

**GREENE COUNTY PLANNING COMMISSION
DECEMBER 17, 2025**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON
WEDNESDAY, DECEMBER 17, 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: Jim Frydl, Planning Director/Deputy Zoning Administrator
Stephanie Golon, Deputy 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. Wajda
Mr. Mastervich
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.

Mr. Frydl took a moment, speaking on behalf of staff, to thank each member of the Planning Commission for their service. He emphasized that it is a largely thankless, volunteer role, and that the county genuinely appreciates the time and energy they invest in serving the community. He then highlighted that the night was special because it was Angela Hawkins's last meeting, and announced that the county had a token of appreciation for her, a blanket with the Greene County seal to recognize her contributions. He also asked everyone to stay briefly so they could take a photo for the county website, underscoring the importance of publicly acknowledging the commission's work.

PUBLIC HEARINGS

Robert and Debra Perina request that an approximately 81.51-acre parcel, identified on County Tax Maps as Parcel 59-(A)-77, located at 200 Welsh Run Road and zoned A-1 (Agricultural), be included in the James Agricultural and Forestal District. (AFD#25-001)

Mrs. Golon explained the Agricultural and Forestal District (AFD) program and the specific request from the Perina family. She noted that Greene County has an AFD Committee appointed by the Board of Supervisors, and that state law allows localities to create these districts to protect, support, and preserve agricultural and forest lands while providing benefits to landowners. One key benefit is that, for properties

already in land use taxation, being in an AFD removes the requirement to revalidate every two years with receipts and tax records—something the Commissioner of Revenue now honors for AFD properties. She reviewed the legal “enabling language” from state code, the requirement that both the AFD Committee and Planning Commission review applications, and the criteria used when looking at AFDs: whether surrounding lands are in agricultural/forest use, whether the area is within a growth area, existing development patterns, consistency with the comprehensive plan and zoning, and environmental benefits such as wildlife and water preservation. Stephanie then described the Perina property itself, showing maps and explaining that it is adjacent to other AFD parcels, zoned A-1, in the rural future land use area, and therefore aligns with the county’s comp plan. She reiterated that the AFD Committee has recommended approval, that staff supports inclusion as an important voluntary land conservation tool, and that the Perinas are present if the Commission has questions.

Mr. McCloskey invited the applicants to address the Commission; if they wished to come up and speak, they were welcome to do so.

Mrs. Perina thanked the Planning Commission for their time and explained why she and her husband are seeking to add their property to the Agricultural and Forestal District now. She says they moved to Greene County in 1995 specifically for its rural character, and that their land has been in agricultural use the entire time they have owned it. She noted that development is occurring all around them, and they can clearly see that happening. Because they want their land to remain agricultural and want to help preserve the rural nature of the county, they feel this is the right moment to act, which is why they are requesting inclusion in the AFD.

Mr. McCloskey opened the public hearing for (AFD#25-001) Perina AFD request and then explained the Planning Commission’s rules for public comment. He stated that speakers are limited to three minutes each, in line with their procedures. He clarified that, unlike the Board of Supervisors, the Planning Commission does not allow someone to “donate” or delegate their time to another person. If a person signs up to speak, only that person may use the three minutes; they cannot transfer their time to someone else. He gave this reminder before confirming whether anyone had signed up or wished to speak.

The public hearing was opened with no individuals wishing to speak, either in person or online.

Mr. McCloskey closed the public hearing.

Ms. Hawkins made a motion recommending approval of the (AFD#25-001) Perinas’ AFD request to add their land to the Agricultural and Forestal District. She moved to recommend to the Board of Supervisors the inclusion of approximately 81 acres, identified as parcel 59-A-77 at 200 Welsh Run Road, into the James Agricultural and Forestal District. She stated that this recommendation was based on a finding that the property meets the requirements of Section 15.2-4300 of the Code of Virginia and Greene County’s Agricultural and Forestal District ordinance, and that including this land would help preserve Greene County’s rural character, agricultural viability, and forest resources.

Mr. Kelpe seconded the motion

Mr. McCloskey conducted a roll call vote:

Mark Kelpe: Aye
Angela Hawkins: Aye
David Mastorovich: Aye
Peter Wadja: Aye
John McCloskey: Aye

The motion passed unanimously.

