

# Property Identification Card

**Property Address**

BUCK DRIVE

**Owner Name/Address**

BUCK ROAD PROPERTY LLC  
PO BOX 8183  
CHARLOTTESVILLE VA 22906

**Map ID:** 60E A 6B

**Acct No:** 7727-2

**Legal Description:** SILAS REYNOLDS PROPERTY 3.09 AC

**Plat Book/Page:** No Plat Book / 4071

**Instrument:** 18 853

**Occupancy:** COMMERCIAL

**Dwelling Type:** COFFEE SHP

**Use/Class:** COMMERCIAL/INDUSTRIAL

**Acreage:** 0.000

**Year Assessed:** 2023

**Year Built:** 2019

**Land Use:**

**Zoning:** B-2

**Year Remodeled:**

**Total Mineral:** \$0

**District:** 02 RUCKERSVILLE

**Year Effective:** 2019

**Total Land:** 0

**MH/Type:**

**On Site Date:**

**Total Improvements:** \$581,100

**Condition:** EXCELLENT

**Review Date:**

**Total Value:** \$581,100

Improvement Description		Site
Exterior	Interior	
BCOD-COMMERCIAL	NO. ROOMS - 4	STRT-PUBLIC
CNST-METAL BEARING	BAST-NO BASEMENT	TOPO-ROLLING
EXTR-MET POST/BEAM	FLOR-CONCRETE	UTIL-ALL PUB
FNDT-SLAB	FUEL-ELECTRIC	
GRAD-EXCELLENT QUA	HEAT-C/HT/	
RFMT-METAL	HEAT-AC	
ROOF-GABLE	WALL-DRY WALL	

Commercial Valuation							
Cls	Grad	YEff	Description	Str/#	Size	Rate	Pct
			UTILITIES 2			13500.00	
501D	A	2019	C/HT		2040	4.15	
502D	A	2019	A/C		2040	6.70	
602D	A	2019	2 FIXTURE BATH	1.0		22590.65	
016D	A	2019	REST/FF	1.0	2040	119.35	
105D	A	2019	PORCH OPEN FRM	1.0	498	45.00	
112D	A	2019	DECK WOOD	1.0	612	25.79	
106D	A	2019	PORCH OPEN MAS	1.0	60	35.63	
Total Market Value							505064

Other Improvements Valuation										
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value	Sec	Type	Str/Ht
ASPHALT			20000		4.00	.20	64000			
LIGHTING			8				12000	RST	REST/FF	1.0
Total Imp Value							76000			
Total Property Value							581100			
								POF	PORCH OPE	1.0
								WDK	DECK WOOD	1.0
								POM	PORCH OPE	1.0
Total Square Feet										

	Cur. Value	Prev. Value	%Inc.
Land			
Improvements	581100		
Total	581100		
Average Price Per Acre			
Sale Date/Amount	4/18/2018	645000	



**Stephanie Golon**  
Deputy Planning Director  
Planning & Zoning  
Department

**County of Greene**  
40 Celt Road  
P.O. Box 358  
Stanardsville, VA 22973

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Email: [sgolon@gcva.us](mailto:sgolon@gcva.us)  
[www.greenecountyva.gov](http://www.greenecountyva.gov)



*Building Inspections*

office email:  
[inspections@gcva.us](mailto:inspections@gcva.us)

— **Krystal Samuels**

— **Dora Sheler**

*Permit Technicians*

40 Celt Road  
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Stanardsville, VA 22973  
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**Cristy Snead**  
Planning/Zoning  
Permit Technician

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40 Celt Road  
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INVESTMENT  
MEMBER  
MLS®



40 COMMERCE LANE, SUITE A  
ROCHELLE, VIRGINIA 22738  
TEL. (540) 948-5050  
FAX (540) 948-4190

January 28, 2010



Mr. Bart J. Svoboda, Planning Director  
Greene County Planning Department  
PO Box 358  
Stanardsville, VA 22973

RE: Case #RZ09-002

Dear Mr. Svoboda:

I would like to revise the rezoning request for Tax Map 60E-A-6B, located at the entrance to Deer Lake Estates, fronting on US 29S and Buck Drive.

Revisions to rezoning request:

- A. Proffer out all by-right B-3 uses except for 10-1-1/09, Modular Building Sales. In addition, there will be no more than two (2) modular buildings displayed for sale at any one time. (see attached Article 10 zoning)
- B. Landscape Screening: Property owner shall within ninety (90) days after rezoning approval furnish and plant 4± foot high, Leyland Cypress trees, 15 foot on center along the western portion of the property where it abuts the lake shore.
- C. Concrete statuary shall be limited to no more than ten (10) pieces at any one time, and shall be located at rear portion of the building.

We would appreciate the Board's consideration for this zoning request.

