



**PLANNING COMMISSION AGENDA
COUNTY MEETING ROOM - ADMINISTRATION BUILDING
WEDNESDAY, JUNE 16, 2021 -- 2:30 P.M.**

1. Call to order

2. Determination of a Quorum

3. Pledge of Allegiance and a Moment of Silence

4. Public Work Session: 6:00 pm -7:00 pm

- a. Greene County is in the process of updating its Comprehensive Plan.? A Comprehensive Plan sets the framework for how land is used, identifies improvements to transportation networks, and provides a useful guide for many other County programs and needs. The Greene County Planning Commission will hold a Public Work Session to review the 2016 Greene County Comprehensive Plan.

- 1. Tourism

- [Tourism Packet](#) 

5. Public Hearings

- a. Elkay Partners, LLC request a rezone from B-2 (Business General) to B-3 (Business Highway & High Intensity) of a 5.43-acre parcel. The parcel is identified as TMP# 38- (A)-72 and is located at 9661 Spotswood Trail. The Greene County Future Land Use Map designates this parcel as ?Suburban Residential ?. (RZ#21-002)

- [RZ21-002 Packet](#) 

- b. Lucas and Caitlin Hoge request a special use permit for Tourist Lodging as listed in Article 5-1-2.4 in the Greene County Zoning Ordinance on approximately 0.52 of an acre and, zoned R-1, Residential. The parcel is located in Greene Mountain Lakes Subdivision at 560 Sunset Drive and 560B Sunset Drive, Stanardsville. Identified on County Tax Maps as 37C-(9)-38. The Greene County Comprehensive Plan, Future Land Use Map designates this parcel as ?Rural Area?. (SUP#21-005)

- [SUP21-005](#) 

6. Old/New Business

- a. Lamm Properties, LLC/Merit Greene, LLC/ c/o The Fried Companies request a rezone (RZ#20-007) from B-3 (Business Highway and High Intensity) with proffers to PUD (Planned Unit Development) with proffers on approximately 65.17 acres. The parcel is located on Seminole Trail northbound just before the intersection of Rt. 29 Seminole Trail and Rt. 607 Matthew Mill Road on TMP# 66-(A)-48. The Greene County Future Land Use Map designates these parcels as ?Mixed-Use Village Center ?The proffers associated with the rezoning are as follows: Residential Density and Design (282 Townhomes), Phasing of

Residential & Commercial Development, Dedication of Public Park, Transportation Improvements, and
Public Water and Sewer Connectivity

[RZ20-007 Packet](#) 

7. Approval of Minutes

- a. May 19, 2021

[Minutes](#) 

8. Other Planning Matters

- a. Ruckersville Advisory Committee
- b. Town of Stanardsville Information
- c. Update on Development Activity
- d. Next Month?s Agenda

9. Adjournment