

Greene County Board of Supervisors November 13, 2025



SUP25-003: Description

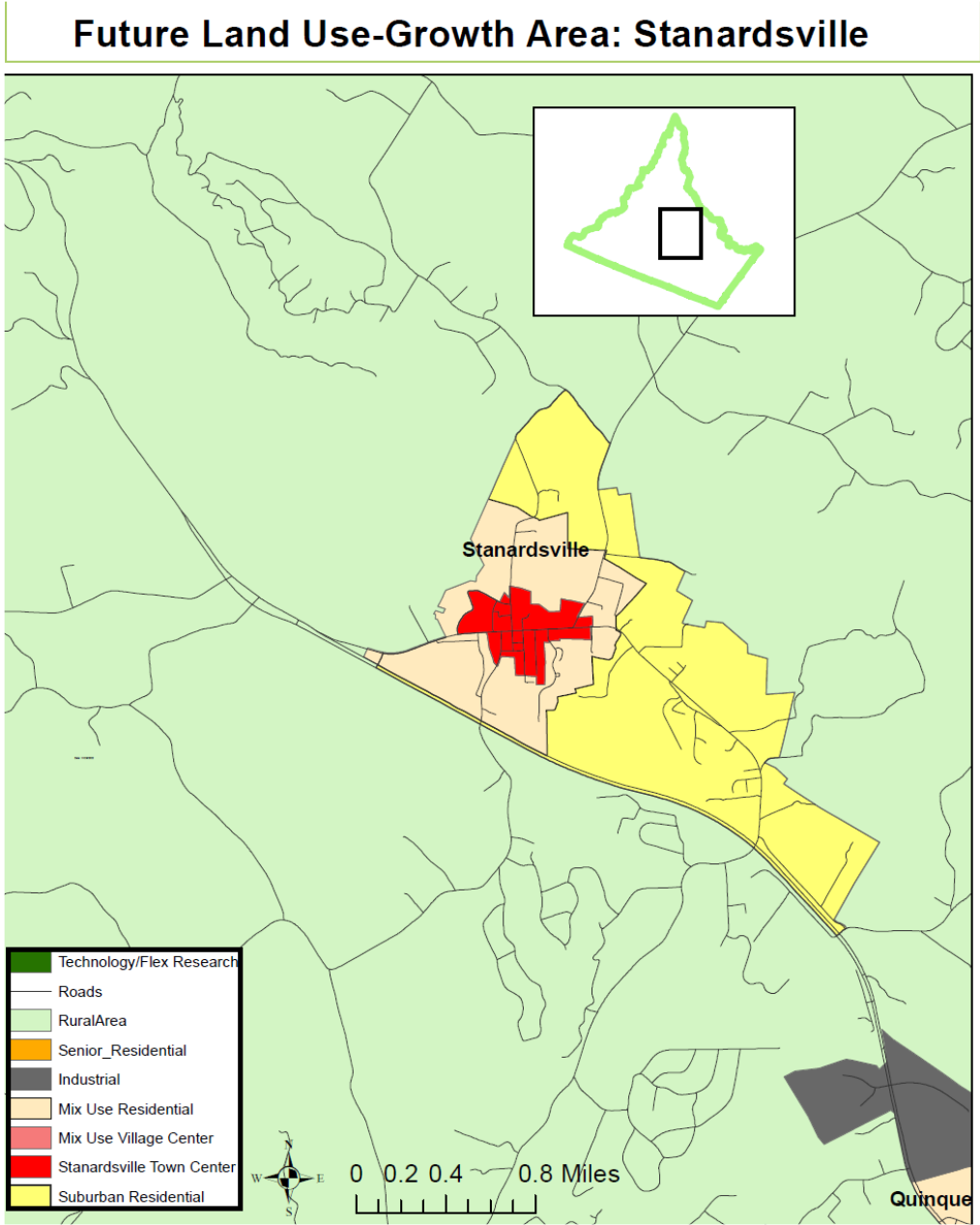
- Terra Detamore requests a special use permit for a Home Business (Vehicle Repair Garage), as required through Articles 5-1-2.6 and 22 of the Greene County Zoning Ordinance. The parcel, identified as TMP# 27-(A)-70A, located at 1183 Ford Avenue, is zoned R-1 (Residential), approximately 2.6 acres. The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

SUP25-003 :
Aerial





SUP25-003: Future Land Use



SUP25-003: Comprehensive Plan

The current Future Land Use maps designates this parcel to be Rural and the Comprehensive Plan states that rural areas are areas that should be desirable and attractive places to live and work. The proposed use is low impact and will retain the rural character of the surrounding community.

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

- Enhance image of Greene County as a business-friendly location

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SUP25-003 : Zoning Ordinance Authority



Each application must be evaluated on an individual basis to determine the suitability of the use and to identify impacts which must be mitigated through conditions.



Example conditions: fence or plant buffer to mitigate sound, maximum number of structures, tree cover, no outside amplification of sound, and parking requirements



Suitability factors: proximity of nearby homes, topography, available parking area, traffic conditions, comparison of impacts to by-right uses

SUP25-003 : Zoning Ordinance Authority

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 must be considered:

- 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.
- d. Due consideration must 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.

SUP25-003 :
INDEPENDENT
IMPACT STUDY
IMPACT
ANALYSIS AND
EFFECTS



The following agencies (see agency comments) were consulted regarding the indoor recreation request and did not identify additional impacts:



VDH



Virginia Department of Transportation



Building Official



E&S/Stormwater

SUP25-003 : Recommendations

The Planning Commission recommended approval 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.

Public Participation: Zoom Instructions

Phone controls for participants

- The following commands can be entered via using your phone's dial pad while in a Zoom meeting:
- *9 - Raise hand
- You will be asked to unmute yourself
- *6 - Toggle mute/unmute

Online Meeting Controls for Participants

1. Find the “Reactions” control on your toolbar and click.
 2. Select “Raise Hand”
- You will then be asked to unmute yourself



Questions and Discussion

