

AN ORDINANCE (O-2025-007) TO GRANT A SPECIAL USE PERMIT TO TERRA DETAMORE FOR A HOME BUSINESS (VEHICLE REPAIR GARAGE AND SUBORDINATE CAR SALES), AS REQUIRED THROUGH ARTICLES 5-1-2.6 AND 22 OF THE GREENE COUNTY ZONING ORDINANCE. THE PARCEL IS IDENTIFIED AS TMP# 27-(A)-70A, LOCATED AT 1183 FORD AVENUE, AND IS ZONED R-1 (RESIDENTIAL), APPROXIMATELY 2.6 ACRES. THE GREENE COUNTY FUTURE LAND USE MAP DESIGNATES IT AS A "RURAL AREA" (SUP25-003)

WHEREAS, §15.2-1427 and §15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt, amend, and codify ordinances or portions thereof; and

WHEREAS, §15.2-2280, §15.2-2285, and §15.2-2286 of the Code of Virginia, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

WHEREAS, on August 20, 2025, the Greene County Planning Commission held a public hearing on this matter, and all of those who spoke on this topic were heard; and

WHEREAS, on August 20, 2025, the Greene County Planning Commission voted 4-1 to recommend the approval of the request to grant the Special Use Permit (SUP); and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in The Piedmont Journal Recorder on October 30, 2025, and November 6, 2025, and

WHEREAS, the complete application was available for public inspection in the Greene County Administration Building, Room 226, 40 Celt Road, Stanardsville, Virginia 22973; and

WHEREAS, on November 13, 2025, the Greene County Board of Supervisors held a public hearing on this matter, and all of those who spoke on this topic were heard.

NOW, THEREFORE, BE IT ORDAINED by the Greene County Board of Supervisors, in accordance with Article 16-2 of the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, that the SUP request is hereby approved with the following conditions:

- a. The home business shall be located in the existing, approximately 1,500 sq. ft., one-story garage.
- b. No more than ten vehicles for repair and sale may be stored outside the business structure, and all parking must be on an all-weather surface.
- c. Hours of operations shall be limited to 7:00 am to 5:00 pm Monday through Friday.
- d. Failure to comply with the conditions of this SUP may result in the issuance of a Notice of Violation (NOV) by the zoning administrator. The Zoning Administrator may present this SUP to the Board of Supervisors for revocation if the NOV is not resolved as directed.
- e. All activities associated with this SUP shall be in compliance with all local, state, and federal laws.

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON NOVEMBER 13, 2025.

Motion:

Second:

Votes:

Catalano: _____

Lamb: _____

Goolsby: _____

McGuigan: _____

Durrer: _____

Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST: _____
Cathy Schafrik, Clerk
Greene County Board of Supervisors