

**GREENE COUNTY PLANNING COMMISSION
NOVEMBER 20, 2024**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS
HELD ON WEDNESDAY, NOVEMBER 20, 2024, AT 6:00 PM HYBRID AND IN-PERSON
WITH REMOTE PARTICIPATION VIA ZOOM

Members present: Ron Williams, Chairman
John McCloskey, Vice Chairman
Angela Hawkins, Member
Mark Kelpé, Member
David Mastervich, Member

Staff present: Jim Frydl, Planning Director/Zoning Administrator
Earl Keys, Zoning Officer
Cristy Snead, Permit Technician/Planning Commission Secretary

CALL TO ORDER

Mr. Williams called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpé
Ms. Hawkins
Mr. Williams
Mr. McCloskey
Mr. Mastervich

There was a quorum with five Commissioners present.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. Williams stated they would start the meeting with the Pledge of Allegiance and a moment of silence.

WORK SESSION

Agritourism – Farm Wineries, Farm Breweries, Events and Activities at Agricultural Operations.

Mr. Frydl began by explaining what the Code of Virginia and the Greene County Zoning Ordinance state regarding Agritourism. He noted that the Board of Supervisors asked the Planning Commission to review the zoning ordinance as it refers to Agritourism and clarify that part of the ordinance.

Mr. Frydl introduced Sarah Sharpe the Greene County Agriculture Extension Agent, Scott Winslow, an Agritourism Event farm owner in Greene County, and Deanna Gephart, owner of Stone Mountain Winery.

Mr. Frydl asked the Planning Commission if they had any questions for the panelists.

Mr. Williams explained to the panelists what was in the packet, regarding the Greene County Zoning Ordinance, compared to a few other counties. Mr. Williams asked the panelists how large their event spaces are.

Ms. Gephart stated that their inside space is approximately 3500 square feet. She stated that most of the weddings take place outside. She stated that they are year-round. Wedding events normally take place from May to November.

The Commission and Ms. Gephart discussed the number of people she would allow for a wedding. She stated that she does not allow over 125. She stated that most of the time it is 100 or less.

Mr. Winslow stated that his barn (indoor wedding space) is 2,500 square feet. He stated that he can accommodate up to 130 people. He did state that they have had some weddings outside under a tent. There is a covered patio that is approximately another 1,000 square feet.

The Commission and Mr. Frydl discussed what is included in the 4,000 square feet. For example, bathrooms, kitchens, farming activities, and event space.

The Commission and the panelists discussed outdoor amplified music.

The Commission and the panelists discussed the growth of the grapes, the acreage it takes, and whether they buy products from other vineyards.

The panelists stated that the events help cover costs when the grapes aren't growing, and the need to supplement their income to continue running their business.

The Commission and the panelists discussed what each panelist felt would be a fair number of events a year.

The panelists advised the Commission to be cautious about limiting the number of events they have because it is revenue that they are losing if the weather is bad, and they aren't able to farm.

The panelists and the Commission discussed how customers get to and from the events, whether they drive or ride in on buses or other shared transportation.

Mr. Williams opened public speakers for the work session.

There were two speakers during public comment, James Henshaw and Patrick Willenborg.

Both spoke in support of Agritourism with Mr. Willenborg cautioning that additional regulations would cost revenue-generating opportunities from tourism.

Mr. Williams asked if there was anyone attending via Zoom that would like to speak. Mr. Frydl stated there was no one.

The Commission discussed what language changes should be added or taken out of the zoning ordinance for Agritourism.

PUBLIC HEARING

Performance Standards - The proposed changes include the form of performance bonds that can be accepted when the bond needs to be provided, and ensuring an as-built drawing is provided at the close of the project.

The changes also add language to clarify the differences between Subdivision Plats and Subdivision Site Improvement Plans, detailing separately the review requirements for plats and plans. (OR23-004)

Mr. Frydl gave the Commission a recap of what has been changed from the prior work sessions regarding this ordinance revision.

Mr. Williams opened the public hearing.

James Henshaw

Mr. Henshaw stated that performance bonds should be required and not released back to the project owner

until the project is completed. He felt that only the Board of Supervisors should be allowed to evaluate and release bonds.

Mr. Williams closed the public hearing.

Mr. Kelp made the motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend approval of OR23-004 for TMP 65-(A)-47 as submitted.

Mr. Mastervich seconded.

Mr. Kelp – Aye
Ms. Hawkins – Aye
Mr. Mastervich – Aye
Mr. McCloskey – Aye
Mr. Williams – Aye

With a vote of 5-0, it was recommended that OR23-004 be approved.

MINUTES

October 16, 2024, minutes.

Mr. Kelp motioned to approve the minutes.

Mr. McCloskey seconded.

Mr. Kelp – Aye
Ms. Hawkins – Aye
Mr. Mastervich – Aye
Mr. McCloskey – Aye
Mr. Williams – Aye

The October 16, 2024, the meeting minutes were approved 5-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Citizen's Academy – Presentation from Greene County Public Schools, Dr. Andrea Whitmarsh

Town of Stanardsville – Mr. McCloskey stated that they spoke about the spay and neuter clinic for the cats in the Town of Stanardsville. He stated that they still need BZA members. The ARPA funds need to be allocated before the end of the year. He stated they spoke about the Christmas parade. Paul Anderson the Scottish fiddler will be coming back.

Development Activity – Mr. Williams asked if the Commissioners had any questions about the development activity report.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission, Chairman

**TOWN OF STANARDSVILLE
PLANNING COMMISSION**

CALL TO ORDER

Mr. Williams called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelp
Ms. Hawkins
Mr. Williams
Mr. McCloskey
Mr. Mastervich

WORK SESSION

Comprehensive Plan

Community Design and Land Use

Mr. Frydl explained the redlines in this chapter. The Commission and Mr. Frydl further discussed the changes. Mr. Frydl asked if the Commission had any comments or any language that needed to be changed. Mr. Frydl explained floor area ratio (FAR) which is a code requirement within a UDA.

Mr. McCloskey recommended adding a goal for park planning to the goals and implementation section.

Housing and Community Services

Mr. Frydl explained the charts in this chapter and where the data came from.

Mr. Williams asked if there were any additions or corrections for this chapter. Mr. McCloskey offered a correction and addition recommendation for the chapter.

MINUTES

October 16, 2024, minutes.

Mr. Kelp motioned to approve the minutes.

Mr. Mastervich seconded.

Mr. Kelpé – Aye
Ms. Hawkins – Aye
Mr. Mastervich – Aye
Mr. McCloskey – Aye
Mr. Williams – Aye

The September 18, 2024, the meeting minutes were approved 5-0.

Mr. Williams adjourned.

Respectfully submitted,
Cristy Snead,
Secretary


Town of Stanardsville Planning Commission, Chairman