



**PLANNING COMMISSION AGENDA
COUNTY MEETING ROOM - ADMINISTRATION BUILDING
WEDNESDAY, DECEMBER 21, 2022 -- 6:00 P.M.**

PLANNING COMMISSION AGENDA Wednesday, December 21, 2022 6:00 PM Join Zoom Meeting Meeting ID: 818 3162 4678 <https://us02web.zoom.us/j/81831624678?pwd=eFJmLzAySGdMdVp4MmtZcEJTQ3FSUT09> Passcode: 689295 877-853-5257 Toll-free

- 1. Call to order**
- 2. Determination of a Quorum**
- 3. Pledge of Allegiance and a Moment of Silence**
- 4. Work Session**

- a. Ruckersville Area Plan

[Ruckersville Area Plan 2022](#) 

- 5. Public Hearing**

- a. Javan and Nora Esh request a special use permit for a home business (commercial bakery) as permitted under Articles 4-1-2.16 and 22 of the Greene County Zoning Ordinance. The parcel is identified as TMP# 48-(A)-27 and is located at 3923 Celt Road. The Greene County Future Land Use Map designates this parcel as a "Rural Area ". (SUP#22-005)

[Entire Packet](#) 

[Staff Report](#) 

[Maps](#) 

[Photos](#) 

[Application & Justification](#) 

[APO List](#) 

[Presentation](#) 

[Citizen comment](#) 

- b. 33E Greene, LLC requests a rezone from SR (Senior Residential) with proffers to PUD (Planned Unit Development) with proffers pertaining to the phasing of units, unit types, design standards, onsite amenities, and cash proffers. The parcels are identified as TMP# 61-(A)-20, located on Spotswood Trail, and TMP#s 60-(A)-42, 60-(A)-42A, located on Carpenters Mill Road. The three (3) parcels equal approximately 172 acres. The Greene County Future Land Use Map designates this parcel as ?Senior

Residential ?. (RZ#22-005)

[Entire Packet](#) 

[Staff Report](#) 

[Maps](#) 

[Current SR Proffers](#) 

[Application](#) 

[Justification Letter](#) 

[Proposed Proffers for PUD](#) 

[Concept Plan](#) 

[Favorable Factors](#) 

[Traffic Memo](#) 

[Fiscal Impact Analysis \(FIA\)](#) 

[APO List](#) 

[Presentation](#) 

[Applicants presentation](#) 

6. Old/New Business

7. Approval of Minutes

- a. November 16, 2022

[11/16/2022 Minutes Draft](#) 

8. Other Planning Matters

- a. Ruckersville Advisory Committee

[RAC Agenda and Packet](#) 

- b. Town of Stanardsville Information

- c. Update on Development Activity

[Development Update](#) 

- d. Next Month's Agenda

9. **Adjournment**