

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

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON
WEDNESDAY, NOVEMBER 19, 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

Staff present: Jim Frydl, Planning Director/Deputy Zoning Administrator
Earl Keys, Zoning Officer
Cristy Snead, Permit Tech/Planning Commission 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.

OLD/NEW BUSINESS

During the old and new business portion of the meeting, Mr. Frydl updated the commission on the Blue Ridge Meadows by-right development in Standardsville. He explained that although the Board of Supervisors initially did not support the developer's request for a limited-access entrance, VDOT decided to approve it after a traffic study revealed significant congestion, prioritizing safety and efficiency. The entrance will be funded and constructed by the developer, without county financial support, and VDOT will oversee the permitting and final approval. Mr. Kelp asked about another subdivision plan that had been submitted. The Woodpark subdivision plans for 535 homes in a mixed-age community marketed and catering to 55+. The development incorporates the recent market shift away from strictly 55+ housing toward mixed-generation living. There was an exchange about the implications of such developments for local school enrollment, with both historical trends and averages discussed, as well as how the board addressed community impacts through updated cash proffers. Overall, the conversation highlighted the complexity and evolving nature of residential planning in the area, demonstrating ongoing efforts to balance growth, infrastructure, and the diverse needs of residents.

MINUTES

Minutes of the County Planning Commission dated September 17, 2025.

Mr. Kelpé motioned to approve the minutes from September 17, 2025.

Ms. Hawkins provided a second to the motion.

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

The minutes from September 17, 2025, were approved with a vote of 4-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mr. Frydl stated the Ruckersville Advisory Committee organized a bus tour to give participants—including committee members, local officials, and interested citizens—a firsthand look at several key development sites in the Ruckersville area. Designed as an educational effort, the tour allowed attendees to see how planning concepts and zoning policies manifest as actual community changes, bridging the gap between abstract regulations and their tangible impact. With a narrated route that covered both designated growth areas and an agricultural by-right development, the tour helped clarify the results of the Comprehensive Plan and allowed participants to better understand current development trends and planning challenges. He advised the planning commission that the event was well received, as it not only enhanced participants' knowledge but also encouraged meaningful engagement and feedback for future planning decisions in the community.

Town of Stanardsville – Mr. Frydl and Mr. McCloskey discussed several initiatives and updates concerning the Town of Stanardsville. Mr. Frydl explained that the town had recently acquired the historic William Mills building, which will be transformed into the new Town Hall; the current town hall will then be repurposed for commercial use to generate additional revenue. He emphasized the need for the town to update its zoning ordinance—currently requiring a special use permit for public buildings—to instead allow such uses by right, recommending this change for greater flexibility given the town's small size. The discussion covered the comprehensive and careful process by which the town council is reviewing its comprehensive plan, with input from various members being compiled for later public hearings or meetings. They also touched upon current grant applications, ongoing renovations (including proposals for adding a second story to the building), and the need for infrastructure repairs. Additionally, the conversation highlighted the successful opening of the Red Line Fitness gym, which benefited from recent updates to the county's recreation use definitions, and noted the town's festive preparations for the holidays. Overall, Mr. Frydl and Mr. McCloskey's exchange illustrated the town's proactive approach to improving public facilities, governance, and community engagement.

Development Activity – Mr. Frydl provided an in-depth update on local development activities, focusing primarily on a significant road improvement project. He explained that the project was initially financed through the state's Smart Scale program but required local administration to better align with economic development goals. The original road design—featuring cuts and J-turns—proved impractical for present-day traffic patterns, prompting further analysis and a shift to a preferred solution involving a partial signal and left turn configuration. Frydl detailed the complexities of navigating VDOT's extensive review process, which, while sometimes unwieldy, is intended to ensure robust public safety and transparent spending, especially for state-funded projects. He illustrated the challenges of reconciling regulatory requirements for pedestrian and bicycle facilities with on-the-ground constraints like limited land and funding, describing how creative compromises were necessary to meet both safety standards and practical realities. Throughout, Mr. Frydl underscored the value of Virginia's methodical approach to infrastructure, even sharing some lighthearted anecdotes about the quirks of local bike lanes and road design.

