COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

W. Sheppard Miller, III
Chairperson

1221 East Broad Street
Richmond, Virginia 23219

(804) 482-5818
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Agenda item # 7

RESOLUTION
OF THE
COMMONWEALTH TRANSPORTATION BOARD

November 10, 2025

MOTION

Made By: Mr. Byers**, Seconded By:** Mr. Lawson
Action: Motion Carried, Unanimously

Limited Access Control Change, Route 33 Bypass, Greene County

WHEREAS, Route 33 Bypass was designated as a Limited Access Highway by the State Highway Commission, predecessor to Commonwealth Transportation Board (CTB), on March 15, 1973; and

WHEREAS, in connection with State Highway Project 6033-039-101, RW-203, the Commonwealth acquired a certain limited access control easement from George A. Cason *et al.*, by Certificate dated February 20, 1974, recorded in Deed Book 73, Page 112, and concluded by order dated September 15, 1975, recorded in Deed Book 88, Page 302, being recorded in the Office of the Clerk of Circuit Court of the County of Greene; and

WHEREAS, Steven L. Peters, an adjacent property owner, has requested a break in limited access control along Route 33 Bypass to support the by-right development of their adjacent property; and

WHEREAS, the proposed limited access control change (LACC), shown on Sheet 6 of State Highway Project 6033-039-101, RW-203, is 175 feet long, beginning at a point 96.50 feet opposite approximate Station 992+50 (Route 33 Bypass Ult. WBL construction centerline) to a point 87.05 feet opposite Station 994+25 (Route 33 Bypass Ult. WBL construction centerline); and

WHEREAS, the County of Greene, by resolution dated July 25, 2023, does not endorse the proposed LACC. However, a letter dated September 9, 2025, by the Greene County Board of Supervisor Chairman acknowledges, confirms, and supports that VDOT is authorized by Chapter 2, Title 33.2 of the Code of Virginia to perform all acts necessary or convenient for constructing, improving, maintaining and preserving the efficient operation of the roads comprising the state system of highways; and

WHEREAS, the Virginia Department of Transportation's (VDOT's) Culpeper District has determined, with the Chief Engineer concurring, that the proposed LACC along Route 33 Bypass, which provides for a right-in/right-out entrance with a turn lane taper and full storage to support the new public road connecting Route 33 Bypass westbound to Route 33 Business, will have minimal impact on the operation of Route 33 Bypass and is appropriate from a design, safety and traffic control standpoint; and

WHEREAS, VDOT's Culpeper District has reviewed the environmental impact analysis and determined that the location of the proposed LACC is not within a non-attainment area for air quality and that there will be no adverse environmental impacts; and

WHEREAS, public notices to receive comments were posted in *The Daily Progress* and *The Greene County Record* on both December 5, 2024, and December 12, 2024; and

WHEREAS, compensation shall be paid by the requestor in consideration of the LACC and the related easement to be conveyed, as determined by the Commissioner of Highways or his designee; and

WHEREAS, the requestor has borne all the appropriate costs in accordance with 24 VAC 30-401-20; and

WHEREAS, all right of way, engineering, construction, and necessary safety improvements shall meet all VDOT standards and requirements; and

WHEREAS, all costs of engineering and construction, including all necessary safety improvements, will be borne by the requestor; and

WHEREAS, the requestor will be required to obtain a land use permit prior to any activity within the Route 33 Bypass limited access right of way; and

WHEREAS, VDOT has reviewed the requested LACC and determined that it is in compliance with Va. Code § 33.2-401 and, pursuant to 24 VAC 30-401-20, the absence of support from the locality does not require the Chief Engineer to deny the request; and

WHEREAS, VDOT recommends approval of the proposed LACC as shown on the attached exhibits.

NOW, THEREFORE, BE IT RESOLVED, in accordance with Va. Code § 33.2-401 and 24 VAC 30-401-20 *et seq.*, that the CTB hereby finds and concurs in the determinations and recommendations of VDOT made herein, and directs that Route 33 By-pass continue to be designated as a limited access control area, with the boundaries of limited access control being modified from the current locations as shown on the attached exhibits and subject to the conditions mentioned herein.

BE IT FURTHER RESOLVED, the Commissioner of Highways is authorized to take all actions and execute any and all documents necessary to implement the LACCs described herein.

