

**GREENE COUNTY PLANNING COMMISSION
AUGUST 20, 2025**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, AUGUST 20, 2025, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

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

Staff present: 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.

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

There was a quorum with five Commissioners present.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. McCloskey stated they would start the meeting with the Pledge of Allegiance.

PUBLIC HEARINGS

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" (SUP25-003)

Mrs. Golon explained that the special use permit for the vehicle repair garage is a legislative process, allowing the Planning Commission to recommend conditions to mitigate potential impacts such as noise, traffic, and visual effects on neighboring properties. She emphasized that the staff and commissioners use their experience, agency partners, and proximity to adjacent properties to assess these impacts, and that the list of recommended conditions is a starting point for discussion. Mrs. Golon clarified that the Planning Commission only makes recommendations, with the Board of Supervisors making the final decision. She highlighted that the permit runs with the property, not the owner, and that conditions must be directly related to specific impacts. Throughout the discussion, she suggested including requirements such as limiting the number of vehicles, restricting hours of operation, maintaining screening trees and fencing, ensuring a paved driveway, and prohibiting road signage and intrusive lighting. Mrs. Golon also noted that there is no state code preventing reapplication after a

denial and provided context on similar permits in the county, underscoring the importance of clear, enforceable conditions to balance the applicant's goals with the community's concerns.

Mr. Detamore, the applicant, described his request for a special use permit to operate a vehicle repair garage and limited car sales from his property, emphasizing that he has already met previous requirements and made further improvements, such as paving the driveway and planting screening trees. He explained that the garage was originally built for personal use, but he now wishes to formalize a small-scale business to work from home as he transitions from construction work. Mr. Detamore addressed concerns about noise, stating that most of his tools are battery-operated and that tests with county officials and the sheriff showed minimal sound impact. He clarified that the number of vehicles on the property would be limited, with all cars kept within a fenced area, and there was no intention to create a large commercial operation. He expressed willingness to accept conditions on hours, signage, lighting, and the number of vehicles, and stressed that his business would not significantly change the current environment or create excessive traffic. Throughout his remarks, Mr. Detamore maintained that he is seeking a reasonable opportunity to run a modest home-based business while being respectful of his neighbors and the rural character of the area.

Ms. Hawkins asked Mr. Detamore several clarifying questions about his proposed vehicle repair garage, focusing on operational details and potential neighborhood impacts. She inquired about the number of cars he planned to have on the property, to which Mr. Detamore responded that he intended to limit the total to ten vehicles, including both those being repaired and those for sale, all kept within a screened, fenced area. When Ms. Hawkins asked about his hours of operation and whether he would work on weekends, Mr. Detamore stated that business hours would be Monday through Friday, 8 a.m. to 5 p.m., with no commercial activity on weekends, though he might occasionally work on his own vehicles during that time. She also questioned the use and placement of screening trees and fencing, and Mr. Detamore explained that he had planted Leland Cypress trees and installed fencing to buffer the property from neighbors, with the intention of maintaining privacy and minimizing visual impact. Additionally, Ms. Hawkins sought clarification on the layout of the garage and the use of its bays, and Mr. Detamore confirmed that some bays were reserved for personal use while others would be used for the business. Throughout their exchange, Mr. Detamore expressed a willingness to comply with conditions regarding vehicle limits, screening, hours, and other operational aspects to address community concerns.

During the meeting, two commissioners questioned Mr. Detamore about his plans for selling vehicles and the potential for increased truck traffic due to deliveries. The commissioners expressed concern that the business could resemble a used car lot, especially given the mention of both vehicle repairs and sales. Mr. Detamore clarified that he was not seeking to operate a large-scale dealership, but rather to have the flexibility to sell a limited number of vehicles—specifically, up to ten cars total, with a proposed condition of no more than five vehicles for sale and five for repair at any given time, all kept within a screened area. He emphasized that the sales aspect was primarily to dispose of vehicles left by customers or to offer a few affordable cars, not to create a high-traffic sales operation. Regarding deliveries, Mr. Detamore explained that most parts would be delivered by small trucks or vans, estimating four or five deliveries per day at most, but likely fewer, as orders would typically be consolidated. He assured the commissioners that large tractor-trailer deliveries would be rare, and if they did occur, he would arrange for them to stop at the bottom of the driveway to avoid damaging the new pavement. The commissioners and Mr. Detamore agreed that these operational limits and conditions would help address concerns about the business's scale and its impact on neighborhood traffic.

Mr. McCloskey opened the public hearing.

