

**GREENE COUNTY PLANNING COMMISSION
JULY 16, 2025**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, JULY 16, 2025, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Mark Kelpé, Vice Chairman
Angela Hawkins, Member
David Mastervich, Member
Peter Wajda, Member

Staff present: Jim Frydl, Planning Director/Zoning Administrator
Earl Keys, Zoning Officer

CALL TO ORDER

Mr. Kelpé called the meeting to order.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

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

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Ms. Hawkins
Mr. Kelpé
Mr. Mastervich
Mr. Wajda

There was a quorum with four Commissioners present.

PUBLIC HEARINGS

Route 33 Holdings, LLC is requesting a rezone for parcel TMP# 60C-(A)-24, which has a total acreage of 18.55. This request includes a change of 0.29 acres of the parcel from R-2 (Residential) to B-2 (Business General), as well as 6.14 acres from R-2 (Residential) to B-3 (Business Highway and High Intensity). The parcel is situated off of Spotswood Trail in Ruckersville. According to the Greene County Future Land Use Map, this parcel is classified as 'Mixed Use Residential', and the Greene County Comprehensive Plan identifies it as being within the growth area. (RZ#25-001)

Jim Frydl presented a detailed explanation of the rezoning request by Route 33 Holdings LLC for a parcel along Route 33. The request involves changing portions of an R2 (multi-family residential) zoned area to B2 and B3 (business) zoning. The 18.55-acre parcel was bisected by a road, and the company wants to rezone the road frontage sections to business districts. The northern portion would become B3 (highway business), while a smaller section would become B2. This rezoning aligns with the county's comprehensive plan for a mixed-use development area, with the goal of creating a more connected and accessible community. The long-term vision includes extending the parallel road network and potentially developing a mixed-use area with both commercial and residential components. Mr. Frydl emphasized that while no immediate development is planned, the rezoning sets the groundwork for future business uses at what is currently the busiest intersection in Greene County.

The commissioners and Mr. Frydl discussed the Route 33 Holdings LLC rezoning request, and they

explored the details of the proposed zoning changes. They examined the parcels being rezoned, with Mr. Frydl explaining how the property was bisected by a road and the rationale for changing portions from R2 (residential) to B2 and B3 (business) zoning. Mr. Kelpé expressed appreciation for the comprehensive traffic study submitted with the request and noted that their role was to determine zoning, not specific business types. They discussed the strategic location at a busy intersection and the potential for future development. The conversation included technical details about the rezoning, such as the different business district classifications and how the proposed changes aligned with the county's comprehensive plan for a mixed-use development area. They also touched on the potential future road extensions and how the rezoning would support long-term community development goals.

Mr. Frydl asked Mr. L.J. Lopez of Route 33 Holdings, LLC, if he wished to speak.

Mr. Lopez, representing Route 33 Holdings LLC, provided a concise overview of the rezoning request. He confirmed that the company was seeking to rezone portions of the property from R2 to B2 and B3 along the Route 29 and 33 corridor. Mr. Lopez noted that they were following along with Mr. Frydl's detailed presentation and did not feel the need to give their own separate presentation. He emphasized that the rezoning was appropriate for preparing business uses in the area and expressed readiness to answer any questions the commission might have. Later in the discussion, when asked about the mobile home relocation, Mr. Lopez acknowledged the ongoing challenges of balancing development objectives with resident needs. He highlighted that significant effort had been put into exploring funding options for public sewer and resident relocation, though multiple iterations of the site plan were still under review.

Mr. Kelpé opened the public hearing.

Mr. Frydl stated that there is no one signed up to speak in person, and there is no one online that wishes to speak.

Mr. Kelpé closed the public hearing.

At this point in the meeting, the commissioners discussed the rezoning request with a mix of technical and strategic observations. Ms. Hawkins noted that her questions had already been answered during the presentation. Mr. Kelpé praised the applicant's comprehensive traffic study, emphasizing that their role was to determine zoning appropriateness, not specific business types. He commented that B3 zoning seemed logical for the busy intersection. Mr. Frydl elaborated on the potential future road network, explaining how the parallel road would improve access and reduce traffic complications. Mr. Mastervich and Mr. Wajda asked clarifying questions about the development, while Ms. Hawkins inquired about potential future RT29/RT33 intersection improvements like stoplights or roundabouts. Mr. Frydl explained that VDOT would likely prefer right-in, right-out configurations with potential U-turn accommodations. The discussion was collaborative, technical, and focused on understanding the long-term development implications of the rezoning request.