With best regards,

A handwritten signature in black ink, appearing to read "William L. Gentry, trustee".

William L. Gentry, Trustee  
Silas A. Reynolds Trust A

WKG/acf  
Enc.



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

Website: [www.gcva.us](http://www.gcva.us)  
Email: [planning@gcva.us](mailto:planning@gcva.us)

January 3, 2019

Buck Road Property, LLC  
P.O. Box 147  
Murrumba Downs 4503  
Queensland, Australia

RE: Zoning Certification ZC#18-020, coffee shop and caterer

Dear Applicant:

This is a zoning certification which is related to the review of site plan SPR#18-009 for a coffee shop and caterer on Tax Map Parcel 60E-A-6B.

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 use in the zoning district, Business, B-2, as stated in Article 9-1-1 and Article 22 of the Greene County Zoning Ordinance.

**COFFEE SHOPS:** An establishment up to 2,500 square feet in total area that primarily prepares, sells and serves coffee, tea and other beverages, and which may sell baked goods and light meals such as soups and sandwiches, but does not serve full meals, and which has a seating area which serves as an informal conversation or lounging place.

**CATERERS (ON AND OFF SITE):** The service of preparing and delivering food for off-site consumption at special events, including corporate activities, banquets, parties, weddings, and similar functions, for a fee, with such service generally including the serving of food at such special function. For purposes of this definition, a caterer does not include catering services associated with a principal use having a retail component including an eating establishment, eating and drinking establishment, or retail bakery, confectionary, or similar food production.

Zoning Certification #18-020 for a coffee shop and caterer is approved; however, the business must remain true to the zoning ordinance, meet all Uniform Statewide Building Codes, receive a business license from the Commissioner of the Revenue and abide by all conditions herein provided.

If you are aggrieved by this determination, 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 which specifies the grounds for the appeal. An appeal application must be completed and filed along with a 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 cursive script that reads "James J. Frydl".

Jim Frydl

Zoning Administrator  
County of Greene, Virginia



Original Proffer

Amended Proffer

### PROFFER FORM

Date: 2-23-2010

Case File # RZ#09-002

Tax Map Parcel Number(s): 60E-(A)-6B

3.09 acres to be rezoned from B1 to B3

Pursuant to Section 16-2-1 of the Greene County Zoning Ordinance, the owner, or its duly authorized agent, hereby voluntarily proffers the conditions listed below which shall be applied to the property, if rezoned. These conditions are proffered as a part of the requested rezoning and it is agreed that:

- (1) the rezoning itself gives rise to the need for the conditions; and
- (2) such conditions have a reasonable relation to the rezoning request.

*See attachment*

*William L. Gentry, trustee*

*William L. Gentry, trustee*  
Signatures of All Owners

William L. Gentry, trustee  
Printed Names of All Owners

\_\_\_\_\_  
Date

OR

\_\_\_\_\_  
Signature of Attorney-in-Fact  
(Attach Proper Power of Attorney)

\_\_\_\_\_  
Printed Name of Attorney-in-Fact

\_\_\_\_\_  
Date

COUNTY OF GREENE  
INSPECTIONS DEPARTMENT  
P.O. BOX 358  
STANARDSVILLE, VA 22973

Permit Number: 0007845-2019

Permit Type: NC

Date Issued: 1/22/2020

Owner Name: BUCK ROAD PROPERTY LLC  
Site Address: 26 BUCK DRIVE

Contractor: LYNMARK CONSTRUCTION INC  
5157 STAGE JUNCTION ROAD  
COLUMBIA, VA  
23038

Map Number: 60E A 6B  
District: 2 RUCKERSVILLE DISTRICT  
Area: DEER LAKE ESTATES  
Sub Division: B-2BUSINESS  
Zoning: N/A Health Permit#: N/A  
Occupant Load: N/A Built: N/A  
Number of Bedrooms->Approved: 1/15/2020

Lot: 6B Section: N/A Block: N/A  
USBC Edition: 2015  
Use Group: N/A  
Usage: N/A  
Construction: 5B 5B UNPROTECTED COMB  
Water: PUBLIC  
Sewer: PUBLIC  
Sprinkler: Required:

Nature of Work: 6/19-FOUNDATION PERMIT, TEMP POLE 6/25/19, PLUMB 11/7/19  
ADDED BP 8/6/19, ALL SUBS TBD AND FEES PAID

Modifications:  
Modifications:  
(C.O.)