The citizens who registered to speak are as follows: Haley Powell, Brianna Knight, Jeremy Bronson, David Berglund, Sharon Pontius, Richard Pontius, Peter DeForth, Michelle Price, David Burnelle, Christy Seelie, Laura Burnelle, and Shawn Dennison. However, Haley Powell, Brianna Knight, Sharon Pontius, and Richard Pontius chose not to speak.

Several residents spoke in opposition to the request for a vehicle repair garage and sales lot at 1183 Ford Avenue. Kimberly Berglund, a resident of Little Mountain Estates, strongly objected, citing the previous unanimous denial by the Board of Supervisors and arguing that the proposal was unchanged

and incompatible with the residential character of the neighborhood. She and others, including Peter Deforth and Laura Brunelle, emphasized that the business would negatively impact property values, increase noise, and erode the area's rural and residential nature. David Brunelle, whose home directly adjoins the property, described ongoing noise issues, particularly from the air compressor, and asserted that the business was visible from his home, disputing claims about screening trees. He and others argued that the operation violated zoning ordinances, which require home businesses in R1 zones to have no exterior indication of business activity and to maintain residential character. Additional speakers, such as Christy Seelie, raised health concerns, noting that exposure to fumes and chemicals could exacerbate her medical condition. Collectively, the opposing speakers contended that the proposed garage and sales lot would set a dangerous precedent, undermine local zoning laws, and diminish the quality of life for nearby residents.

During the public hearing, a few speakers voiced their support for Mr. Detamore's request to operate a vehicle repair garage. Jeremy Bronson, a long-time acquaintance, spoke highly of Mr. Detamore's honesty and integrity, sharing that he had conducted business with him for many years and always found him to be fair and reliable. Mr. Bronson also noted that, despite spending significant time at the property, he never heard excessive noise from the garage, suggesting that concerns about disturbance were overstated. Shawn Dennison, who lives directly adjacent to the Detamore property, stated that he had never experienced any problems with noise, delivery trucks, or increased traffic, and described Mr. Detamore as a respectful neighbor who maintained his property well. Mr. Dennison emphasized that the business had not negatively affected his quality of life and suggested that some opposition might be rooted in a "not in my backyard" mentality. These supportive speakers stated that the garage would not be a nuisance and that Mr. Detamore was a responsible community member deserving of the opportunity to run his business.

Mr. McCloskey inquired whether there was anyone present online who wished to address the assembly. Mrs. Golon responded that there was no one. Consequently, Mr. McCloskey concluded the public hearing.

After the public hearing, Mr. Detamore addressed the comments made by the public, focusing on what he described as factual inaccuracies and misrepresentations. He systematically refuted several claims, stating that contrary to accusations, he had not removed all the trees on his property and that the screening trees were indeed his and still present. He also disputed the allegation that a neighbor was coerced into signing a petition, presenting a signed letter from the neighbor to support his position. Mr. Detamore emphasized that his property did not have a commercialized appearance and reiterated that the garage was not originally built for business purposes. He denied claims of inappropriate behavior, such as driving through Little Mountain Estates or causing excessive noise, and pointed out that county officials and the sheriff had visited his property and found no issues. Throughout his remarks, Mr. Detamore maintained that the denial of his previous application was based on misinformation rather than any failure to meet requirements or dishonesty on his part, and he expressed frustration that the situation had become so personal and contentious.

Mr. Kelpé raised a question about why the applicant was allowed to reapply for the same special use permit request so soon after it had been previously denied, noting that several people were puzzled by the issue. Mrs. Golon responded by explaining that there is nothing in the Virginia state code or local ordinance that prohibits an individual from reapplying for a special use permit on their property after a denial has been made. She clarified that the process allows applicants to submit a new application at any time, regardless of the outcome of prior requests, and that the Planning Commission is required to consider each application on its merits. This exchange helped clarify for the commission and the public that the reapplication was procedurally valid and within the applicant's rights.

During the meeting, the commissioners and Mrs. Golon discussed several previous special use permit requests that were similar to the current application for a vehicle repair garage. They referenced cases such as the Snoddy body shop and other home-based auto repair businesses in the county, noting that each application was evaluated based on its specific circumstances, including location, scale, and potential impacts on neighbors. Mrs. Golon pointed out that there are currently 18 approved home business auto repair facilities in Greene County, and over 200 legal special use permit home businesses overall. The group recalled that in some cases, like the Snoddy body shop, the Planning Commission initially denied the permit, but the Board of Supervisors later approved it after conducting a

site visit and determining that the perceived impacts were less significant than expected. They also discussed instances where applications were denied due to concerns about traffic, ingress and egress, or incompatibility with the surrounding area. This comparative discussion highlighted the importance of tailoring conditions to each situation and reinforced that the commission does not automatically approve every home business request, but rather considers the unique factors and community context of each case.

