



**PLANNING COMMISSION AGENDA
COUNTY MEETING ROOM - ADMINISTRATION BUILDING
WEDNESDAY, JUNE 21, 2023 -- 6:30 P.M.**

PLANNING COMMISSION AGENDA Wednesday, June 21, 2023 6:30 PM Join Zoom Meeting Meeting ID: 853 7903 2651 <https://us02web.zoom.us/j/85379032651?pwd=d1hMWXhTeDhHc2tXVDN1SlllRmtBQT09> Passcode: 967407 Toll-Free: 877-853-5257

- 1. Call to order**
- 2. Determine a Quorum**
- 3. Pledge of Allegiance**
- 4. Public Hearings**
 - a. Dyke Fire Department requests a special use permit with conditions for an electronic message center as required by Article 14-2-8.3 of the Greene County Zoning Ordinance. The parcel is identified as TMP# 46-(A)-54A (3.30 acres), located at 9144 Dyke Road. The parcel is in the B-1, Business zoning district, and the Greene County Future Land Use Map designates it as a ?Rural Area.? (SUP23-002)

[SUP23-002 Staff Report](#) 

[SUP23-002 Aerial Map](#) 

[SUP23-002 Zoning Map](#) 

[SUP23-002 Street view](#) 

[SUP23-002 Dyke Fire Co. Application and Justification letter](#) 

[SUP23-002 Sign rendering](#) 

[SUP23-002 Plat](#) 

[SUP23-002 APO List](#) 

[SUP23-002 Presentation](#) 

 - b. Kenneth Tatum/Crimson Rock Capital, LLC/Hunnicutt Property, LLC. requests to amend a special use permit with conditions for tourist lodging, per Articles 4-1-2 and 16-25-2 of the Greene County Zoning Ordinance (SUP22-003), currently on parcel TMP# 37-(A)-67 (84.94 acres). The amendment adds a 70-acre A-1, Agricultural portion of parcel TMP# 37-(A)-66. The combined A-1, Agricultural acreage of both parcels is 154.94 acres. The density of the use would be reduced to 0.93 units per acre (144 units spread out across 154.94 acres) or a 45% decrease in current tourist lodging density. The accessory uses will not expand with this request. The parcels are located on Celt Road, and the Greene County Future Land Use Map designates these parcels as ?Rural Area.? (SUP23-001)

[SUP23-001 Staff Report](#) 

[SUP23-001 Aerial Map](#) 

[SUP23-001 Zoning Map](#) 

[SUP23-001 Future Land Use](#) 

[SUP23-001 TOT Revenues](#) 

[SUP23-001 Application](#) 

[SUP23-001 Letter of Justification](#) 

[SUP23-001 2022 Concept Plan](#) 

[SUP23-001 2023 Concept Plan](#) 

[SUP23-001 Fiscal Report](#) 

[SUP23-001 Applicant Presentation](#) 

[SUP23-001 APO List](#) 

[SUP23-001 Presentation](#) 

[SUP23-001 Citizen Comments](#) 

5. Old/New Business

6. Approval of Minutes

- a. April 19, 2023

[Minutes DRAFT](#) 

7. Other Planning Matters

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

[Development Update](#) 

- d. Next Month's Agenda

8. Adjournment