*Steph P. Boldens*

BUILDING OFFICIAL,

*John P. Hall*  
ZONING ADMINISTRATOR,

*1/23/2020*  
Date

*1/23/2020*  
Date

GREENE COUNTY VA BOX 358  
STANARDSVILLE VA 22973 0358  
LIEN AGENT: NONE DESIGNATED ON PERMIT  
NONE DESIGNATED

NEW COMMERCIAL BUILDING  
\*D U P L I C A T E\*

PERMIT NUMBER: 0007845 - 2019  
USBC: 2015  
APPLICATION DATE: 6/19/2019  
ISSUANCE DATE: 8/05/2019  
RENEWAL DATE: 8/05/2020  
DATE: 2/12/2026

OWNER NAME/ADDRESS  
BUCK ROAD PROPERTY LLC  
PO BOX 8183  
CHARLOTTESVILLE VA 22906  
PHONE: 804-349-8832

SITE ADDRESS  
26 BUCK DRIVE

CONTRACTOR NAME/ADDRESS  
LYNMARK CONSTRUCTION INC  
5157 STAGE JUNCTION ROAD  
COLUMBIA, VA  
23038  
PHONE: 434 981 5063

RE ACCOUNT#: 7727 DESCRIPTION OF CONSTRUCTION LOCATION  
TAX MAP NO.: 60E A 6B LOT: 6B BLOCK: SECTION: BLDG NO.:

SET-BACKS: HEALTH PERMIT NO.: DISTRICT: RUCKERSVILLE DISTRICT  
FRONT: BACK: FLOODPLAIN: SUB-DIVISION: DEER LAKE ESTATES  
RIGHT: LEFT: AREA: ZONE: BUSINESS  
CNTR : FRTGE: RIGHT-OF-WAY: S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE:

USE GROUP: RESTAURANT USE CODE: SQ FEET: 2040  
CNST.TYPE: 5B UNPROTECTED COMB NATURE/WRK: 6/19-FOUNDATION PERMIT,TEMP POLE 6/25/19,PLUMB 11/7/19  
ADDED BP 8/6/19, ALL SUBS TBD AND FEES PAID

NEW COMMERCIAL BUILDING  
SF # UNITS 2040 USE COFFEE SHOP FIN SF  
UNFIN SF # STORIES # HVAC # PLUMB  
ELECTRIC PROPANE SPRINKLERS ALARMS  
SIDING

2040 SF

JOB VALUE: 50,000.00

PERMIT FEE: 250.00  
SURCHARGE : 5.00  
EROSION :  
ZONING :  
ADDRESS :  
SANITARY :

TOTAL FEES: 255.00

CALL FOR INSPECTION 48 HR IN ADVANCE WITH YOUR PERMIT NUMBER  
POST BUILDING PERMIT JOB CARD ON PROPERTY  
MARK PROPERTY WITH E911 ADDRESS  
ALL PROJECTS REQUIRE A FINAL INSPECTIONS  
ALL CONTRACTORS MUST PURCHASE PERMIT AND BUSINESS LICENSE

REQUIRED SIGNATURES

BUILDING OFFICIAL

## Article 9

### Business (General), B-2

#### Statement of Intent

This District covers those portions of the County intended for the conduct of business to which the public requires frequent and efficient access. Uses permitted in these zones are not characterized either by constant heavy traffic, heavy trucking or by any nuisance factors other than occasioned by incidental light and noise created by the congregation of people and passenger vehicles.

#### 9-1 USE REGULATIONS

In the Business District B-2, structures to be erected or land to be used shall be for the following uses:

##### 9-1-1 Uses Permitted by Right (Revised 5/12/09)

- .01 All business uses allowed by right in the B-1 district,
- .02 Caterers (on and off site)
- .03 Clubs
- .04 Funeral Home
- .05 Garden Centers & Nurseries.
- .06 General Stores,
- .07 Liquor Stores
- .08 Movie Theatres
- .09 Nursing Home and/or group homes
- .10 Pet Grooming
- .11 Pet Shops
- .12 Kennel, Small Commercial (Revised 9/25/18)
- .13 Pharmacies
- .14 Photography Studios/Film Developing
- .15 Recording Studios
- .16 Restaurants (with or without drive-thru)
- .17 Retail Shops
- .18 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)
- .19 Health and Fitness Centers (Revised 7/8/25)

##### 9-1-2 Uses Permitted by Special Use Permit (Revised 5/12/09)

- .01 Animal Shelters
- .02 Kennel, Large Commercial (Revised 9/25/18)
- .03 Car Washes
- .04 Flea Markets
- .05 Hotels/Motels,
- .06 Laundry Services
- .07 Mini-storage Units (Revised 5/22/18)
- .08 Veterinary Clinics
- .09 Any business use permitted in the Business B-1 Zoning District under Section 8-1-2 unless allowed by right under Section 9-1-1.

