

**PLANNING COMMISSION AGENDA
COUNTY MEETING ROOM - ADMINISTRATION BUILDING
WEDNESDAY, SEPTEMBER 18, 2024 -- 6:00 P.M.**

PLANNING COMMISSION AGENDA Wednesday, September 18, 2024 6:00 PM Join Zoom Meeting
Meeting ID: 881 1618 6949 [https://us02web.zoom.us/j/88116186949?](https://us02web.zoom.us/j/88116186949?pwd=o9kLzXioSBNXH3RkRSfk9YN5k7SNaK.1)
pwd=o9kLzXioSBNXH3RkRSfk9YN5k7SNaK.1 **Passcode: 520775 Toll-Free: 877-853-5257**

1. Call to Order

2. Determine a Quorum

3. Pledge of Allegiance

4. Public Hearings

- a. Ronald Snoddy requests a special use permit for a home business for auto restoration as required by Article 5-1-2.6 of the Greene County Zoning Ordinance. The parcel is a 2.27-acre tract zoned R-1, Residential, located on 675 Matthew Mill Road and identified on County Tax Maps as 66D-(3)-X. (SUP#16-002) The Greene County Future Land Use Map designates it as a "Rural Area." (SUP24-005)

SUP24-005 Staff Report 

SUP24-005 Maps 

SUP24-005 Exhibit A 

SUP24-005 Agency Comments 

SUP24-005 Citizen Comments 

SUP24-005 Application 

SUP24-005 Justification and Maps 

SUP24-005 APO List 

SUP24-005 Presentation 

SUP24-005 Entire Packet 

- b. Darrell and Brandon Payne/John & Wanda Melone Trustees under the Melone Family Trust request a rezone from B-2, (Business General) to B-3, (Business Highway and High Intensity). The parcel is located on Seminole Trail, identified as TMP# 60C-(12)-C, and is approximately 15 acres. The Greene County Future Land Use Map designates this parcel as a ? Mixed Use Village Center ?. (RZ#24-004)

RZ24-004 Staff Report 

RZ24-004 Maps 

RZ24-004 Agency Comments 

RZ24-004 Application 

RZ24-004 Justification Letter 

RZ24-004 APO List 

RZ24-004 Presentation 

RZ24-004 Entire Packet 

- c. Ruckersville MHC, LLC requests a rezone from R-1, (Residential) to R-2, (Residential). The parcels are located on Shady Grove Road and identified as TMP# 66-(A)-39 (20.37 acres of the 46.16-acre parcel) and 66-(A)-40 (1.77 acres). The Greene County Future Land Use Map designates these parcels as ?Mixed Use Village Center and Suburban Residential ?. (RZ#24-003)

*****DEFERRED BY APPLICANT*****

RZ24-003 Staff Report 

RZ24-003 Zoning Ordinance Article 16 

RZ24-003 Maps 

RZ24-003 Agency Comments 

RZ24-003 Citizen Comments 

RZ24-003 Application 

RZ24-003 Justification Letter 

RZ24-003 Concept Plan 

RZ24-003 APO List 

RZ24-003 Presentation 

RZ24-003 Entire Packet 

*****DEFERRED BY APPLICANT*****

- d. Ruckersville MHC, LLC requests a special use permit for a mobile home park as required in Article 6-1-2.11 of the Greene County Zoning Ordinance, pending rezone request to R-2, Residential (RZ24-003). The two parcels are located on Shady Grove Road and identified as TMP# 66-(A)-39 (20.37 acres of the 46.16-acre parcel) and 66-(A)-40 (1.77 acres). The Greene County Future Land Use Map designates these parcels as ?Mixed Use Village Center and Suburban Residential ?. (SUP#24-006)

*****DEFERRED BY APPLICANT*****

SUP24-006 Staff Report 

SUP24-006 Zoning Ordinance Article 16 

SUP24-006 Maps 

SUP24-006 Agency Comments 

SUP24-006 Citizen Comments 

SUP24-006 Application 

SUP24-006 Justification Letter 

SUP24-006 Concept Plan 

SUP24-006 APO List 

SUP24-006 Presentation 

SUP24-006 Entire Packet 

*****DEFERRED BY APPLICANT*****

5. Old/New Business

Up Coming Joint Work Session with the Board of Supervisors

Staff Report 

Zoning Redline 

Water Map 

Sewer Map 

Appeal Filing to the Board of Supervisors 

Entire Packet 

6. Approval of Minutes

- a. August 21, 2024

Minutes DRAFT 

7. Other Planning Matters

- a. Ruckersville Advisory Committee
- b. Town of Stanardsville Information
- c. Update on Development Activity

Development Update 

- d. Next Month's Agenda

8. Adjournment

Town of Stanardsville Planning Commission Agenda

9. Call to Order

10. Determine a Quorum

11. Public Hearing ? No public hearing

12. Old/New Business

13. Approval of Minutes

a. August 21, 2024

Minutes DRAFT 

14. Adjournment