Next Month's Agenda – Mr. Frydl outlined the agenda for the upcoming month's meeting, noting that while it would be relatively packed, the items should not pose significant challenges. The primary topics will include advancing the county's agritourism initiative, as directed by the Board, through a public hearing designed to solicit broader community input. Additionally, the commission will review a

contemplated public facility within the Greene County Park to ensure it aligns with the comprehensive plan, focusing on the proposed acquisition of a parcel intended for park or buffer use. The agenda also includes the annual review of the capital improvement plan list, during which commission members will assess and prioritize projects based on their urgency and compatibility with planning objectives, ultimately helping to inform the board's budget decisions for the coming year.

PUBLIC HEARING

Snead Properties, LLC is seeking a rezoning for parcel TMP# 37D-(A)-2B, which encompasses a total area of .52 acres, to change its designation from R-1 (Residential) to B-3 (Business Highway and High Intensity). The address of the parcel is 8834 Spotswood Trail. As per the Greene County Future Land Use Map, this parcel is categorized as 'Mixed Use Residential', and the Greene County Comprehensive Plan recognizes it as situated within the growth area. (RZ#25-002)

During the public hearing for Snead Properties' rezoning request, Mr. Frydl thoroughly explained the historical and legal background justifying the change in zoning for the property at 8834 Spotswood Trail from R1 residential to B3 business. He described how the site had long operated as an auto repair shop—approximately 75 years—granting it “vested rights” under Virginia law, even though its formal zoning was still residential. Mr. Frydl emphasized that this mismatch between the property's use and its zoning had created ongoing challenges, such as difficulties in securing business loans, obtaining proper insurance, and expanding operations. He referenced state code provisions that allow for a cost-free rezoning request in these circumstances, but noted that a public hearing and board action are required to finalize such changes. Importantly, Mr. Frydl clarified that the rezoning would not result in any change in use or building structure; rather, it would legally legitimize the business's historical and current function. He underscored that the request aligned with the county's comprehensive plan, that there were no regulatory objections, and that formalizing the existing business use with the appropriate zoning would benefit both the property owner and the broader community.

David K. Snead, owner of Snead Properties, LCC, engaged with the planning commissioners to describe the practical challenges of operating an auto repair business on property zoned for residential use. He recounted the difficulties encountered in securing a commercial loan due to the mismatch between his business operations and the R-1 residential zoning, as well as ongoing frustrations with signage regulations and other administrative hurdles. Commissioners and staff acknowledged these challenges, noting that although Mr. Snead's business had long been a non-conforming but legal use, the current zoning would block any potential expansion and complicate routine business needs. The discussion touched upon the property's longstanding suitability for business zoning and its positive relationship with a neighboring church, which Snead suggested also faced similar zoning inconsistencies. Through this conversation, both Mr. Snead and the commissioners highlighted how updating the zoning to match actual land use would significantly ease business operations and reduce regulatory confusion moving forward.

Mr. McCloskey opened the public hearing to public comment, inviting anyone present or participating online to speak regarding the proposed zoning change. Mr. Frydl responded by checking the virtual attendance and confirmed that there were no online participants or members of the public wishing to provide input. With no one coming forward, the public comment portion of the hearing was closed, allowing the planning commission to move forward with their deliberations and decision on the rezoning matter.

There was no further discussion from the planning commission.

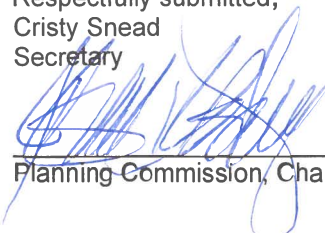
Mr. Kelp made a motion in accordance with the Greene County zoning ordinance, public necessity, convenience, general welfare, and good zoning practice. I move to recommend approval of Snead Properties, LLC is seeking a rezoning for parcel TMP# 37D-(A)-2B, which encompasses a total area of .52 acres, to change its designation from R-1 (Residential) to B-3 (Business Highway and High Intensity). The address of the parcel is 8834 Spotswood Trail. As per the Greene County Future Land Use Map, this parcel is categorized as 'Mixed Use Residential', and the Greene County Comprehensive Plan recognizes it as situated within the growth area. (RZ#25-002)

Ms. Hawkins seconded the motion.

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

ADJOURNMENT

Respectfully submitted,
Cristy Snead
Secretary



Planning Commission, Chairman