Mr. McCloskey introduced the public hearing on proposed amendments to Articles 16 and 22 of the Greene County Zoning Ordinance dealing with agritourism. He explained that the goal was to

consolidate and update regulations for farm breweries, wineries, distilleries, and agritourism activities into one article, reduce event impacts, and clarify standards, noting this was the ninth public meeting on the topic, including work sessions with the Board of Supervisors. He summarized that the draft would cap by-right events at 30 per year with up to 150 attendees, clarify building size thresholds, require a special use permit for outdoor amplified music, and add clearer standards for lighting, parking, restrooms, signage, food trucks, kitchens, catering, and emergency access. Jim Frydl then gave a detailed staff presentation explaining how they were directed by the Board to review agritourism rules in light of state law, which promotes agritourism but limits local regulation to health, safety, and welfare impacts. He contrasted the existing ordinance—allowing by-right large events (up to 400 attendees) with effectively unlimited frequency and outdoor music—with the new proposal that substantially reduces event size and frequency, eliminates most outdoor amplified sound by-right, and adds more explicit rules for parking, lighting, food service, and structures. He also distinguished between routine administrative zoning certifications (for by-right uses) and special use permits (for larger or higher-impact operations), emphasizing that the Board can impose case-specific conditions or deny a special use when impacts are too great. Mr. Frydl further described the new definitions (including what counts as an “event” starting at 50 attendees), parcel size minimums, and how larger or more intensive activities would be handled through the special use process, where the Board weighs site-specific impacts and can set limits on events, attendance, and operations.

Mr. McCloskey opened the public hearing.

During the agritourism public hearing, multiple residents spoke, most expressing concerns that the draft ordinance still did not adequately protect neighbors or rural character, though one venue operator supported it. Mr. Bill Zutt opened by saying the proposal strongly favors agritourism but lacks protections for neighbors and clear limits on events, attendance, building size, and noise; he argued that delegating so much discretion without standards is legally problematic and urged the Commission to defer action and review an alternative draft he and others had prepared. Several Vista Heights Drive residents (including Mr. Dave Johnson, Mrs. Jennifer Lewis-Fowler, and Mr. William Fowler) described severe noise impacts from Blossom Ridge Farm events, recounting amplified music and DJ speech clearly audible inside their homes with windows closed, for hours, and a lack of cooperation from the venue despite repeated emails. They questioned how the county would enforce decibel limits in practice and suggested that amplified music only be allowed by one-time special permits, that music be fully contained in closed, insulated buildings, and that venue owners be required to be on-site and directly reachable during events. Other speakers, including Mr. Scott McGehee, Mr. Victor Rosenberg, Mr. Scott Mingledorff, and Mrs. Linda and Mr. Ken Copeland, focused on broader impacts: traffic and roadway safety on rural roads not designed for high event volumes, emergency response capacity, light pollution, water and well impacts, and the cumulative effect of frequent large events in conservation and scenic byway areas. Several urged objective impact studies, clear metrics and criteria in the ordinance (not just case-by-case discretion), term-limited special use permits with renewal based on good compliance, and proactive enforcement mechanisms so the burden does not fall solely on neighbors and the sheriff. One speaker, Mr. Scott Winslow, a host of farm weddings, supported the proposal as a reasonable compromise that aligns with state code and the comprehensive plan, arguing that agritourism is essential to keep land in agriculture and that the revised rules already significantly reduce by-right intensity compared to the 2015 ordinance. Mr. Carl Beard emphasized the value of weddings and agritourism for the local economy and cautioned against over-limiting visitor numbers in tasting rooms, arguing that such restrictions could stifle viable farm-based businesses.

Mr. Fred Turck, a Standardsville resident, spoke near the end of the agritourism public hearing to focus specifically on emergency medical services capacity rather than noise or traffic. He said that from what he learned in the recent county Citizens Academy, Greene’s growth has outpaced its EMS capabilities. He noted EMS has already run over 3,000 calls this year—more than 10 per day—and does not have enough staff to fully man all three ambulances. For large events, the county sometimes must bring in ambulances from outside jurisdictions because local resources are insufficient. He urged the Commission to “think before you leap” on allowing more agritourism events, asking them to consider the strain on EMS when approving any additional venues. Turck suggested that event operators be required to provide their own on-site paramedic or EMS coverage at their own expense for large events, so that county EMS resources are not further stretched and remain available to serve the general public.

