



**BOARD OF ZONING APPEALS AGENDA
COUNTY MEETING ROOM - ADMINISTRATION BUILDING
WEDNESDAY, JUNE 26, 2024 -- 6:30 P.M.**

BZA SPECIAL MEETING Wednesday, June 26, 2024 5:30 PM

1. Closed meeting - Consultation with legal counsel

BOARD OF ZONING APPEALS AGENDA Wednesday, June 26, 2024 6:30 PM Join Zoom Meeting Meeting ID: 848 2800 7247 <https://us02web.zoom.us/j/84828007247?pwd=hq7YTakRa7Zd1QW2wIjTT6332QsQF5.1> Passcode: 058136 Toll-Free: 877-853-5257

2. **Pledge of Allegiance & Prayer to Open Meeting**

3. **Determination of Quorum**

4. **Appeal**

- a. Kennon & Linda Copeland, Victor & Janice Rosenburg, William & Diane Zutt, and Scott Mingledorff request an appeal of the determination made by the Zoning Administrator (ZC24-012), regarding the by-right uses allowed at a Farm Winery in Article 16-21 of the Greene County Zoning Ordinance. This parcel is zoned, C-1, Conservation, and A-1, Agricultural, is approximately 183.9 acres, and is located at 12955 Dyke Road Stanardsville, VA, and identified on County Tax Maps as 35-(A)-16. (BZA App#24-001)

[Staff Report](#) 

[Exhibit A Beard Zoning Certification Application](#) 

[Exhibit B Approved Zoning Certification ZC#24-012, Farm Winery](#) 

[Exhibit C Appellant Application BZAApp#24-001](#) 

[Exhibit D Code of Virginia 15.2-2309 Powers and duties of boards of zoning appeals](#) 

[Exhibit E Code of Virginia 15.2-2311 Appeals to board](#) 

[Exhibit F Lilly v. Caroline County](#) 

[Exhibit G Gwinn v. Alward](#) 

[Exhibit H Code of Virginia 15.2-2204 Advertisement of plan, etc.: joint public hearing; written notice or certain amendments](#) 

[Exhibit I Voohees v. County of Fairfax](#) 

[Exhibit J Decisions by Zoning Officials](#) 

[Exhibit K Appeals of Decisions by Zoning Officials to the Board of Zoning Appeals](#) 

[Exhibit L Notice Requirements for Land Use Proposals](#) 

[Exhibit M Greene County Zoning Ordinance 17-4](#) 

[Entire Packet](#) 

[Pre-Hearing Memorandum from the Appellant Attorney](#) 

[Appellant Letter to the Planning Commission](#) 

[Pre-Hearing Memorandum from the Appellant Attorney](#) 

5. Old/New Business

6. Approval of Minutes

a. January 24, 2024

[Minutes DRAFT](#) 

7. Other Matters - Approval of By-Laws

8. Adjournment