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CTB Decision Brief
Limited Access Control Change
Route# 33 Bypass, Greene County

Issue: Steven L Peters, a property owner adjacent to Route 33 Bypass, has requested a break in limited access control to support the by-right development of their adjacent parcel. The break in limited access control will create a right-in/right-out entrance with a right turn lane taper and full storage to support the new public road connecting Route 33 Bypass westbound to Route 33 Business. This limited access control change (LACC) requires approval of the Commonwealth Transportation Board (CTB) pursuant to Va. Code § 33.2-401 and 24 VAC 30-401-20.

Facts:

- Route 33 Bypass was designated as a Limited Access Highway by the State Highway Commission, predecessor to the CTB, on March 15, 1973.
- In connection with State Highway Project 6033-039-101, RW-203, the Commonwealth acquired a certain limited access control easement from George A. Cason *et al.*, by Certificate dated February 20, 1974, recorded in Deed Book 73, Page 112, and concluded by order dated September 15, 1975, recorded in Deed Book 88, Page 302, being recorded in the Office of the Clerk of Circuit Court of the County of Greene.
- The proposed LACC, shown on Sheet 6 of State Highway Project 6033-039-101, RW-203, is 175 feet long, beginning at a point 96.50 feet opposite approximate Station 992+50 (Route 33 Bypass Ult WBL construction centerline) to a point 87.05 feet opposite approximate Station 994+25 (Route 33 Bypass Ult. WBL construction centerline).
- The Greene County Board of Supervisors, by resolution dated July 25, 2023, does not endorse the proposed LACC. However, a letter dated September 9, 2025, by the Greene County Board of Supervisor Chairman acknowledges, confirms and supports that VDOT is authorized by Chapter 2, Title 33.2 of the Code of Virginia to perform all acts necessary or convenient for constructing, improving, maintaining and preserving the efficient operation of the roads comprising the state system of highways.
- Pursuant to 24 VAC 30-401-20, the absence of support from the locality does not require the Chief Engineer to deny the request for a proposed LACC.
- VDOT's Culpeper District has reviewed and approved the global traffic study dated November 13, 2024, prepared by Shimp Engineering, and found that it adequately addresses the impacts from the proposed LACC.
- VDOT's Culpeper District has reviewed the environmental impact analysis and determined that the location of the proposed LACC is not within a non-attainment area for air quality and that there will be no adverse environmental impacts.
- Public notices to receive comments were posted in *The Daily Progress* and *The Greene County* Record on both December 5, 2024, and December 12, 2024.

- Compensation shall be paid by the requestor in consideration of the LACC and the related easement to be conveyed, as determined by the Commissioner of Highways or his designee.
- All right of way, engineering, construction, and necessary safety improvements shall meet all VDOT standards and requirements.
- All costs of engineering and construction, including all necessary safety improvements, will be borne by the requestor.
- The requestor will be required to obtain a land use permit prior to any activity within the Route 33 Bypass limited access right of way.
- VDOT has reviewed the requested LACC and determined that it is in compliance with Va. Code § 33.2-401 and that the requirements of 24 VAC 30-401-20 have been met.

Recommendations: VDOT recommends the approval of the proposed LACC. VDOT further recommends that the Commissioner be authorized to take all actions and execute all documentation necessary to implement the LACC.

Action Required by CTB: Va. Code § 33.2-401 requires a majority vote of the CTB to approve the recommended LACC. The CTB will be presented with a resolution for a formal vote.

Result, if Approved: The Commissioner of Highways will be authorized to take all actions necessary to comply with this resolution.

Options: Approve, Deny, or Defer

Public Comments/ Reaction: One comment was received in support of the LACC.

MINUTES
OF
MEETING OF STATE HIGHWAY COMMISSION

Richmond, Virginia

March 15, 1973

The monthly meeting of the State Highway Commission was held at the Central Highway Office in Richmond, Virginia, on March 15, 1973, at 10 a.m. The Chairman, Mr. Douglas B. Fugate, presided.

Present: Messrs. Fugate, Crowe, Fitzpatrick, Glass, Hall, Janney, Landes and Roos.

Absent: Mr. Eakin.

On motion of Mr. Fitzpatrick, seconded by Mr. Glass, minutes of the meeting of February 15, 1973, were approved.

