRAFFIC WOULD BE AN ISSUE ALSO, WE ARE ON FORD AVENUE NOT OCTONIA SO THERE ARE NO DANGERS FOR CHILDREN AS LITTLE MOUNTAIN ESTATES STATED. BENNY EARLY HAD A BUSY GARAGE RIGHT ON OCTONIA FOR 20 PLUS YEARS AND THERE WAS NEVER A TRAFFIC ISSUE AND HE WAS RIGHT ON THE ROAD.

2) NOISE AND ENVIROMENTAL POLLUTION:

- THE NOISE WILL BE MINIMAL BECAUSE ALL WORK IS DONE INSIDE. OUR AIR COMPRESSOR IS VERY QUIET AND OUR BATTERY PACK TOOLS ARE QUIETER THAN AIR TOOLS OF WHICH STEVE SMITH AND STEVE CATALANA HAVE BOTH BEEN TO OUR GARAGE AND THE LISTENED TO BOTH AND AGREED THAT LITTLE MOUNTAIN ESTATES WOULD NOT BE AFFECTED BY THE NOISE.
- WE HAVE OWNED TWO PREVIOUS GARAGES SO WE KNOW EVERYTHING ABOUT HOW TO TAKE CARE OF SPILLS TO NOT TO HARM THE ENVIRONMENT, ALSO WITH ALL WORK BEING PERFORMED INSIDE THERE WON'T BE SPILLS OUTSIDE.

3) IMPACT ON PROPERTY VALUE:



- WE PURCHASED 1193 AND 1179 TEN YEARS AGO AND DIVIDED 1179 INTO TWO PROPERTIES WHICH IS WHERE WE LIVE NOW AT 1183 THIS ENTIRE PROPERTY WAS IN SHAMBLES WE HAVE FINALLY MADE THESE PROPERTIES INTO AMAZING PLACES TO LIVE WE HAVE ONLY MADE PROPERTY VALUES GO UP AROUND US. WE TAKE PRIDE IN OUR PROPERTY WE WILL DO NOTHING TO DECREASE OUR PROPERTY VALUE OR ANYONE ELSE'S. WE WERE ACTUALLY OFFERED 725,000 FOR OUR PLACE A MONTH AGO SO AGAIN DON'T SEE A DECREASE IN PROPERTY VALUE.

4) HISTORICAL CONCERNS OF CRIME:

- WE HAVE LIVED ON FORD AVE. FOR TEN YEARS AND ALSO LIVED HERE ON FORD AVE. TWO TIMES BEFORE ONCE IN THE OLD VILLAGE GREEN NE APARTMENTS AND HAD MY FIRST HOME BUILT BY TOM COMPTON ON KRYSTAL COURT AND WE HAVE NEVER ONCE EXPERIENCED VIOLENCE OR DRUG ISSUES. IF ANYTHING, BRINGING IN AN UPSCALE BUSINESS WILL ENHANCE THE AREA. WE ARE VERY OFFENDED THAT THE PEOPLE THAT SPOKE AT THE LAST MEETING STEREOTYPED US INTO ALLOWING VIOLENCE, CRIME OR DRUGS BECOME A PART OF OUR BUSINESS, WE ACTUALLY FEEL VERY DISCRIMINATED AGAINST. ALSO REMEMBER BENNY EARLY HAD HIS GARAGE FOR OVER 20 PLUS YEARS AND NEVER HAD ANY ISSUES WITH DRUGS, CRIME OR VIOLENCE HE WAS A VERY WELL RESPECTED BUSINESS MAN. THE PEOPLE OF LITTLE MTN. ESTATES HAD NO ISSUES BUYING THEIR PROPERTY WHILE BENNY EARLY HAD HIS GARAGE UP AND RUNNING AND THEY HAVE TO PASS BY HIS GARAGE EVERY DAY THEY DON'T EVEN HAVE TO PASS BY OUR PROPERTY AT ALL AND YOU ONLY HAVE 3 MAYBE FOUR HOUSES IN LITTLE MOUNTAIN ESTATES THAT CAN SEE OUR GARAGE AND THAT IS BARELY THROUGH THE TREES AND WHEN ALL THE FOLAGE IS IN FULL BLOOM THEY CAN'T SEE IT AT ALL.

5) CONTRADICTION TO COMMUNITY CHARACTER:

- WE LOVE OUR VIEWS AND OUR PROPERTY AND CHERISH THE WILDLIFE THAT TRAVEL THROUGH OUR PROPERTY SO WE CERTAINLY WOULD NEVER DO ANYTHING TO DAMAGE OR EFFECT THAT. WE HAVE PLANTED BUSHES, STARTING TO PLANT FRUIT TREES WE HAVE PLANTED FLOWERS ALL TO CONSTANTLY UPGRADE OUR PROPERTY WHETHER WE GET APPROVED OR NOT WE WILL ALWAYS PRESERVE OUR LAND.

I Katherine Hefright

1272 Ford Ave Stanardsville VA 22973

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

Katherine Hefright



I Felicia Dennis F8P
1179 Ford Ave. Stanwixville, VA 22973

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

I, Anne Stine 1193 Ford Ave, Stanardsville, VA 22973

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

I Muhal Basir

1207 Ford Ave

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

Sheila Williams

818 Ford Ave

Standardsville Va 22973

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

I Wanda Dillard

961 Ford Ave

Standardsville, Va 22973

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

I Bernice Herndon, 919 Ford Ave., Stanard,
Isle, VA 22972

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

I Morgan Nowick, 1043 Ford Ave Stanardsville
VA 22973, Morgan C Nowick

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A
MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY
SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS
AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR
NEIGHBORHOOD.

I Robert Anthony
1120 Ford Ave Standardsville Va 22973

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.