

**GREENE COUNTY PLANNING COMMISSION  
APRIL 16, 2025**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, APRIL 16, 2025, AT 6:00 PM HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present: John McCloskey, Vice Chairman  
Angela Hawkins, Member  
Mark Kelpe, Member  
David Mastervich, Member

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

**CALL TO ORDER**

Mr. McCloskey called the meeting to order.

**DETERMINATION OF QUORUM**

Each Commissioner stated their name to establish a quorum.

Mr. Kelpe  
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 and a moment of silence.

**PUBLIC HEARINGS – No Public Hearing**

**WORK SESSION**

Fourth Agricultural Events, Farm Wineries, and Farm Breweries work session.

At last month's meeting, Mr. Frydl stated that staff received a list of items to review in this ordinance revision from the planning commission. Staff completed that and made the changes the planning commission asked for. The redline and the clean copy have been submitted to them for their review this evening. Mr. Frydl explained that one thing was added, which was limited distilleries. Mr. Frydl gave a few additional definitions according to the State Code of Virginia.

Mr. Frydl stated that Mr. Winslow and Mrs. Sharpe will be attending. Mr. Winslow, as an Agricultural Event property owner in Greene County, Mrs. Sharpe is the Greene County extension agent.

Mr. McCloskey made a brief statement regarding Agriculture in Greene County

Mr. Frydl stated that Mrs. Sharpe is attending via Zoom.

Mr. Winslow was then asked if he had any comments on the draft regulations. Mr. Winslow addressed the following:

- a. Vehicle trips and who counts in that amount.
- b. Acreage to guest ratio.
- c. Making the agricultural event space owner pave the driveway and parking area.

Mrs. Sharpe then addressed the commission. Mrs. Sharpe stated the following:

1. Making sure that "Mom and Pop" agricultural businesses are not affected by this ordinance revision, such as:
  - a. Farm stands
  - b. Farm pick-ups
  - c. Smaller agricultural operations agricultural.

Mr. Frydl explained the difference between agricultural events and activities that are agricultural in nature. Mr. Frydl and the commission discussed the vehicle trips. Mr. Frydl gave examples of what an event is and what it is not.

Mr. Kelpe stated that the easiest way to count the number of people is to go by the guest list, which can be produced if it is necessary, and also no one would have to count vehicles.

Mr. Frydl and the commission discussed some of the by-right uses in the ordinance revision draft.

Mr. Mastervich suggested using the words "peak hours" regarding the vehicle trips.

Mr. McCloskey opened public comment.

Mr. Kenneth Copeland, Mr. Scott Mingledorf, and Mr. Steve Phillips spoke. Their concerns were as follows:

- a. The by-right column needs to be more restrictive.
- b. Do not agree with fifty guests by right.
- c. That or if there have been meetings with vendors (farmers) that the citizens haven't been aware of.
- d. Amplified music.
- e. Square footage of tasting rooms and a licensed commercial kitchen.
- f. Number of vehicle trips.
- g. How is a wedding considered an agricultural use

Mr. McCloskey closed public comment.

Mr. McCloskey explained that there have been no other meetings with any vendors; all meetings have taken place in public at advertised planning commission meetings and joint meetings with the board of supervisors.

The commission discussed some of the citizens' comments.

Mr. Frydl and the commission discussed what changes they wish to make.

Mr. Frydl stated that the next step is to have a joint session meeting with the board of supervisors.

**OLD/NEW BUSINESS** – Mr. Frydl stated that Mr. Williams was presented a small gift and a certificate for his service to the County at the April 8 Board of Supervisors meeting. Mr. Frydl stated that staff is working on several ordinance revisions.

## MINUTES

March 19, 2025, County Planning Commission minutes.

Ms. Hawkins found one change on page two that needed to be corrected.

Mr. Mastervich motioned to approve the March 19, 2025, minutes.

Mr. Kelpe seconded.

Mr. McCloskey asks that all commissioners who approve state 'aye' with the one correction.

March 19, 2025, minutes were approved 4-0.

### **OTHER PLANNING MATTERS**

Ruckersville Advisory Committee – Mr. Frydl stated that the citizens' academy will host water and sewer on Thursday, April 17, 2025

Town of Stanardsville – Mr. McCloskey stated that the Town has a BZA now, and they have three members. The discussion was on the ordinance for the town on signs. They also discussed the new town hall and what needs to be taken care of with that.

Development Activity – The commission had the development activity report in their packet for review.

Next Month's Agenda – Ordinance revision, Accessory structures.

### **ADJOURNMENT**

Respectfully submitted,

Cristy Snead,  
Secretary

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Planning Commission, Chairman

### **TOWN OF STANARDSVILLE PLANNING COMMISSION**

### **CALL TO ORDER**

Mr. McCloskey called the meeting to order.

### **DETERMINATION OF QUORUM**

Each Commissioner stated their name to establish a quorum.

Mr. Kelpe  
Ms. Hawkins  
Mr. Mastervich  
Mr. McCloskey

### **WORK SESSION**

#### **TOS Comprehensive Plan**

Mr. Frydl stated that staff received a list of items to review for the Town Comp Plan from the planning commission at last month's meeting. Staff completed that and made the changes the planning commission asked for. The redline and the clean copy have been submitted to them for their review this evening.

Mr. Frydl stated that the housing chapter is the only chapter that needs to be updated due to charts that are being completed by a third party.

Mr. Frydl advised the commission that after the charts for housing are submitted to add, we may ask the town if they would like a joint session after they review the redline and the clean draft.

Minutes

March 19, 2025

Mr. Mastervich motioned to approve the March 19, 2025, minutes.

Mr. Kelpe seconded.

Mr. McCloskey asks that all commissioners who approve state aye.

March 19, 2025, minutes were approved 4-0.

Mr. McCloskey adjourned.

Respectfully submitted,  
Cristy Snead,  
Secretary

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Town of Stanardsville Planning Commission, Chairman