Mr. Mastorovich thanked everyone for attending and for the extensive input, and also thanked the

Planning Commission secretary for handling a large volume of materials. He explained that the Board of Supervisors asked the Commission to review agritourism rules and, over about a year, they made major changes, including cutting by-right event attendance by about 65% (from 400 to 150). He emphasized that Greene County's natural beauty makes it an attractive wedding destination, that there are currently few suitable venues, and that agritourism is important both for tourism and for generating county revenue, especially given large capital needs like the roughly \$100 million reservoir he does not want funded solely by property taxes. He stated the county should not micro-regulate daily customer volumes for legitimate businesses. Turning to farming, he cited rising farm bankruptcies and said traditional farming alone is not working financially, so operations need other revenue streams or land will keep being split into house lots, as he has seen behind his own home. He acknowledged valid noise concerns, noting how far sound travels in the country, and pointed out that the proposed requirement to keep amplified music indoors, in proper buildings (not tents), and to allow somewhat larger buildings is partly aimed at containing noise while still enabling events. Overall, he framed the ordinance changes as a good-faith effort to respond to citizens' concerns while still allowing viable agritourism that can help preserve farmland and support the tax base.

After public comment, the Planning Commission discussed how to balance agritourism with neighbors' concerns. Several members thanked residents for the extensive input and noted the months of work, multiple hearings, and revisions already made. They emphasized that the new draft significantly tightens the existing 2015 rules by cutting by-right attendance from 400 to 150, limiting by-right events to 30 per year, and eliminating most outdoor amplified music by right (allowing only limited amplification for the wedding ceremony itself). Mr. Mastervich and Mr. Wadja stressed that Greene needs agritourism and business tax base to preserve farmland and avoid every farm becoming house lots, but also acknowledged noise and impact concerns. Ms. Hawkins focused on enforcement, asking how violations would be handled; Jim Frydl explained that by-right violations are enforced through zoning and court action, and repeated violations of a special use permit can lead the Board of Supervisors to revoke that permit. The Commission clarified that the new rules apply to new facilities, not existing venues operating legally under the current ordinance. Members briefly debated whether to raise the 30-event by-right cap, but a majority felt 30 was an appropriate compromise that still triggers public review through the special use process for higher activity levels. They did agree to a small wording change in the guideline table (replacing "typical" with "potential" to avoid overpromising outcomes).

Mr. Kelp made the motion to recommend approval of the agritourism ordinance revision. He moved that, in accordance with the Greene County zoning ordinance and considering public necessity, convenience, general welfare, and good zoning practice, the Planning Commission recommend approval of ordinance number OR24-004 (the agritourism amendments) as presented, with one change: in the guideline table (Section 16-21-12 on special use permits), the word "typical" should be replaced with "potential" when describing allowable agritourism structures.

Mr. Mastervich seconded.

Roll-call vote:

Mark Kelp: Aye
Angela Hawkins: Aye
David Mastervich: Aye
Peter Wajda: No
John McCloskey: Aye

The motion passed 4–1.

Following the vote, Mr. McCloskey noted that the ordinance would go on a future Board of Supervisors agenda. Mr. Frydl then explained they would need to see how the Board's schedule shapes up, especially with the new year's reorganization meetings, before knowing exactly when the Board would take it up. He added that the Board had also asked staff to convene the Agricultural and Forestal District (AFD) Committee to review the "bona fide agriculture" definition, along with related guidance staff had based upon the state code. He said the plan was to get that AFD committee meeting together around the beginning of January, and that timing would also affect when the Board schedules its hearing on the agritourism amendments.

Mr. McCloskey introduced the next public hearing, explaining that it was a public facility review under Virginia Code 15.2-2232 to determine whether a proposed public park/open space acquisition is substantially in accord with the Greene County Comprehensive Plan. He noted this concerned a small parcel of land adjacent to the existing county park.

