

**GREENE COUNTY PLANNING COMMISSION
FEBRUARY 18, 2026**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, FEBRUARY 18, 2026, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: John McCloskey, Chairman
 Mark Kelpé, Vice Chairman
 Peter Wadja, Member
 Jason Snow, Member

Staff present: Jim Frydl, Planning Director/Zoning Administrator
 Cristy Snead, Permit Technician/Planning Commission Secretary

CALL TO ORDER

Mr. Frydl called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpé
Mr. Snow
Mr. McCloskey
Mr. Wajda

There was a quorum with five Commissioners present.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

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

PUBLIC HEARING – No Public Hearing

OLD/NEW BUSINESS

Comprehensive Plan Public Outreach Memo
Comprehensive Plan Branding and Theme Concepts
Draft Memo for Joint Session

During the meeting, the Commission and Staff discussed the Comprehensive Plan public outreach memo as a framework for how to update the plan while significantly improving community engagement. Mr. Frydl explained that the memo proposes using project branding and a clear theme, so the effort is not just called a “Comprehensive Plan” but presented in a way that feels accessible and memorable to residents. The Commission and Staff reviewed several branding and theme concepts—such as options built around “Growing Greene Together,” “Greene 2045” or “Greene 2050,” and “Your Greene, Your Future”—and talked about pairing these with visuals that show the contrast and balance between growth along the Route 29 corridor and preservation of rural character. Some members favored specific options (for example, more rural-preservation imagery), while others raised concerns about sending the wrong visual message if the branding appears to show a road cutting into farmland. There was broad agreement that branding is useful, but also that they may need to refine the themes and graphics further, possibly by feeding clearer priorities and key values from the existing plan into AI tools and then returning with a more tailored set of branding options.

The memo also lays out a broad outreach strategy, combining in-person and digital methods. Ideas included

setting up at high-traffic places and events such as Walmart, the Blackberry Festival, July 4th activities, and farmers markets; using a dedicated web page and QR codes so people can quickly respond on their phones; and deploying an interactive online GIS map where residents can drop pins to show where they want or do not want growth, or highlight places they value. They discussed pairing these “quick hit” engagements—like a single key question on a board or map—with more in-depth listening sessions or focus groups targeted to groups such as commuters, seniors, and neighborhood or church groups, often by piggybacking on existing gatherings rather than hosting stand-alone events that may draw fewer people. They also touched on using social media promotion, possible translation or community-partner-run sessions for Spanish speakers, and even a public “vote” or contest on selecting branding themes as a way to draw more people into the process.

The Commission reviewed and referenced a draft memo intended to guide a joint work session with the Board of Supervisors. That memo lists a set of potential work items and policy topics for the comprehensive plan and related zoning updates (for example, items like cluster development, accessory dwelling units, performance standards, and other growth-management tools) and asks the Board to help prioritize which ones staff and the Commission should tackle first, recognizing that not everything can be done at once. The intent is to hold an initial joint session in the near term—within the next month or two, budget schedule permitting—to get the Board's direction on priorities for the year, and then a second, comprehensive plan-focused work session around mid-year. Public input from the outreach program would then be used both to test and refine the existing plan's recommendations and to vet any new ideas or emphases that emerge from the Board, so that the final comprehensive plan reflects both citizen feedback and the current Board's policy direction.

MINUTES

January 21, 2026, minutes.

Mr. Wajda stated that he would like one change; his name was spelled incorrectly one time.

Mr. McCloskey asked for a motion to approve the January 21, 2026, minutes with that correction.

Mr. Snow motioned to approve the minutes.

Mr. Kelpé seconded.

Mr. Kelpé -Aye

Mr. Snow -Aye

Mr. Wajda -Aye

Mr. McCloskey – Aye

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Mr. Frydl updated the Commission on the Ruckersville Advisory Committee (RAC). He reported that the RAC had a very lively meeting and, after reviewing the goals for Ruckersville in the comprehensive plan, selected three priorities to focus on for the coming year: (1) street beautification and streetscape improvements in the Route 29/33 “main” area, including landscaping and mowing, building on a prior, unfunded recommendation; (2) planning for community events in Ruckersville; and (3) identifying additional parkland in the Ruckersville area, which is tied to long-term interest in a community center. For this budget year, the committee's primary actionable item is to revisit the earlier streetscape proposal and potentially submit a more targeted funding request, while the community events and parkland/community center concepts are expected to require additional meetings and would likely shape recommendations and budget requests for a future year.

Town of Stanardsville – Mr. McCloskey reported that the town had recently applied for, but did not receive, a historic structure grant and is still seeking funding to rehabilitate the William Mills house as a town center and meeting space. He noted ongoing discussions about transferring responsibility for the Stanardsville cemetery to the town and mentioned that recent winter storms and snow removal had been a practical concern, with the town authorizing extra work to clear accumulated snow from streets and sidewalks. Mr. McCloskey further explained that the town is moving forward with its own comprehensive plan process: a meeting is scheduled

explained that the town is moving forward with its own comprehensive plan process: a meeting is scheduled for Saturday, February 21 at noon at Town Hall, where the Town Council, local businesses, and invited guests will review the discuss the comprehensive plan, discuss additional concepts, and talk about revisions current draft to any changes the council wants to see, with food provided to encourage public participation.