#### 9-2 SEWER REGULATIONS

Where the sewage treatment demand exceeds five thousand (5,000) gallons per day, permitted uses shall be served by a central sewer facility as approved by the Health Department and Department of Environmental Quality. The standard shall also apply to commercial developments with multiple uses that cumulatively exceed five thousand (5,000) gallons per day. Where a permitted use involves new construction and is located within 350 feet of an available sewer collection line of a central sewer

Under the 2020 IBC, restaurant occupant loads are calculated based on net area using Table 1007.1.5. Standing/dance areas require 7 sq. ft. per person, while waiting areas require 5 sq. ft. per person. <sup>2</sup>

**Key Occupant Load Factors (2020 IBC):**

**Dining Area (Tables & Chairs):** 15 net sq. ft. per occupant.

**Kitchen/Service Area:** 200 gross sq. ft. per occupant.

**Bar/Waiting Area (Standing):** 7 net sq. ft. per occupant.

**Queue Area:** 5 net sq. ft. per occupant. <sup>2</sup>

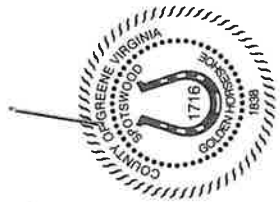
**Calculation Details:**

**Net vs. Gross:** Seating areas typically use "net" area (actual seating space), while kitchen areas use "gross" area.

**Method:** Divide the net square footage of the dining area by 15, and the kitchen area by 200, then add them together for the total occupant load.

**Fixed Seating:** If fixed booths are used, calculate at 24 inches per person. <sup>2</sup>

*Note: Always verify with local building officials, as they have final authority.*



**Jonathan Crosby, CBO**  
*Building Official*

40 Celt Road  
P.O. Box 358  
Stanardsville, VA 22973  
[www.greenecountyva.us](http://www.greenecountyva.us)

Phone: (434) 985-5204  
Fax: (434) 985-1459  
Email: [jcrosby@gcva.us](mailto:jcrosby@gcva.us)

**Building Inspections**

PERMIT NUMBER: 7845-2019

GREENE COUNTY VA BOX 358  
STANARDSVILLE VA 22973 0358  
USBC: 2015

LOCATION: 26 BUCK DRIVE

CONTRACTOR NAME/ADDR: COPPER KEY ELECTRIC  
4137 BEAULAH ROAD  
KEEZLETON, VA  
22832

Building Inspection History Of Inspections

\* \* C o m m e n t s \* \*

STS	DATE	Permit Type	Inspection Type	Inspector	RSLT
2019/07/09		ELEC 2	TEMP POLE FINAL		*S
2019/07/09		ELEC 2	TEMP POLE FINAL	ERIC WOOLFORD	*P
2019/07/11		NC	FOOTING		*S
2019/07/11		NC	FOOTING	ERIC WOOLFORD	*P
2019/08/06		NC	WALL		*S
2019/08/06		NC	WALL	ERIC WOOLFORD	*P
2019/09/10		NC	GW PLUMBING		*S
2019/09/10		NC	GW PLUMBING	STEPHEN P. BORDERS	*P
2019/09/13		NC	SLAB		*S
2019/09/13		NC	SLAB	STEPHEN P. BORDERS	*P
2019/10/18		NC	RI FRAM		*S
2019/10/18		NC	RI FRAM	STEPHEN P. BORDERS	*P
2019/10/31		NC	OUTSIDE GAS LN		*S
2019/10/31		NC	OUTSIDE GAS LN	STEPHEN P. BORDERS	*P
2019/11/07		NC	REFRIGERATION		*S
2019/11/07		NC	REFRIGERATION	STEPHEN P. BORDERS	*P
2019/11/12		NC	INSIDE GAS LINE		*S
2019/11/12		NC	INSIDE GAS LINE	STEPHEN P. BORDERS	*P
2019/11/12		NC	R.I. PLUMBING		*S
2019/11/12		PLUMB	R.I. PLUMBING	STEPHEN P. BORDERS	*P
2019/11/12		NC	RI ELEC		*S
2019/11/12		NC	RI ELEC	STEPHEN P. BORDERS	*P
2019/11/12		NC	RI HVAC		*S
2019/11/12		NC	RI HVAC	STEPHEN P. BORDERS	*P
2019/11/18		NC	INSULATION		*S
2019/11/18		NC	INSULATION	STEPHEN P. BORDERS	*P
2019/12/31		NC	ELEC SERV		*S
2019/12/31		NC	ELEC SERV	ERIC WOOLFORD	*P
2020/01/15		NC	REFRIG FINAL		*S
2020/01/15		NC	REFRIG FINAL	STEPHEN P. BORDERS	*P
2020/01/21		NC	Final Zoning		*S
2020/01/21		NC	Final Zoning	Shawn B Leake	*P
2020/01/21		NC	FINAL		*S
2020/01/21		NC	FINAL	STEPHEN P. BORDERS	*P