On motion of Mr. Fitzpatrick, seconded by Mr. Glass, permits issued from February 15, 1973, to March 14, 1973, inclusive, as shown by records of the Department, were approved.

Motion was made by Mr. Fitzpatrick, seconded by Mr. Glass, that cancellation of permits from February 15, 1973, to March 14, 1973, inclusive, as shown by records of the Department, be approved. Motion carried.

Mr. Blundon advised that, at a meeting on February 15, 1973, the Albemarle County Board of Supervisors had appointed a committee to study the problem of Albemarle County arranging for their park authority to take over the operation and maintenance of the Warren and Hatton Ferries (which the Highway Commission had proposed discontinuing), or as an alternate that Albemarle County bear the cost of maintenance and operation from their secondary funds. He said an answer was expected from Albemarle County following their meeting on March 15.

Moved by Mr. Landes, seconded by Mr. Crowe, that

WHEREAS, in accordance with the provisions of Section 128 of Title 23 - Highways, United States Code, and PPM 20-8, a design public hearing was held in the Greene County Courthouse, Stanardsville, Virginia, on June 15, 1971, at 7:30 p.m., for the purpose of considering the proposed design features of Route 33 from 1.852 miles east of the East Corporate Limits of Stanardsville to 1.575 miles west of the West Corporate Limits of Stanardsville in Greene County, State Project 6033-039-101, C-503, and

WHEREAS, proper notice was given in advance and all those present were given a full opportunity to express their opinions and recommendations for or against the proposed project as presented, and their statements being duly recorded, and

WHEREAS, the economic, social and environmental effects of the proposed project have been examined and given proper consideration, and this evidence, along with all other, has been carefully reviewed.

NOW, THEREFORE, BE IT RESOLVED, that the major design features of this project be approved in accordance with the plan as proposed and presented at the said design public hearing by the Department engineers, and

BE IT FURTHER RESOLVED, that the Bypass portion of this project including the interchanges be designated as a Limited Access Highway in accordance with Article 4, Chapter 1, Title 33.1 of the 1950 Code of Virginia, as amended, and in accordance with Highway Commission policy for bypasses of cities and towns, and

BE IT ALSO FURTHER RESOLVED, that pursuant to Section 33.1-34 of the 1950 Code of Virginia, as amended, the proposed bypass portion of this project, approximately 1.8 miles, be added to the Primary System of Highways.

MOTION CARRIED

Moved by Mr. Roos, seconded by Mr. Crowe, that

WHEREAS, in accordance with the provisions of Section 128 of Title 23 - Highways, United States Code, and PPM 20-8, a location public hearing was held in the Chesapeake City Council Chambers in the Chesapeake Civic Center on February 8, 1973, at 7:30 p.m., for the purpose of considering the proposed location of Route 168 from the North Carolina-Virginia State Line to the intersection of Route 168 (Battlefield Boulevard) near Oak Grove (including the proposed bypass of Great Bridge) in the City of Chesapeake, Virginia, State Projects 0168-131-102, PE-101; 7168-131-101, PE-101; Federal Project M-5122( ), and

WHEREAS, this comprehensive report was submitted on March 12, 1973, and has been carefully reviewed.

NOW, THEREFORE, BE IT RESOLVED, that the Virginia Department of Highways will proceed immediately with the necessary planning and development of Route 58 between Independence and Galax along the "Low Line."

MOTION CARRIED

On motion of Mr. Glass, seconded by Mr. Janney. the Commission authorized termination of the construction fund of the Revenue Bond Projects (1954 Series) into the sinking fund, effective May 31, 1973.

Mr. Busser, Management Services Officer, reported on steps being taken in transfer of the Richmond-Petersburg Turnpike and the Elizabeth River Tunnel facilities to the Department of Highways.

Mr. Fugate expressed appreciation to the Commission members for their attendance at pre-allocation hearings being held in each district. He said these meetings had been very well accepted on the part of the citizens and he felt they should be continued each year.

He said allocations to systems would be made in April and to projects in May, with final hearings at Roanoke and Richmond in June.

The meeting was adjourned at 11:35 a.m.

