

**GREENE COUNTY PLANNING COMMISSION  
APRIL 17, 2024**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, APRIL 17, 2024, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present:            Ron Williams, Chairman  
                                 Angela Hawkins, Member  
                                 Mark Kelpé, Member

Staff present:                Jim Frydl, Planning Director/Zoning Administrator  
                                 Stephanie Golon, Deputy Planning Director/Deputy Zoning Administrator  
                                 Cristy Snead, Permit Technician/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. Williams

There was a quorum with three 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 HEARINGS**

Carl R. Beard Jr. Rev Living Trust requests a special use permit for a Farm Winery, with structures larger than 4,000 square feet as required by Article 16-21 of the Greene County Zoning Ordinance and identified as TMP# 35-(A)-16 (183.9 acres), located at 12955 Dyke Road. The parcel is in the A-1, Agricultural, and C-1, Conservation zoning districts. The Greene County Future Land Use Map designates this parcel as "Rural Area." (SUP24-002)

Mrs. Golon described what activities are by-right in the A-1 and C-1 districts and not subject to a special use permit.

Mrs. Golon stated that this is the first winery that we have had to request a SUP since the Board of Supervisors adopted this ordinance in 2015. Mrs. Golon explained all of the uses that are allowed by-right in C-1 and A-1. The only reason that Beard Mountain Vineyard has had to request a special use permit, is because they are requesting to have a sales and activity space larger than four thousand square feet.

Definitions from the Zoning Ordinance were presented in reference to Agritourism, farm winery events, and farm winery.

Mrs. Golon then showed maps, and photos of the parcel. She then discussed impact analysis and effects.

Mrs. Golon stated that VDOT did not have a concern about this request. She then gave the square footage of all of the by-right buildings that will be on the parcel.

Mrs. Golon stated that this does meet the goals of the Greene County Comprehensive Plan. She then presented the future land use map.

Mrs. Golon explained the authority granted by the Code of Virginia and the Greene County Zoning Ordinance for reviewing special use permits.

Mr. Williams asked if Mrs. Golon would explain the noise ordinance and the time that the amplified sound must end. She stated 10:00 PM and that the Sheriff's Office enforces the noise ordinance.

She then discussed the analysis of impacts. Mrs. Golon stated that on this parcel in A-1 a by-right development could create 39 parcels with 2 acres minimum per lot.

Mrs. Golon reviewed the conditions that are recommended in the staff report.

Mrs. Golon stated that the applicant was present.

Ben Rose with Bowman spoke representing the applicant.

Mr. Rose explained the location of the parcel and the zoning of the parcel. He showed the location of the proposed building and explained what the building would look like. Mr. Rose indicated the square footage of all of the buildings and stated that they will have one hundred and fifty parking spaces. He then described the gardens and outdoor areas. He showed two metal buildings that are currently going to be demolished.

Mr. Rose explained the winery events held in the building, the number of events per week, and how many participants could be there. He stated that they are working towards participating in a limo service to help reduce vehicle trips.

He then went on to explain the kinds of large event vendors that would be used, including linen company, florists, caterers, photographers, event, and then breakdown. Mr. Rose stated that they would also like to participate in hop-on tours and use a small bus.

Mr. Rose then showed what the proposed event building would look like.

He then stated that they were going to add buffer screening their parking lot with evergreen trees so that no one would be able to see the parking lot.

Mr. Rose then presented the economic impact, such as investments in the County of Greene, and their projections.

Ms. Hawkins asked Mr. Rose what their hours of operation would be.

Mr. Rose's co-worker stated that it would be open during wedding events at this proposed building it would be Friday to Sunday. He stated that the winery hours are to be determined.

The planning commission and Mr. Rose discussed the daily operations of the winery. Ms. Hawkins asked when they would expect to open the event space. Mr. Rose stated that they hope eighteen months, with that they have to complete a site plan, and make sure that they can get the building supplies that they need.

Mr. Kelpé asked Mr. Rose if they were denied, would they still try to have this event space? Mr. Rose stated that would not provide the business opportunity that the Beard's would like.

Ms. Hawkins asked Mr. Rose how far the parking lot is from any residences. There is 1,200 feet from the building to the nearest home.

Mr. Rose stated that they are putting up deer fencing that is eight foot tall, that is going to be going around the right side (east side) of the parcel to keep animals away from the grapes.

Mr. Williams opened the public hearing.

Two people wished to speak Mr. Bill Zutt and Mr. Kennon Copeland.

Their concerns were as follows:

Maintaining the rural character of the area, traffic, noise, trespassing, and smoke from fire pits.

Mr. Frydl stated that no one on Zoom wished to speak.

Mr. Williams closed the public hearing.