The conditions for the special use permit request, as decided by the planning commission, are as follows:

- 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.

These conditions were designed to address concerns about scale, visual impact, noise, traffic, and compatibility with the surrounding residential area.

Mr. Kelp made the motion to recommend approval of special use permit SUP25-003 for a home business (vehicle repair garage) in accordance with the Greene County zoning ordinance, citing public necessity, convenience, general welfare, and good zoning practice. The motion specified that the approval was for a use as listed in Article 5-1-2.6 of the Greene County Zoning Ordinance, and included the following conditions (a through i):

This motion was seconded and approved by the commission, forwarding the recommendation to the Board of Supervisors for final consideration.

Mr. Wadja seconded the motion.

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

WORK SESSION

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

At the start of the work session, Mrs. Golon provided an overview of the ongoing efforts to update the county's ordinance related to agricultural events, farm wineries, farm breweries, and limited distilleries. She explained that this was the seventh public work session on the topic and that the process had involved collaboration with the planning commission, the public, and the county attorney to ensure the ordinance followed the appropriate format and legal requirements. Mrs. Golon highlighted that the proposed changes aimed to clarify the distinction between uses permitted by right, those requiring zoning certification, and those needing a special use permit. She outlined key issues under consideration, including the number of events allowed, acreage requirements, parking, food and restroom facilities, lighting, and the need to balance regulatory clarity with compliance to state code. Mrs. Golon emphasized the importance of clear definitions and user-friendly regulations, noting that the

goal was to create an ordinance that was both practical for property owners and enforceable for county staff.

During the work session, Mrs. Golon and the planning commissioners engaged in a detailed discussion about proposed updates to the county ordinance governing these uses. Mrs. Golon outlined the progress made through multiple public work sessions, emphasizing the need to clarify which activities are permitted by right, which require zoning certification, and which necessitate a special use permit. The conversation focused on establishing clear thresholds for the number of events, acreage requirements, and the size of facilities, as well as addressing practical concerns such as parking, food service, restroom facilities, and outdoor lighting. The commissioners and Mrs. Golon also reviewed feedback from the Board of Supervisors and the public, considering suggestions for a tiered system based on acreage and event size. They discussed the importance of balancing regulatory clarity and flexibility with compliance to state code, aiming to create an ordinance that is both user-friendly for property owners and enforceable for county staff. The session reflected a collaborative effort to ensure that the updated regulations would support agricultural tourism while protecting the character and welfare of the community.

Mr. McCloskey opened the work session with public speaking.

Mr. Copeland addressed the topics of agricultural events, farm wineries, and breweries. He emphasized the importance of public input and board review, and he discussed the size of the building. He mentioned that further research is necessary, noting that the size of the building is connected to the number of individuals it accommodates.

Fauquier County wineries and their regulations were discussed briefly.

Mr. McCloskey closed the work session with public speaking.

Ms. Golon advised the commission that the board would like another joint meeting.

OLD/NEW BUSINESS – None

MINUTES

Minutes of the County Planning Commission dated July 16, 2025.

Mr. Mastervich proposed a motion to approve the minutes from July 16, 2025.

Ms. Hawkins provided a second to the motion.

Mr. McCloskey requested that all commissioners in favor indicate by saying aye.

The minutes from July 16, 2025, were approved with a vote of 4-0; Mr. McCloskey abstained due to his absence.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mrs. Golon stated that they received an award for the citizens' academy. Additionally, there will be two more sessions of the citizen academy.

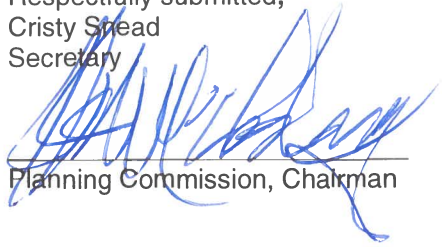
Town of Stanardsville – Mr. McCloskey announced that they have postponed their financial report. They are in search of a clerk. True Corp Collective is seeking professionals for grant writing. They might employ their services to assist in obtaining a grant for the new town hall. They deliberated on the town's comprehensive plan. They are currently reviewing a blight ordinance.

Development Activity - During the development activity, Mrs. Golon referred to the new implementation of the CivicPlus application computer system. Additionally, Mr. Kelpie discussed the Woodpark Subdivision Construction Plan that had been submitted.

Next Month's Agenda – Mrs. Golon informed the commission that a request for a special use permit for livestock in R-1 will be submitted.

ADJOURNMENT

Respectfully submitted,
Cristy Shead
Secretary



Planning Commission, Chairman