Development Activity – Mr. Frydl reviewed the status of several ongoing and planned projects in Greene County and answered commissioners' questions. He highlighted that the Route 670 project is progressing on schedule, with VDOT cooperating on design details such as added turn lanes; a public hearing is anticipated in July, followed by bidding and visible construction activity by spring of next year. On residential growth, he explained that Greene currently has no large new apartment-style multifamily projects in the pipeline, but does have "missing-middle" and attached products moving forward, including townhomes planned in Creekside, a 55-unit townhome project near Holly Hill (pending Corps of Engineers issues), and the already-approved Woodpark development for up to 600 units, primarily single-family with some potential townhomes. He also noted that Blue Ridge Meadows includes about 100 townhouses (mostly in the town), and that the Four Seasons senior community is considering additional phases with smaller homes and some duplexes to diversify housing options for older residents. In response to questions, he confirmed that the rezoning for the ice rink has been approved, but the site plan has not yet been submitted as the nonprofit continues fundraising and design work, and that the River Stone church project's site plan is nearing approval. Overall, the discussion underscored that while there are visible construction and significant entitled capacity, particularly along the Route 29 corridor, most near-term growth is in single-family and townhome formats rather than large multifamily apartment complexes.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission Chairman

**TOWN OF STANARDSVILLE
PLANNING COMMISSION**

CALL TO ORDER

Mr. Frydl called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelp
Mr. Snow
Mr. McCloskey
Mr. Mastervich
Mr. Wajda

ORDINANCE REVISION

The Town Council finds a need to comprehensively update and modernize sign regulations to address changes in law governing regulation of content of signs, changes in sign technology, and the need to balance signage permitted for commercial uses with protection of the character of residential uses and the Town generally.

The purpose of the work session is to review and comment on draft changes to the zoning ordinance.

Mr. McCloskey convened the work session for the Town of Stanardsville Planning Commission to review proposed revisions to the town's sign ordinance, noting that a staff report, draft resolution, and red-line version of the ordinance were included in the packet. He then turned the floor over to Mr. Frydl, who introduced town attorney Maynard Sipe. Mr. Sipe explained that the existing ordinance was largely copied from the county's highway-oriented standards and is not well suited to the town's smaller scale, slower traffic, and pedestrian character. The purpose of the work session was to walk through a draft update that simplifies administration, adjusts sign sizes and heights to be more appropriate for Stanardsville, adds basic lighting standards, and begins addressing issues like flags, murals, window signs, and temporary signs. The draft is intended as an interim cleanup to carry the town through its comprehensive plan update, with the expectation that a more comprehensive zoning rewrite could follow in a few years; feedback from the Commission at this session will shape the version brought back for formal public hearing and Town Council action.

Mr. Sipe reviewed a draft revision of the Town of Stanardsville sign ordinance with the Commission, explaining that it replaces the county-style, highway-oriented standards and frontage-based formulas with simpler limits on sign number, size, height, and lighting that are more appropriate to the town's scale and character. The discussion covered updated definitions for flags, murals, freestanding and window signs, treatment of existing nonconforming signs, and rules for temporary signs, with commissioners emphasizing free-speech considerations, enforcement practicality, and the need for a special exception or variance process for occasional larger signs. Staff and Mr. Sipe will incorporate this feedback—particularly on temporary signs, freestanding sign definitions, and appeal provisions—before returning a revised draft for public hearing and Town Council action.

MINUTES

January 21, 2026, minutes.

Mr. Wajda stated that he would like one change; his name was spelled incorrectly one time.

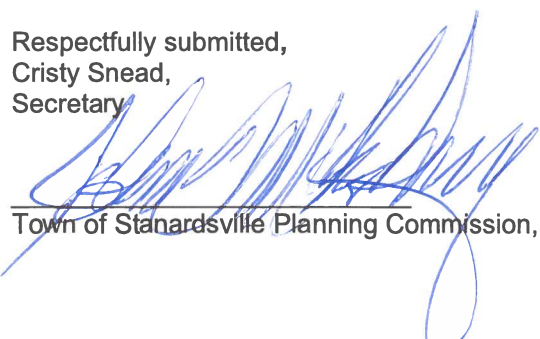
Mr. McCloskey asked for a motion to approve the January 21, 2026, minutes with that correction.

Mr. Snow motioned to approve the minutes.

Mr. Kelpé seconded.

Mr. Kelpé -Aye
Mr. Snow -Aye
Mr. Wajda -Aye
Mr. McCloskey – Aye

Respectfully submitted,
Cristy Snead,
Secretary



Town of Stanardsville Planning Commission, Chairman