



**PLANNING COMMISSION AGENDA
COUNTY MEETING ROOM - ADMINISTRATION BUILDING
WEDNESDAY, APRIL 17, 2024 -- 6:00 P.M.**

PLANNING COMMISSION AGENDA Wednesday, April 17, 2024 6:00 PM Join Zoom Meeting Meeting ID: 810 5869 4171 <https://us02web.zoom.us/j/81058694171?pwd=VGR0NVdaL2ZhQnIxaGlhZXN2QXA0dz09> Passcode: 359029 Toll-Free: 877-853-5257

- 1. Call to Order**
- 2. Determine a Quorum**
- 3. Pledge of Allegiance**
- 4. Public Hearings**
 - a. Carl R. Beard Jr. Rev Living Trust requests a special use permit for a Farm Winery, with structures larger than 4,000 square feet as required by Article 16-21 of the Greene County Zoning Ordinance and identified as TMP# 35-(A)-16 (183.9 acres), located at 12955 Dyke Road. The parcel is in the A-1, Agricultural, and C-1, Conservation zoning districts. The Greene County Future Land Use Map designates this parcel as ? Rural Area.? (SUP24-002)

[SUP24-002 Staff report](#) 

[SUP24-002 Maps](#) 

[SUP24-002 Photos](#) 

[SUP24-002 Ordinance farm wineries](#) 

[SUP24-002 Agency comments](#) 

[SUP24-002 Beard Mountain Vineyards Application](#) 

[SUP24-002 Justification letter](#) 

[SUP24-002 Concept plan](#) 

[SUP24-002 ITE Banquet facility - event space information](#) 

[SUP24-002 ITE Tasting room description information](#) 

[SUP24-002 APO list](#) 

[SUP24-002 Citizen comments](#) 

[SUP24-002 Presentation](#) 

[SUP24-002 Entire packet](#) 

[SUP24-002 Applicant Presentation](#) 

- b. Allison Pratt Rev Trust requests a special use permit for a two-family dwelling unit as required by Article 3-1-2.12 of the Greene County Zoning Ordinance and is identified as TMP# 56-(A)-4, located at 550 Sylvia Ridge Road, on approximately 26 acres. The parcel is in the A-1, Agricultural zoning district. The Greene County Future Land Use Map designates the parcel as ?Rural Area.? (SUP24-003)

[SUP24-003 Staff report](#) 

[SUP24-003 Maps](#) 

[SUP24-003 Agency comments](#) 

[SUP24-003 Pratt application](#) 

[SUP24-003 Justification letter](#) 

[SUP24-003 Building plan](#) 

[SUP24-003 APO list](#) 

[SUP24-003 Presentation](#) 

[SUP24-003 Entire packet](#) 

5. Old/New Business - None

6. Approval of Minutes

- a. March 20, 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