

**GREENE COUNTY PLANNING COMMISSION
MARCH 19, 2025**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MARCH 19, 2025, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: John McCloskey, Vice Chairman
Angela Hawkins, Member
Mark Kelp, Member
David Mastervich, Member

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

CALL TO ORDER

Mr. McCloskey called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

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

There was a quorum with four Commissioners present.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

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

PUBLIC HEARINGS

Jessie Weakley requests a special use permit for a Home Business (Vehicle Repair Garage), as Articles 5-1-2.6 and 22 of the Greene County Zoning Ordinance require. The parcel is identified as TMP# 60-(8)-5, located at 144 Moore Road, and is zoned R-1 (Residential), approximately 0.70 acres. The Greene County Future Land Use Map designates it as a "Mixed Use Residential" (SUP24-009)

Mrs. Golon began the presentation with the aerial maps of the parcel, then the zoning map, as well as the Greene County Future Land Use Map. Mrs. Golon also presented a photograph of the garage showing that it is fenced in and is climate-controlled which may mitigate noise. She stated that the business is only by appointment. Mrs. Golon explained a special use permit, and she stated that this was reviewed by agencies, and there were no comments, other than the Virginia Department of Health noting that Mr. Weakley would have to provide a restroom if there are employees or a customer waiting area.

Mr. McCloskey asked the applicant to speak

Mr. Jessie Weakley stated that his automotive shop is appointment-based. He stated that if he has anyone who has their vehicles worked on, he provides them with a loaner vehicle while their vehicle is there. Mr. Weakley also stated that he does have a restroom if needed. Mr. Weakley and the Planning Commission discussed the amount of vehicles that he may have on his property. Mr. Weakley stated that he plans on fencing in more area around the back of the property, for storage that no one can see.

Mr. McCloskey opened the public hearing.

Mr. McCloskey stated no one signed up to speak in person.

Mr. Frydl stated that there was no one online that wished to speak.

Mr. McCloskey closed the public hearing.

Ms. Hawkins asked Mr. Weakley about his schedule Thursday to Sunday and what his hours are.

Mr. Weakley stated that his hours are 8-5.

Mr. McCloskey asked for a motion.

Ms. Hawkins 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 SUP24-009, for a home business as listed in Article 5-1-2.6 of the Greene County Zoning Ordinance with the following conditions:

- a. The home business shall be located in the existing, approximately 1250 sq. ft. one-story frame structure.
- b. No more than ten vehicles may be stored outside of the business structure and all parking must be on an all-weather surface.
- c. The hours of operation shall be limited to 7:00 am to 5:00 pm.

Mr. Kelpé seconded the motion.

Mr. Kelpé – Aye

Ms. Hawkins – Aye

Mr. Mastervich – Aye

Mr. McCloskey – Aye

With a vote of 4-0, was recommended for approval with conditions.

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 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" (SUP25-001)

Mrs. Golon began the presentation with the aerial maps of the parcel, then the zoning map, and the Greene County Future Land Use Map which shows the parcel is located in the rural area. Mrs. Golon also presented a photograph of the garage. Mrs. Golon explained a special use permit, and she stated that this was reviewed by agencies, and there were no comments.

Mrs. Golon then presented an aerial of the citizens who live close by and submitted a petition. They feel as if they are impacted by this business.

Mr. McCloskey asked if the applicant would speak.

Mrs. Detamore explained that their business is by appointment only, and their hours are 7-5. They have a climate-controlled in-vehicle repair garage. Mr. Detamore stated that they had moved trailers used for storage recently after a neighbor complained about their appearance. Mr. Detamore explained how he wanted to keep his property nice for himself and the neighbors. Mr. Detamore asked to have 10 vehicles at one time, because of the type of work. Mrs. Detamore stated that they have started installing privacy fencing.

Mr. McCloskey asked Mr. Detamore if he also asked to sell vehicles, Mr. Detamore stated yes, he stated that the only reason for that was to be able to sell a vehicle someone may leave there, and he needed a way to get rid of them so they will not sit on his property. He stated that it is difficult to get rid of abandoned vehicles without a dealer's license.

Mr. Detamore explained his proposal for the rest of the fence.

Mr. McCloskey opened the public hearing.

Two citizens signed up to speak.

David Brunelle
Peter Deforth

Letters and a petition had been sent to the commissioners. At this meeting, the speakers' main concern was the noise.

Mr. McCloskey asked if there was anyone online that would like to speak

Mr. Frydl stated that no one online would like to speak.

Mr. McCloskey closed the public hearing.

Mr. Detamore stated that he has lived there for over nine years and has not had any complaints.

Ms. Hawkins asked Mr. Detamore if he works on larger vehicles. He stated he did not.

Mrs. Detamore presented photos to the planning commission, which she stated were taken today, that showed the neighborhood behind her.

Mr. Detamore stated all of his work would be done inside of his garage.

Mr. Kelp made a motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve SUP#25-001, for a home business as listed in Article 5-1-2.6 of the Greene County Zoning Ordinance 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.

Mr. Mastervich seconded the motion.

