



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

Post Office Box 358
Stanardsville, Virginia 22973

Tel: 434-985-5282
Fax: 434-985-1459

www.greenecountyva.gov
planning@gcva.us

September 19, 2024

Grange Commons, LLC.
C/O: Dan Murphy
P.O. Box 8183
Charlottesville, VA. 22903

RE: Zoning Certification ZC#24-040, Goshen Meadows Farmers Market

Dear Applicant:

This is a response to your application for a zoning certification for a Farmers Market on Tax Map Parcel 40A-1-1.

According to the description submitted, the services provided by the proposed use shall be in accordance with the applicable zoning ordinance sections listed below. The proposed use of the parcel is a use permitted by-right in Zoning District A-1, as stated in Articles 3-1-1.19, 4-1-1, 16-22 and Article 22 of the Greene County Zoning Ordinance.

16-22 FARM STANDS, FARM SALES, AND FARMERS' MARKETS (REVISED 6/23/15)

- 1) Each farm stand, farm sales, and farmers' market shall be subject to the following, as applicable:
 - a. Zoning certification. Notwithstanding any other provision of this chapter, each farm stand, farm sales, or farmers' market shall obtain approval of a zoning certification issued by the zoning administrator as provided by Article 16-1 before the use is established as provided herein:
 1. Application. Each application for a zoning certification will be sent to Virginia Department of Transportation establishing that it has approved the entrance from the public street to the proposed use and:
 - (a) A sketch plan, which shall be a schematic drawing of the site with notes in a form and of a scale approved by the zoning administrator depicting: (i) all structures that would be used

for the use; (ii) how access, on-site parking, outdoor lighting, signage and minimum setbacks will be provided in compliance with this section and this chapter; and (iii) how potential adverse impacts to adjoining property will be mitigated.

- b. **Structure size.** Structures used in conjunction with a farm stand, farm sales, or farmers' market shall comply with the following:
 1. **Farm stands.** Any permanent structure established and used for a farm stand shall not exceed one thousand five hundred (1500) square feet gross floor area.
 2. **Farmers' markets.** Any new or existing permanent structure may be used for a farmers' market without limitation to its size.
 3. **Farm Sales.** Any new or existing permanent structure used for farm sales shall not exceed four thousand (4,000) square feet gross floor area.
- 2) **Parking.** Notwithstanding any provision of Article 16-8, the following minimum parking requirements shall apply to a farm stand or farmers' market:
 - a. **Number of spaces.** Each use shall provide one (1) parking space per four hundred (400) square feet of retail area.
- 3) **Location.** No parking space shall be located closer than ten (10) feet to any public street right-of-way.
- 4) **Design and improvements.** In conjunction with each request for approval of a zoning certification, the zoning administrator shall identify the applicable parking design and improvements required that are at least the minimum necessary to protect the public health, safety, and welfare by providing safe ingress and egress to and from the site, safe vehicular and pedestrian circulation on the site, and the control of dust as deemed appropriate in the context of the use. Compliance with the identified parking design and improvements shall be a condition of approval of the zoning certification.
- 5) **Setbacks:** Notwithstanding any other provision of this Article, the minimum front, side, and rear setback requirements shall be in accordance with each applicable zoning district's primary structure setback. This shall apply to all structures, to all tents, off-street parking areas and portable toilets used in whole or in part to serve any use permitted at a farm winery, provided that the zoning administrator may reduce the minimum required setback may be reduced by administrative variance upon finding that consideration of the following: (i) there is no detriment to the abutting lot; (ii) there is no harm to the public health, safety, or welfare; and (iii) written consent has been provided by the owner of the abutting lot consenting to the reduction.

FARM SALES: The sale of agricultural products, value-added products and accessory merchandise on a farm, either outdoors or within a temporary or permanent structure, where the vendor

selling the products and merchandise is engaged in production agriculture on the farm on which the farm sales use is located. (Revised 6/23/15)

FARM STAND: The sale of local agricultural products and value-added products, either outdoors or within a temporary or permanent structure, where the vendor selling the products is engaged in production agriculture in Greene County, but not on the lot on which the farm stand is located. (Revised 6/23/15)

FARMER'S MARKET: The sale of agricultural products, value-added products, and accessory merchandise either outdoors or within a temporary or permanent structure by two (2) or more vendors in the conservation (C-1) and agricultural (A-1) district or by one or more vendors in any other zoning district where the use is allowed, where each vendor selling the products and merchandise is engaged in production agriculture, regardless of whether it is on or not on the lot on which the farmers' market is located. (Revised 6/23/15)

The following Department/Agencies had comments regarding your zoning certification request:

1. Mr. Jonathan Crosby, Building Official, County of Greene has indicated a commercial building application with detailed layout drawings and structural drawings of the barn showing compliance with the Uniform State Building Code. Please contact Mr. Crosby if more details are needed at (434)-985-1308.
2. Mr. Shawn Leake, Erosion Sediment/Stormwater Administrator, County of Greene, indicated that the site/project would require a site plan. The site plan would have to meet all current E&S and Stormwater regulations. Please contact Mr. Leake if more details are needed at (434) 985-1374.
3. Mr. Alan Mazurowski, Environmental Health Supervisor, County of Greene, has indicated that the owners will need to apply for septic and well permits, and the septic system will need to be designed by a professional engineer since the wastewater will be non-residential. The owners will also need to contact Mrs. Susan Fortenberry at (434)-972-4311 to discuss any permitting requirements relative to the café and food sales. Please contact Mr. Mazurowski if more details are needed at (434) 985-2262.
4. Mr. Dylan Shifflett, VDOT Engineering Technician III, Charlottesville Residency, has indicated that if 50 or more vehicle trips daily will require a Moderate Volume Commercial Entrance, which would need to meet Intersection sight distance requirements for the speed limit, and the Entrance would also need to be asphalt a minimum of eighteen (18) feet wide and a minimum of twenty-five (25) feet back from the edge of the pavement. Please contact Mr. Shifflett if more details are needed at (540)-614-2853.

The zoning certification application included a sketch plan for Goshen Meadows Farmers Market (Shimp Engineering, dated 8/7/2024). As stated above, a site plan will need to be submitted and

approved before the proposed use commences.

Zoning Certification #24-040 for Goshen Meadows Farmers Market is approved; however, the business must remain true to the description submitted, meet all Uniform Statewide Building Codes, receive a business license from the Commissioner of Revenue and abide by all conditions herein provided.

If this determination aggrieves you, you have a right to appeal it within thirty (30) days of the date notice of this determination is given, in accordance with Section 15.2-2311 of the Code of Virginia. If you do not file a timely appeal, this determination shall be final and unappealable. An appeal shall be taken only by filing with the Zoning Administrator and the Board of Zoning Appeals a notice of appeal that specifies the grounds for the appeal. An appeal application must be completed and filed along with the fee of \$200. The date notice of this determination was given is specified above.

If you have any questions or if I can be of any further assistance, please do not hesitate to contact me at (434) 985-5282.

Sincerely,

A handwritten signature in dark ink that reads "Stephanie Golon". The script is cursive and fluid, with the first name and last name clearly legible.

Ms. Stephanie K. Golon
Deputy Zoning Administrator
County of Greene, Virginia

cc: Kelsey Schlein, Shimp Engineering, P.C.