

**PLANNING COMMISSION**  
**May 16, 2007**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, MAY 16, 2007, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:

- Graydon Lamb, Chairman
- Davis Lamb, Vice-Chairman
- Jim Davis, Member
- Phyllis Woodfolk, Member
- Michael Skeens, Member
- Mickey Cox, Ex-officio Member
- Bart Svoboda, Planning Director

Graydon Lamb called the meeting to order. He stated that there would be one public hearing tonight and asked that those who wished to speak sign up on the appropriate sheet.

**PUBLIC HEARING**

**Antoine Tahan/Gunther & Anita Gaede request a special use permit for an antique shop on a 2.00 acre tract which is zoned A-1, Agriculture, located at 11868 Spotswood Trail and identified on County Tax Maps as 50-(30)-B. (SUP#07-002)**

Graydon Lamb read the request and asked Mr. Svoboda for a report.

Mr. Svoboda reviewed the maps and graphics of the proposal and explained that the request is for a special use permit for an antique shop and added that comments from the Health Department, VDOT, and the Building Official were included in the information packet. He stated that the property is designated as residential on the Future Land Use Map; however, the requested use is allowed by special use permit. He added that the antique shop will aid in the economic benefit to the County by providing a shopping destination for citizens as well as visitors and will also bring revenue to the County. He stated that Staff recommends approval of the Special Use Permit subject to transportation, building code, water, and sewer concerns being addressed. He added that a site development plan would be necessary.

Antoine Tahan, applicant, stated that he had no additional information at this time.

Graydon Lamb opened the public hearing.

Carl Schmitt addressed the Commission. He asked that the Commission explore

the issues relating to hours of operation, lighting, and signage. He reminded the Commission that the area is currently residential and having a business in the midst may be disruptive.

There being no further public comment, the public hearing was closed.

There was discussion regarding the possibility of the antique shop being turned into another business in the future.

Jim Davis asked if there would be enough parking area.

Mr. Svoboda explained that the required site development plan review would address issues related to parking based on formulas used in review.

Mr. Davis asked if this type of thing had been approved in other areas of the county.

Mr. Svoboda stated that there was one business that comes to mind but was now out of business. He added that there may be several others.

Mr. Davis asked if this would be considered spot-zoning.

Mr. Svoboda stated that this use is listed as a use allowed by special use permit. He added that it seems to be a low-intensity retail business and long as the area lends itself to the use, it is allowed by special use permit. He reminded the Commission that it is a special use request which allows them to list conditions to approval, if approved.

There was discussion regarding conditions to the special use permit and what would be appropriate.

Davis Lamb asked what type of antiques would be carried.

Mr. Tahan displayed some photos of what he might offer. He stated that they would be mostly European antiques from the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries.

Mr. Lamb asked what type of signage was being considered.

Mr. Tahan stated that he would be willing to work with the Commission and their recommendations adding that the house would be signage enough with a small sign for "antiques".

Mr. Lamb agreed that it is a beautiful entrance to the property.

Mr. Tahan stated that he may use mailings and photos for some buyers.

Mr. Lamb asked what the hours of operation would be.

Mr. Tahan stated that he expects to be closed on Mondays and open 10-5 all other days.

There was discussion on the VDOT and Health Department concerns.

Mr. Lamb asked if there would be any residential aspect to the request.

Mr. Tahan stated that he would have antiques upstairs as well as downstairs and that there would be no residential use.

There was discussion regarding road frontage.

Phyllis Woodfolk asked what type of lighting was proposed.

Mr. Tahan stated that there would likely be some type of security lighting at night but added that he was willing to work with the county.

Ms. Woodfolk complimented Mr. Tahan on the photos of his antiques.

Mr. Tahan thanked her and replied that they do well in other areas adding that he would like to branch out a bit.

Ms. Woodfolk asked if he expects traffic.

Mr. Tahan stated that this would not be the typical gift shop, noting that some pieces may bring several thousand dollars. He added that it may take some time to build his clientele, noting that there may be medium to fair traffic. He noted that weekends may be busier than other days.

Graydon Lamb asked if landscaping would be done.

Mr. Tahan stated that the trees and shrubs would be taken down and the property would be cleaned up, providing better visibility of the house, etc.

Mr. Lamb asked where the other stores were located.

Mr. Tahan stated that he had locations in Fairfax, Alexandria, and Strasburg, noting that the next target would be here in Greene County and then Georgetown. He added that it may be the last because he has a bakery to keep him busy as well.

Mike Skeens asked for clarification, if the use could return to agricultural use if a condition is applied as such.

Mr. Svoboda agreed.

There was discussion regarding the possible conditions that could be attached for approval. They also discussed the Health Department concerns regarding drain field evaluation.

Phyllis Woodfolk made a motion to recommend approval of SUP #07-002 strictly for antiques for the life of the owner with the following conditions:

- VDOT requirements shall be met
- Building Code and Zoning requirements shall be met
- A site plan shall be submitted and approved for this application
- Health Department concerns shall be addressed
- Sign and lighting shall be kept within a rural character and shall not be internally lit or neon.

Jim Davis seconded the motion.

The vote was taken.

AYE

Mike Skeens  
Phyllis Woodfolk  
Davis Lamb  
Jim Davis  
Graydon Lamb

NAY

The motion to recommend approval of SUP#07-002 with conditions carried by a 5-0 vote.

**OLD/NEW BUSINESS**

Mr. Svoboda informed the Commission that there will be no meeting in June and that there will be a Clustering work session in July at 6:30 prior to the regularly scheduled meeting at 7:30 in July.

Mr. Svoboda informed the Commission that sign updates are moving but slowly. He noted that a new permitting procedure went into place the first of May.

**APPROVAL OF MINUTES**

The minutes for the April 18, 2007 meeting were approved as submitted by a 4-0 vote with 1 member abstaining.

**OTHER PLANNING MATTERS**

There were no other planning matters.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Marsha Alley*  
Secretary