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

With a vote of 4-0, the special use permit with conditions was recommended for approval.

The Greene County Planning Commission will review and make a recommendation to the Board of Supervisors for the adoption of the Capital Improvement Plan (CIP), for fiscal year 2025/2026.

Mr. Frydl explained the capital improvement plan and how it ties to the comprehensive plan. Mr. Frydl and the planning commission discussed the CIP recommendations.

Mr. McCloskey asked for any recommendations from the other commissioners to add to the recommendation.

Mr. Mastervich asked if water and sewer are in a different budget or CIP. Mr. Frydl explained that all capital requests are part of the CIP but might be allocated different budget funds if selected for funding.

Mr. Kelp made the motion to recommend approval for the CIP.

Ms. Hawkins seconded.

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

Mr. McCloskey opened the public comment.

Mr. Frydl stated that there is no one online that wishes to speak.

Mr. McCloskey closed the public comment.

WORK SESSION

Third Agricultural Events, Farm Wineries, and Farm Breweries work session.

Mrs. Golon described what has been achieved so far during the previous work sessions for this ordinance revision. Mrs. Golon explained the number of zoning permits that have been issued for agricultural related uses and events. She stated that there have not been many complaints and if there were they were centered around noise. Mrs. Golon explained the difference between a Zoning Certification vs. a Special Use Permit. Mrs. Golon explained the importance of Zoning Certifications, and it is straight out of the Code of Virginia, what they are used for, and how they are approved.

Mrs. Golon presented the template that is currently in the zoning ordinance. Mrs. Golon asked the planning commission if they would like to change the template in some way.

Mrs. Golon spoke about the impacts that have created the most discussion, such as:

- Outdoor lighting
- Outdoor amplification
- Food trucks
- Parking regulations specific to this use and not interpreted from assembly or restaurant regulations
- Definition of food service at the facility
- Permanent versus portable restroom facilities
- Classification and design of entrances per VDOT's access management regulations. Maximum highway per day 5,000. Maximum entering vehicles per day: 200. Maximum percent truck trips of vehicles per day utilizing the access point: 10%
- Number of participants and vehicle trips
- Definition of what an event, use, or activity may be

Mr. McCloskey opened public comment.

Bill Zutt
Victor Rosenberg
Scott Mingledorf

Two speakers stated that they like option 2 with Fauquier County's Ordinance integrated into that.

One speaker preferred just the Fauquier County Ordinance and would like to use that as a template.

Mr. Frydl asked if there was anyone online that would like to speak.

Mr. Frydl stated that there was no one online who would like to speak.

Mr. McCloskey closed public comment.

The commissioners and staff discussed this OR.

The commissioners stated that they would like another work session with the original panel and a redline version.

OLD/NEW BUSINESS – None

MINUTES

January 15, 2025, County Planning Commission minutes

Ms. Mastervich motioned to approve the January 15, 2025, minutes.

Mr. Kelp seconded.

Mr. McCloskey asks that all commissioners that approve to state aye.

January 15, 2025, minutes were approved 4-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mr. Frydl stated that Mr. Hutka gave a presentation for Water and Sewer. Mr. Frydl gave an update on the next citizen's academy.

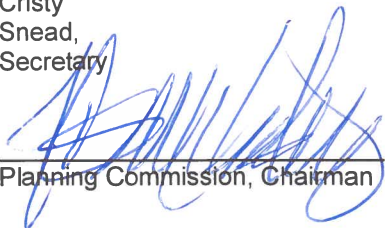
Town of Stanardsville – Mr. Frydl stated that they did not have any significant items on the agenda.

Development Activity – The monthly report was included in the packet

Next Month's Agenda – There are no public hearings scheduled for next month. There will be another work session on Farm Winery/Ag Tourism.

ADJOURNMENT

Respectfully submitted,
Cristy
Snead,
Secretary



Planning Commission, Chairman

**TOWN OF STANARDSVILLE
PLANNING COMMISSION**

CALL TO ORDER

Mr. McCloskey called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

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

WORK SESSION

Town of Stanardsville Comprehensive
Plan

Transportation

Mr. Frydl briefly reviewed the new transportation redline.

Water Supply and Wastewater

Mr. Frydl stated that there is no redline for the water supply and wastewater chapter because this is a new chapter.

Minutes

January 15, 2025

Ms. Mastervich motioned to approve the January 15, 2025, minutes.

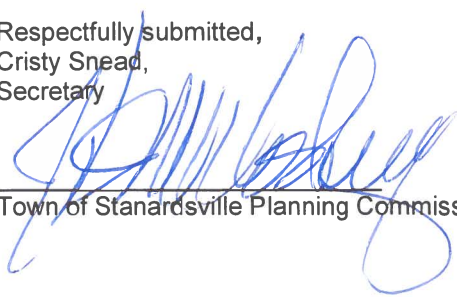
Mr. Kelp seconded.

Mr. McCloskey asks that all commissioners that approve to state aye.

January 15, 2025, minutes were approved 4-0.

Mr. McCloskey adjourned.

Respectfully submitted,
Cristy Snead,
Secretary



Town of Stanardsville Planning Commission, Chairma