Mr. Frydl then presented the staff report. He explained that state law requires the Planning Commission to review proposed public facilities or land acquisitions and determine if they are consistent with the comprehensive plan. Using maps, he showed the county-owned park property outlined in red and the narrow, roughly 2-plus-acre privately owned parcel that juts into the middle of it. That parcel contains an old, long-vacant house and is largely wooded. Mr. Frydl stated that the county has purchased this parcel for approximately \$90,000 to expand and protect the park. He emphasized that the park master plan and comprehensive plan both call for preserving wooded buffers and rural views around the park, and this lot sits directly along the park entrance corridor. Without county ownership, it could be developed as a house site, changing the appearance of the park entrance from a natural, wooded gateway to a more suburban frontage. He stressed that acquiring the parcel helps preserve the viewshed, provides flexibility for future trails or park uses, and is therefore consistent with the comprehensive plan's goals for parks, open space, and rural character.

The commissioners briefly discussed the public facilities item with Mr. Frydl. They asked basic details such as its size (a little over two acres) and purchase price (about \$90,000). Frydl clarified that the Board of Supervisors has already approved the purchase and that this 15.2-2232 review is a separate, required step to determine consistency with the comprehensive plan so the land can be used for park purposes. Commissioners commented that the acquisition clearly fits the park master plan and comprehensive plan goals by protecting the wooded buffer and views into the park and by supporting future trail connections and open space use.

The public hearing was opened and closed with no individuals wishing to speak, either in person or online.

Mr. Kelp motioned in accordance with the Greene County comprehensive plan, public necessity, convenience, General Welfare, and good planning practice, he moved that the planning commission find the proposed public facility, acquisition of land for the development of a public park open space, substantially in accord with the Greene County comprehensive plan pursuant to Virginia code 15.2-2232.

Ms. Hawkins seconded.

Roll-call vote:

Mark Kelp: Aye
Angela Hawkins: Aye
David Mastervich: Aye
Peter Wajda: Aye
John McCloskey: Aye

The recommendation passed unanimously.

Mr. McCloskey introduced the next agenda item: review of the Capital Improvement Plan (CIP) for fiscal year 2026/2027 and a recommendation to the Board of Supervisors. Mr. Frydl then explained that state law directs the Planning Commission to review the CIP to ensure listed projects support the comprehensive plan. He clarified the difference between the overall capital improvement plan (a long-range priority list) and the annual capital improvement budget (the specific projects actually funded each year). Using last year's list as an example, he pointed out which items the Board had funded and additional water and sewer projects approved later, noting those were driven by bond funding and regulatory requirements. Mr. Frydl emphasized that not everything on the long list will be built immediately and that many items, especially transportation projects, are also positioned to pursue grants or other outside funding. He described the Planning Commission's role as confirming that

requested projects, mostly infrastructure, public safety, parks, and utilities, advance the comprehensive plan's goals and then forwarding a refined recommendation list to the Board, which will make final budget choices during its annual budget process.

The commissioners asked Mr. Frydl detailed questions about specific items in the FY 26/27 Capital Improvement Plan. They clarified that some new fact sheets on their desks (such as for the animal shelter and park projects) were late submissions tied to the upcoming budget year, not already-funded projects. Mr. Frydl walked through how last year's recommended list translated into actual funded items and explained that many transportation projects are placed in the outer years because VDOT work typically falls into a six-year horizon and may be grant-funded rather than paid fully by local taxpayers. Commissioners raised ideas like adding sound meters for noise enforcement; Mr. Frydl noted those would fall below the capital cost threshold but said he would pass the suggestion to the sheriff. They discussed major water and sewer projects, including the \$13 million upgrade to close the old Stanardsville lagoon plant and send flows to the modern Ruckersville facility, and clarified that the big raw-water line and intake are being financed through a separate bond issue already in motion. There was also a brief discussion of volunteer fire station needs and how the Board prioritizes projects, with Mr. Frydl emphasizing that the CIP is a planning and prioritization tool, while the Board, constrained by available funds and possible grant matches, ultimately decides which items become part of the actual capital budget.

The public hearing was opened and closed with no individuals wishing to speak, either in person or online.

