

GREENE COUNTY PLANNING COMMISSION
September 18, 2024

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, SEPTEMBER 18, 2024, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: Ron Williams, Chairman
John McCloskey, Vice Chairman
Angela Hawkins, Member
Mark Kelpé, Member
David Mastervich, Member

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

CALL TO ORDER

Mr. Williams called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Kelpé
Ms. Hawkins
Mr. McCloskey
Mr. Mastervich
Mr. Williams

There was a quorum with five Commissioners present.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

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

PUBLIC HEARING

Ronald Snoddy requests a special use permit for a home business for auto restoration as required by Article 5-1-2.6 of the Greene County Zoning Ordinance. The parcel is a 2.27-acre tract zoned R-1, Residential, located on 675 Matthew Mill Road and identified on County Tax Maps as 66D-(3)-X. (SUP#16-002) The Greene County Future Land Use Map designates it as a "Rural Area." (SUP24-005)

Mr. Frydl gave an overview of the request, he presented an aerial view, and zoning map. He then showed a street photo of the parcel, and an overhead showing the parcel as well as the structures on the parcel. Mr. Frydl showed an aerial illustration from the applicant. He explained this parcel as it is shown on the Greene County Future Land Use Map, and what the Comprehensive Plan says regarding this area of the County.

Mr. Frydl explained that this is a special use permit request, and he explained what that means, and that conditions for health, safety, and welfare can be placed on it, to mitigate impacts from those.

Mr. Frydl stated that this request was sent to other agencies for comment, and he stated that no agencies had any concerns.

Mr. Frydl stated that the applicant was there.

Mr. Williams asked if the current business, a trophy business with a special use permit will run concurrently

with this business request.

Mr. Snoddy the applicant addressed the commission.

Mr. Snoddy explained his request and what his business is. He stated that there are a couple of neighbors who have concerns, and he stated that he has mitigated the concerns that they have. He explained how and what he had done.

Mr. Snoddy and the commissioners discussed his equipment, and how the fumes are disbursed. Mr. Snoddy stated that he meets the state code. Mr. Snoddy stated he will paint an average of four times a month, that's parts, not entire cars. Mr. Snoddy stated that he has a sander that has a vacuum that sucks the dust as he sands vehicles and vehicle parts. He also stated that he only takes about three to four vehicles a year. Mr. Snoddy stated that he does have trailers that he uses to store a vehicle in if it is not in his shop. He will not leave vehicles sitting out in his yard or driveway. Mr. Snoddy also stated that he will have up to three employees. Mr. Snoddy stated that the noise is minimal, he stated his wife has a beauty salon in the house, and she cannot hear any noise in her salon.

Mr. Snoddy stated that he will continue to operate his trophy business as well.

Mr. Williams opened the public hearing.

Skip Forbes

Mr. Forbes' concerns are as follows:

- Odors from the paint
- Noise from mechanics, blowers, and grinding
- Decrease in home values in the area
- R-1, Residential zoning, not Business zoning

Michael DeBil

Mr. DeBil's concerns are as follows:

- Odors from the paint
- Noise from mechanics, blowers, and grinding
- Decrease in home values in the area
- R-1, Residential zoning, not Business zoning

Mr. Williams asked Mr. Frydl if anyone online would like to speak.

Mr. Frydl stated there was no one online who would like to speak.

Mr. Williams closed the public hearing.

The planning commission discussed this request among themselves.

Mr. Kelpé asked if the commission could set a time limit on a special use permit request, to report back to let them know that they are still in compliance.

Mr. Frydl stated that staff will research that.

Mr. McCloskey made the motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend denial of SUP24-006 for TMP 66D-(3)-X as submitted by the applicant, based on this impacting the neighborhood.

Mr. Mastervich seconded.

Mr. Kelpé – Aye

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

With a vote of 5-0, it was recommended that SUP24-006 be denied.

