



Greene County Planning Commission
County Meeting Room, 40 Celt Road, Stanardsville, VA 22973
Wednesday, March 19, 2025 – 6:00 PM

To participate in public meetings, please go to <https://shorturl.at/gc0HW> and follow the instructions under "connect to live video meeting."

- 1. Call to Order**
- 2. Determine a Quorum**
- 3. Pledge of Allegiance**
- 4. Public Hearing**
 - a. Jessie Weakley requests a special use permit for a Home Business (Vehicle Repair Garage), as Articles 5-1-2.6 and 22 of the Greene County Zoning Ordinance require. The parcel is identified as TMP# 60-(8)-5, located at 144 Moore Road, and is zoned R-1 (Residential), approximately 0.70 acres. The Greene County Future Land Use Map designates it as a "Mixed Use Residential" (SUP24-009)
 - b. SUP24-009 Staff Report
 - c. SUP24-009 Maps
 - d. SUP24-009 Pictures of Property
 - e. SUP24-009 Application and Justification Letter
 - f. SUP24-009 Agency Comments
 - g. SUP24-009 APO List
 - h. SUP24-009 Presentation
 - i. Terra Detamore requests a special use permit for a Home Business (Vehicle Repair Garage), as required through Articles 5-1-2.6 and 22 of the Greene County Zoning Ordinance. The parcel is identified as TMP# 27-(A)-70A, located at 1183 Ford Avenue, is zoned R-1 (Residential), approximately 2.6 acres. The Greene County Future Land Use Map designates it as a "Rural Area" (SUP25-001)
 - j. SUP25-001 Staff Report

- k. SUP25-001 Maps
- l. SUP25-001 Application and Justification Letter
- m. SUP25-001 Plat
- n. SUP25-001 Pictures
- o. SUP25-001 Neighbors that Support the Business
- p. SUP25-001 Citizen Comments 3/19/2025
- q. SUP25-001 Agency Comments
- r. SUP25-001 APO List
- s. SUP25-001 Presentation 3/19/2025
- t. The Greene County Planning Commission will review and make a recommendation to the Board of Supervisors for the adoption of the Capital Improvement Plan (CIP), for fiscal year 2025/2026
- u. 2025/2026 Capital Improvement Plan (CIP) Memo
- v. Capital Improvement Plan List
- w. Capital Improvement Budget Items for Consideration
- x. Fact Sheets
- y. 2025/2026 Capital Improvement Plan (CIP) Entire Packet

5. Work Session # 3: Agricultural Events, Farm Wineries, and Farm Breweries

- a. OR24-004 Staff Report
- b. Code of Virginia
- c. Farm Winery Study
- d. Supervisor McGuigan's Proposal
- e. Albemarle County Regulations
- f. Fauquier County Regulations
- g. Board of Supervisors Resolution
- h. Article 16 Ag Events, Wineries, Breweries

- i. Article 16 Zoning Permit Requirements
- j. Article 22 Definitions
- k. Current Uses
- l. Citizen Comments
- m. OR24-004 Agricultural Uses Presentation 3/19/2025

6. Old/New Business

7. Approval of Minutes

- a. PC Minutes 1/15/2025

8. Other Planning Matters

- a. Ruckersville Advisory Committee
- b. Town of Stanardsville
- c. Development Activity Report 3/10/2025

9. Adjournment

10. Town of Stanardsville Planning Commission

11. Determine a Quorum

12. TOS Comprehensive Plan Work Session

- a. TOS Comprehensive Plan Transportation Chapter - Redline
- b. TOS Comprehensive Plan Transportation Chapter - Clean
- c. TOS Comprehensive Plan Water Supply and Wastewater - New Chapter

13. Adjournment