Mr. Mastervich made the motion to recommend approval of the FY 27 Capital Improvement Plan (CIP).

Ms. Hawkins seconded.

Roll call vote:

Mark Kelp: Aye
Angela Hawkins: Aye
David Mastervich: Aye
Peter Wajda: Aye
John McCloskey: Aye

The recommendation passed unanimously.

MINUTES

Minutes of the County Planning Commission dated November 19, 2025.

Ms. Hawkins motioned to approve the minutes from November 19, 2025.

Mr. Kelp provided a second to the motion.

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

The minutes from November 19, 2025, were approved with a vote of 5-0.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mr. Frydl advised the commissioners that the most recent Citizens Academy session, hosted through the Ruckersville Advisory Committee, focused on emergency services. He said emergency services staff gave a thorough presentation on what they do, their call volume and challenges, and their plans for the future, and that citizens who attended were very complimentary of the presentation. Commissioners briefly discussed that this was one in a series of Citizens Academy sessions covering different departments, including a separate law-enforcement program run by the Sheriff. Mr. Frydl noted that attendance across sessions has been inconsistent, so staff and the Ruckersville Advisory Committee are considering changes to the format, such as a more

structured curriculum with sign-ups and a certificate, to improve participation and keep the program effective. Mr. Mastervich suggested conducting another Citizens' Academy for the Planning Commission and noted that they would be pleased for citizens to understand how the process works.

Town of Stanardsville – Mr. McCloskey reported on the recent Stanardsville Town Council meeting. He said there were several public comments, including from a very passionate citizen, and that the council discussed progress on the William Mills House project. Only one construction bid had been received, and it did not meet the town's needs, so a new invitation for bids will be issued, with hopes of drawing additional bidders the town has been expecting. He also noted the council is looking at repairs and improvements to the Town Hall building, including the roof, and is still working through how to handle the Stanardsville cemetery, the current managing group is aging and has few remaining members. The town attorney is exploring options for the town's future role there. Mr. McCloskey added that the Town's comprehensive plan update is still in process; a marked-up draft appears to have been misplaced, so council now expects to work chapter by chapter starting in January, likely sending a revised draft back to the Planning Commission later in the year.

Development Activity – Mr. Frydl gave a brief development activity update. He noted there has not been a major change in overall activity but highlighted one new subdivision: "Kings Court," a 40-lot project on Preddy Creek Road, directly across from the existing Creekside (Stanley Martin) entrance. He explained that this property has long been in the growth area and zoned R-1, so the subdivision is a by-right development originally approved around 2005–2006 and now being brought forward by the current owner.

The Commissioners and Mr. Frydl then discussed how many of Greene's current housing projects were approved years ago but are only now being built, so recent construction is the delayed result of earlier rezonings rather than brand-new entitlements. They also talked about growing regional employment (e.g., AstraZeneca, Merck) and how those new jobs increase housing demand in Greene, where available inventory, especially for move-up and mid-income housing, is already very tight. This led to a short exchange about the county housing study work being done through the regional planning district and the importance of having a range of housing options so higher-income buyers can move up, freeing existing units for others, instead of simply pricing out local residents.

Next Month's Agenda – Mr. Frydl informed the Commission that the next Planning Commission meeting would be the annual organizational meeting, where they review what was accomplished over the past year, set goals for the coming year, and make liaison and other appointments. He also noted that the Board of Supervisors has appointed Jason Snow as a new Planning Commission member from the Stanardsville area, and that the next meeting will include formally welcoming him to the Commission.

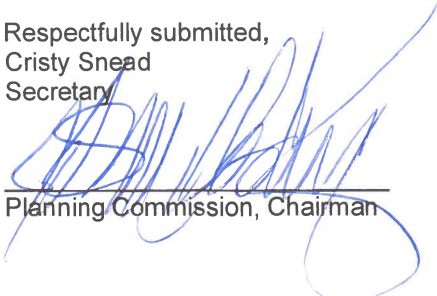
Ms. Hawkins made a motion to adjourn.

Mr. Kelpé seconded.

All commissioners present signified their agreement by saying "aye."

ADJOURNMENT

Respectfully submitted,
Cristy Snead
Secretary


Planning Commission, Chairman