

September 22, 2026

Re: Grange Commons LLC request for Special Use Permit



Dear Members of the Greene County Planning Department:

I prefer to communicate with you anonymously as the applicant for the Special Use Permit (Grange Commons, LLC) also holds the majority position in the Grange Commons HOA. As such, he is potentially in a position to retaliate for speaking in opposition to the newest proposal for expansion – as described in connection with the public hearing on September 16, 2026.

In the application, the sponsor wants to characterize the project as the establishment of just another country church, and boldly states that the project won't adversely affect neighboring property values or traffic.

Grange Commons was marketed as 10-acre, mini-estates. People purchased that dream. The sponsor has since subdivided lots, with the most recent plan to include the subdivision of 40 acres into 2-acre lots. That itself will put more vehicles onto that section of Fredericksburg Road. We, like others, do not look forward to using the section of Fredericksburg Road near Route 29 already.

We were also present for the public hearings regarding the Special Use Permit for the Farmer's Market, and have not voiced any strong objection to that project, as we were willing to tolerate some increase in traffic, even at such a poor choice in terms of road access.

With this latest bait-and-switch arrives the very high likelihood of constant traffic jams, and negative impact upon neighboring property values should the plans be approved. We sat in lengthy traffic before and after services at our old church, even with traffic control from the Sheriff's Department. And that was just Sundays.

Please do not approve the Special Use Permit as it would permanently cause chronic and frequent traffic congestion / gridlock. The choice of location with the scope of the project will obviously result in unbearable traffic and potentially dangerous outcomes. This latest proposal is an error in judgment, at least. At worst, an intentional disregard for the welfare of others in pursuit of profit.

Thank you for your consideration.