Darrell and Brandon Payne/John & Wanda Melone Trustees under the Melone Family Trust request a rezone from B-2, (Business General) to B-3, (Business Highway and High Intensity). The parcel is located on Seminole Trail, identified as TMP# 60C-(12)-C, and is approximately 15 acres. The Greene County Future Land Use Map designates this parcel as “ Mixed Use Village Center “. (RZ#24-004)

Mr. Frydl gave an overview of the request, he presented an aerial view, and zoning map. Mr. Frydl showed the frontage of the parcel from route 29 (Seminole Trail). He advised the commission how most of the parcels in that area are zoned.

Mr. Frydl explained that the applicant's request, that they wish to rezone from B-2 to B-3, which gives the applicants more business options for this parcel.

Mr. Frydl and the commission discussed setbacks from the PUD parcel that is behind this parcel.

He then explained that this request was sent for review to all agencies. Public Water and Sewer are available, VDOT indicated that any proposed commercial entrance must comply with access management regulations and will be reviewed once a site plan is submitted. E&S/Stormwater and Emergency Management did not have specific comments. Mr. Frydl reminded the commission once a site plan is submitted, these agencies will conduct a more detailed review.

He explained this parcel as it is shown on the Greene County Future Land Use Map.

Mr. Frydl stated that the applicant was there.

Mr. McCloskey asked if the applicants had offered any uses to be eliminated from the B-3 by-right uses. Mr. Frydl stated that they have not.

The applicants Brandon and Darrell Payne were there, and they stated that they were there to answer questions.

Mr. Kelpé asked Mr. Payne about the agreement that they have with the Self-Storage that they just sold in order for them not to be allowed to build another self-storage business. Mr. Payne stated that they do have a 5 year non-compete agreement. He stated that they do not have any plans to build another storage unit.

Mr. Payne explained what they may do with the parcel, including a mix of restaurant and low intensity industrial/flex space.

Mr. Williams opened the public hearing.

No one in the room signed up to speak, stated Mr. Williams

Mr. Frydl asked if anyone online would like to speak.

Mr. Frydl stated that no one online wished to speak.

Mr. Williams closed the public hearing.

The commissioners discussed this request among themselves.

Mr. Kelpé made the motion in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, he moved to recommend approval of RZ#24-004 on TMP#60C-(12)-C as submitted by the applicant.

TMP#60C-(12)-C as submitted by the applicate.

Ms. Hawkins seconded.

Mr. Mastervich – Aye
Mr. McCloskey – Aye
Ms. Hawkins – Aye
Mr. Kelp – Aye
Mr. Williams – Aye

With a vote of 5-0, it was recommended that RZ24-004 be approved.

OLD/NEW BUSINESS

Up-Coming Joint Work Session with the Board of Supervisors

Article 16, Water and Sewer Utilities

Mr. Frydl explained what this work session will involve.

MINUTES

August 21, 2024, minutes.

Mr. Mastervich asked there be one correction, he was there.

All Commissioners stated Aye.

The August 21, 2024, meeting minutes were approved with amendment by a 5-0 vote.

Mr. Frydl stated that we will open the Town of Stanardsville Planning Commission meeting at the end to approve those minutes as well.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee – Citizen's Academy saw a presentation from the School Administration.

Town of Stanardsville – The Town Council approved the special use permit for the Mural at Feeding Greene, Inc., Mr. Frydl stated that The Town Council approved an ordinance for trash in the Town. He stated that they are looking at updating their ordinance. Mr. Frydl discussed the members of the Town Council and the new member.

Next Month's Agenda – Borderline, LLC SUP request for a Church & Private Educational Institution, Performance Standards, Town of Stanardsville Comprehensive Plan – Economic Development & History.

Development Activity – The Commission and Mr. Frydl discussed projects and future projects.

ADJOURNMENT

Respectfully submitted,
Cristy Snead,
Secretary



Planning Commission, Chairman

**TOWN OF STANARDSVILLE
PLANNING COMMISSION**

CALL TO ORDER

Mr. Williams 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
Mr. Williams

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Mr. Williams adjourned.

Respectfully submitted,
Cristy Snead,
Secretary



Town of Stanardsville Planning Commission, Chairman