The commissioners discussed among themselves what are their responsibilities regarding this request. Mr. Kelpé stated that he feels this request does not fit the area's character. Mr. Williams asked to add two additional conditions, the fencing on the east side of the parcel, and the vegetative buffer around the parking lot. He stated that during the site plan process, VDOT will address any traffic impacts.

Mr. Williams asked for a motion.

Ms. Hawkins made the motion In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve SUP#24-002 with the following conditions:

- a. To mitigate the overall impacts of the event space, the site shall generally conform to the concept plan created by Bowman and dated February 2024.
- b. To retain the neighborhood character, a 20' foot evergreen screening yard shall be established and maintained along the boundary of The Geer Subdivision.
- c. To mitigate stormwater impacts of the proposed event building, a 50' vegetated buffer shall be established and maintained along the two perennial streams on the property.
- d. To ensure the neighborhood's character, the road labeled on the concept plan as "proposed service driveway" shall only be used by service and delivery vehicles. Individuals utilizing the event building shall not use this road.
- e. All onsite private roads shall be at least 18' wide, constructed with all-weather surfaces.
- f. The event space will have strict evening/morning quiet hours (10:00 p.m.- 7:00 a.m.) enforced by on-site staff. Any events after those hours will be indoors.
- g. As required by State Code, the septic system(s) must be designed by a licensed engineer and then permitted by VDH before the site plan approval of the event space. The water system will qualify as a transient public water system and, as such, must be permitted and regulated by the VA Department of Health Office of Drinking Water before the site plan approval.
- h. If provided, the event space will use smokeless firepits for outdoor fire enjoyment.
- i. All internal roadways on the property associated with the event space will be designed to accommodate emergency vehicles, as determined by the Emergency Services Director.
- j. The exterior of the event space must be in muted earth-toned colors and in general accordance with the architectural rendering provided.
- k. The event space must provide an Automated External Defibrillator.
- l. The applicant erect an eight foot tall wire fence on the east side of the parcel.
- m. The applicant create a vegetative buffer around the parking lot.

Mr. Williams seconded the motion.

Ms. Hawkins – Aye  
Mr. Kelp – Nay  
Mr. Williams – Aye

With a vote of 2 to 1 the planning commission voted to recommend approval.

Allison Pratt Rev Trust requests a special use permit for a two-family dwelling unit as required by Article 3-1-2.12 of the Greene County Zoning Ordinance and is identified as TMP# 56-(A)-4, located at 550 Sylvia Ridge Road, on approximately 26 acres. The parcel is in the A-1, Agricultural zoning district. The Greene County Future Land Use Map designates the parcel as “Rural Area.” (SUP24-003)

Mr. Frydl presented the aerial map, zoning map, and photos. Mr. Frydl stated that the structure is already built, he stated that they are requesting a dwelling unit for employees of the equestrian stables. Mr. Frydl stated that there would be the same amount of people, and the same amount of vehicles. Mr. Frydl explained the the parcel on the future land use map in the rural area.

Mr. Frydl reviewed the conditions that staff recommended.

Mr. Williams opened the public hearing.

No one in the room or online wished to speak.

Mr. Williams closed the public hearing.

The planning commission discussed the request and had no concerns.

Mr. Kelp made the motion, in accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve SUP#24-003 with the following conditions:

- a. As permitted under Article 16-25-2, no more than one dwelling shall be used for tourist lodging per parcel.
- b. In order to preserve the residential character of the immediate community, all outdoor lighting fixtures shall be aimed, located, and maintained so as not to produce disability glare. All lighting fixtures serving these areas shall be full cut-off fixtures and shall be mounted horizontal to the ground

Ms. Hawkins seconded the motion

Mr. Kelp -Aye  
Ms. Hawkins -Aye  
Mr. Williams – Aye

## **OLD/NEW BUSINESS**

## **MINUTES**

March 20, 2024, County Planning Commission minutes

Ms. Hawkins motioned to approve the March 20, 2024, minutes.

Mr. Kelp seconded.

March 20, 2024, minutes were approved 3-0.

#### **OTHER PLANNING MATTERS**

Ruckersville Advisory Committee – Citizen's Academy went well Mr. Frydl stated, the focus was on the planning & zoning department.

Town of Stanardsville – Mr. Frydl stated the Town approved a resolution so that staff can help them work on their Comprehensive Plan. They gave an update on the 4<sup>th</sup> of July festival.

Development Activity – The Planning Commission and Mr. Frydl discussed bonds and information on the development activity document. They also discussed the funding from the federal government that Congresswoman Spanberger worked to get to help Greene County for the Sheriff's Office and the Community Park.

Next Month's Agenda – Performance bonds, and Water & Sewer districts. Ms. Golon also reminded the commission that there will be no planning commission meeting in June, due to June 19<sup>th</sup> being a state holiday.

#### **ADJOURNMENT**

Respectfully submitted,  
Cristy  
Snead,  
Secretary

  
\_\_\_\_\_  
Planning Commission, Chairman