Mr. Frydl invited L.J. Lopez to provide additional comments about the mobile home relocation plans. Frydl had been explaining the challenges of moving the mobile home residents, noting that they were working on creating a new consolidated neighborhood. Mr. Lopez confirmed the ongoing efforts, emphasizing their commitment to resident relocation without displacement. He acknowledged the multiple challenges they were facing, including funding options for public sewer infrastructure and resident relocation. Mr. Lopez described their approach as balancing multiple objectives concurrently, with no shortage of effort being put into making the project work. Mr. Frydl interjected that they were on their fourth iteration of the site plan, highlighting the complexity of the project. Mr. Lopez agreed, noting the variables that had prevented full implementation, including the cost of a pump station and funding for resident relocation.

Ms. Hawkins made the motion in accordance with the Greene County zoning ordinance, public necessity, convenience, general welfare and good zoning practice, I recommend approval of RZ 25-001, to rezone 0.29 Acres of the parcel 60C-A-24 from R2, residential to B2, business general as well as 6.14 acres of parcel, 60C-A-24 from R2, residential to B3, business highway and high intensity as submitted by the applicant.

Mr. Wajda seconded the motion.

Ms. Hawkins – Aye
Mr. Mastervich – Aye
Mr. Wajda – Aye
Mr. Kelpé – Aye

OLD/NEW BUSINESS – None

MINUTES

June 18, 2025, County Planning Commission minutes.

Ms. Hawkins motioned to approve the June 18, 2025, minutes.

Mr. Mastervich seconded.

The June 18, 2025, minutes were approved 4-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mr. Frydl explained that the RAC meeting was cancelled due to members vacation/traveling.

Town of Stanardsville – Mr. Frydl stated that Mr. McCloskey was out of state and Mr. Frydl was unable to attend the Town Council meeting.

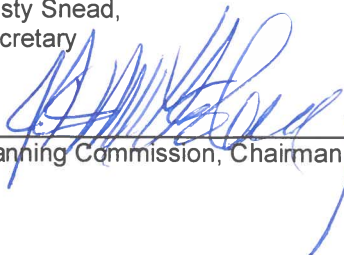
Development Activity – Mr. Mastervich asked about the Hayward Preserve location, which Mr. Kelpé and Ms. Hawkins identified as being on Garth Road in Pea Ridge, near the intersection of Garth Road and Dyke Road. Ms. Hawkins noted that True Living is developing two projects: one on Hayward Preserve and another on Dunnes Shop Road. Mr. Frydl added details about the Hayward Preserve, explaining it's an old farm being developed with lots ranging from two to ten acres. The Dunnes Shop Road project involves 11 lots where they're rearranging existing lot lines. Mr. Mastervich inquired about the size and specifics of the developments, and the commissioners confirmed True Living is behind both projects. They discussed the location details, with Mr. Frydl providing specific geographical references to help locate the parcels.

Next Month's Agenda – Mr. Frydl discussed the tentative agenda for the next month's Planning Commission meeting. The primary item is a rehearing for the Detamore auto repair shop's special use permit for a home business, which was previously reviewed six months ago. Mr. Wajda asked about material differences in the new application, and Mr. Frydl noted some minor changes, including additional screening. He also mentioned they might potentially not have this meeting, and if so, they would either cancel or use the time to make necessary zoning ordinance changes to comply with state code. Specifically, the need to modify the ordinance regarding site plan reviews, as state code now requires only the designated subdivision agent to review plans for subdivisions and site plans. Mr. Frydl also reminded the commissioners about the upcoming joint work session with the Board of Supervisors on the following Tuesday at 4:30 PM. During this session, they will present their work from five previous public work sessions and seek guidance on potential next steps, which could include scheduling a public hearing or making further modifications to their recommendations for OR24-004 Ag Uses.

ADJOURNMENT

Respectfully submitted,

Cristy Snead,
Secretary


Planning Commission, Chairman