



**PLANNING COMMISSION AGENDA
COUNTY MEETING ROOM - ADMINISTRATION BUILDING
WEDNESDAY, JULY 19, 2023 -- 6:30 P.M.**

GREENE COUNTY PLANNING COMMISSION AGENDA Wednesday, July 19, 2023 6:30 PM Join Zoom Meeting Meeting ID: 842 2291 6177 <https://us02web.zoom.us/j/84222916177?pwd=R1d1dG1TRmlUYmt1YWQ0a0xmUEVEZz09> Passcode: 572853 Toll-Free: 877-853-5257

- 1. Call to order**
- 2. Determine a Quorum**
- 3. Pledge of Allegiance**
- 4. Public Hearing**
 - a. Steve Peters, Gary & Doris Sims Trust, Charles, Barbara, Melinda, Tracy Morton, and Blanche Whitlock Revocable Trust requests a rezone from R-1, (Residential) which allows five hundred (500) single-family detached homes by-right to PUD (Planned Unit Development), to establish a community of five hundred (500) townhomes and single-family detached units, with ample open space, and a well-connected street network. The parcels are identified as TMP#s 37-(A)-59, 38-(A)-27, 37-(A)-27, 37-(A)-60, and a portion of TMP# 37A-(A)-66. The five (5) parcels equal approximately 139.96 acres. This request is associated with Town rezone request RZ#23-002. The Greene County Future Land Use Map designates this parcel as ?Mixed Use Village Center ?. (RZ#23-001)

[RZ23-001 Staff Report](#) 

[RZ23-001 Maps](#) 

[RZ23-001 Agency Comments](#) 

[RZ23-001 Applications](#) 

[RZ23-001 Project Narrative](#) 

[RZ23-001 Development Plan](#) 

[RZ23-001 Traffic Analysis](#) 

[RZ23-001 Fiscal Impacts Analysis](#) 

[RZ23-001 APO List](#) 

[RZ23-001 Citizen comment - Powell](#) 

[RZ23-001 Citizen comment - Willer](#) 

[RZ23-001 Citizen comment - Herndon](#) 

[RZ23-001 Citizen comment - Bratton](#) 

[RZ22-001 Citizen comment - Gerber](#) 

[RZ23-001 Citizen comment - Topping](#) 

[RZ23-001 Citizen comment - Zutt](#) 

[RZ23-001 Citizen comment - Payne](#) 

5. Old/New Business

- a. Comprehensive Plan Goals and Implementation Priorities

[Comprehensive Plan Goals and Implementation Priorities](#) 

6. Approval of Minutes

- a. June 21, 2023

[June 21, 2023 Minutes](#) 

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. Pledge of Allegiance

12. Public Hearing

- a. Blanche F. Whitlock Revocable Trust requests a rezoning of property described as TMP# 37A-(A)-66, consisting of approximately 13.83 acres, from R-1 and RC-1 Residential to R-3 Residential to allow for

townhouses and multi-family apartments on the property in addition to single-family and two-family residences presently permitted. The Town of Stanardsville Comprehensive Plan Future Land Use Map designates this parcel as "Mixed Use Residential" with a portion fronting on Main Street being designated for "Mix Use Town Center" use. (RZ#23-002). This request is associated with a pending Greene County rezoning request RZ#23-001, which includes 139.96 acres, that currently is allowed five hundred (500) single-family detached homes by right to establish a community of five hundred (500) townhomes and single-family detached units, with ample open space, and a well-connected street network.

[RZ23-002 Staff Report](#) 

[RZ23-002 Maps](#) 

[RZ23-002 Agency Comments](#) 

[RZ23-002 Application](#) 

[RZ23-002 Project Narrative](#) 

[RZ23-002 Development Plan](#) 

[RZ23-002 Traffic Analysis](#) 

[RZ23-002 Fiscal Impact Analysis](#) 

[RZ23-002 APO List](#) 

[RZ23-002 Citizen comment - Bratton](#) 

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[RZ23-002 Citizen comment - Zutt](#) 

[RZ23-002 Citizen comment - Payne](#) 

13. Adjournment