Approved:

Chairman

Attested:

Secretary

LIMITED ACCESS HIGHWAY Commission dated 3/15/73

REVISED	PUB. ROAD REGION	STATE	FEDERAL AID ROUTE	FEDERAL AID PROJECT	STATE ROUTE	STATE PROJECT	SHEET NO.
6/4/73 11-20-73 5-9-74 8-13-74 11-20-96	2	VA.		F-054-1(101)	33	6033-039-101, PE-101 C-503, RW-203, B-601	6

DESIGN FEATURES RELATING TO CONSTRUCTION AND REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT.

Note:
Power Poles property of Potomac Edison Co.
Telephone Poles property of Va. Tele & Tele
Gas Lines property of Atlantic Seaboard Corp.
Water & Sewer Lines property of Town of Standardsville

PT. 1001+52.04 N¢C 5.89 25.13 N¢C

W.W. Fence N¢C 29" Oak 42.75 Dw 23.59 Pl. 622 R/T N¢C 8" stump

POT 1009+32.59 25.39 20.00 N¢C 10" Pine

N¢C 6" Maple 10-13.30 POT. PROP 22-90.44 POT. EBL 36.23 33.4 622 29.10

14+57.10 Pl. 622 26.93 27.01 PK. Nails in SW

N¢C 6" Pine 10.12 N¢C 6" Pine 1022+90 TO POT.

End Conn. Rte. 622
Sta. 30+03.57 (Off Rev.)

1 Rock or Log Check Dam Req'd. Lt.

36" Maple 3" Stream

995

Baled Straw Silt Barriers Req'd.

1" Stream

6'-0" x 6'-0" Box Culvert Req'd.
Std. BC-1A, BC-W, EC-5, 25° Skew
In = 364.00, Out = 363.50, Fills 0'-6"
D.A. = 658.0 Ac.
151.0 C.Y. Excav. for Minor Struct. @ 24.93 Ap/sq
85.0 C.Y. Std. EC-1, Type 'A' Foundation

1000

JAMES PAYNE ESTATE
D.B. 15-469

Drainage Easement Req'd.

Temp. Drainage Easement Req'd.

Baled Straw Silt Barrier Req'd.

1 Stry Frm. Dwl.

2-24" Locusts
2-8" Scot. Trees

To Amiens T.33 P.D.

1005

Light Woods

2 Stry Frm. Dwl.

1 Stry Frm. Dwl.

Dirt Entr.

12' Gate Opening

1010

Hog Pen

Hog Shed

Mobile Home Mercer Pole

Septic Tank
75'-Dr. Field
1 Stry. C.B. Dwl. w/ Bsmt.
10" C.I. Entr.
Frm. Shed
30" Well 49' Deep
12' Gr. Entr.
10" C.I. Entr.

SPECIAL DESIGN BRIDGE REQ'D
Plan No. 23-121
Sheet No. 10 (GIII)
Skew = 0° Size = 24'-0" x 6'-0" Parapets

30" Well 49' Deep
1 Sty. Brk. Dwl. w/ Bsmt.

Septic Tank

1015

Dirt Road

1020

CHARLES H. & LAURA E. TATUM
DB 29-176 & 6-376
0.5 Ac.

036

For Profile on Conn. Rte. 622 See Sheet 6B

POT 1013+05.91 E.B.L.
P.O.T. 23+05.39 Conn. Rte. 622
Δ = 119° 36' 55" Lt.

N 54° 30' W 85

Totum

Ferguson & Good

2 Sty. Brk. 4 Frm. Dwl.

Well House
Well & Hand Pump

Frm. Shed

29" Apple
60" Oak

+L 29083

JOSEPH D. FERGUSON & S.C. GOODE ET. AL.
DB 368-193
122.12 Ac.

DB 38-237

End Proj. 6033-039-101, B-601
Sta. 23+83.24

Light Woods

Ferguson & Goode

N 72° 16' 50" W

JOHN C. ROBERTS & RUTH E. ROBERTS
DB 41-163
5.34 Ac.

037

Open Field

Roberts

Ferguson & Good

Roberts

Parrot

GR-7A

GR-7B Req'd.

Misner Williams

S 22° 38' 47" E 1223.84'

Pasture with Scat. Trees

Stanardsville Rd.

Pines

028

Prop. Ch. Ch. & Std PG-5

Misner Morris

N 61° 35' 03" W 324.3'

Light Woods

Guardrail Req'd.

Prop. R/W & Limited Access

Prop. R/W

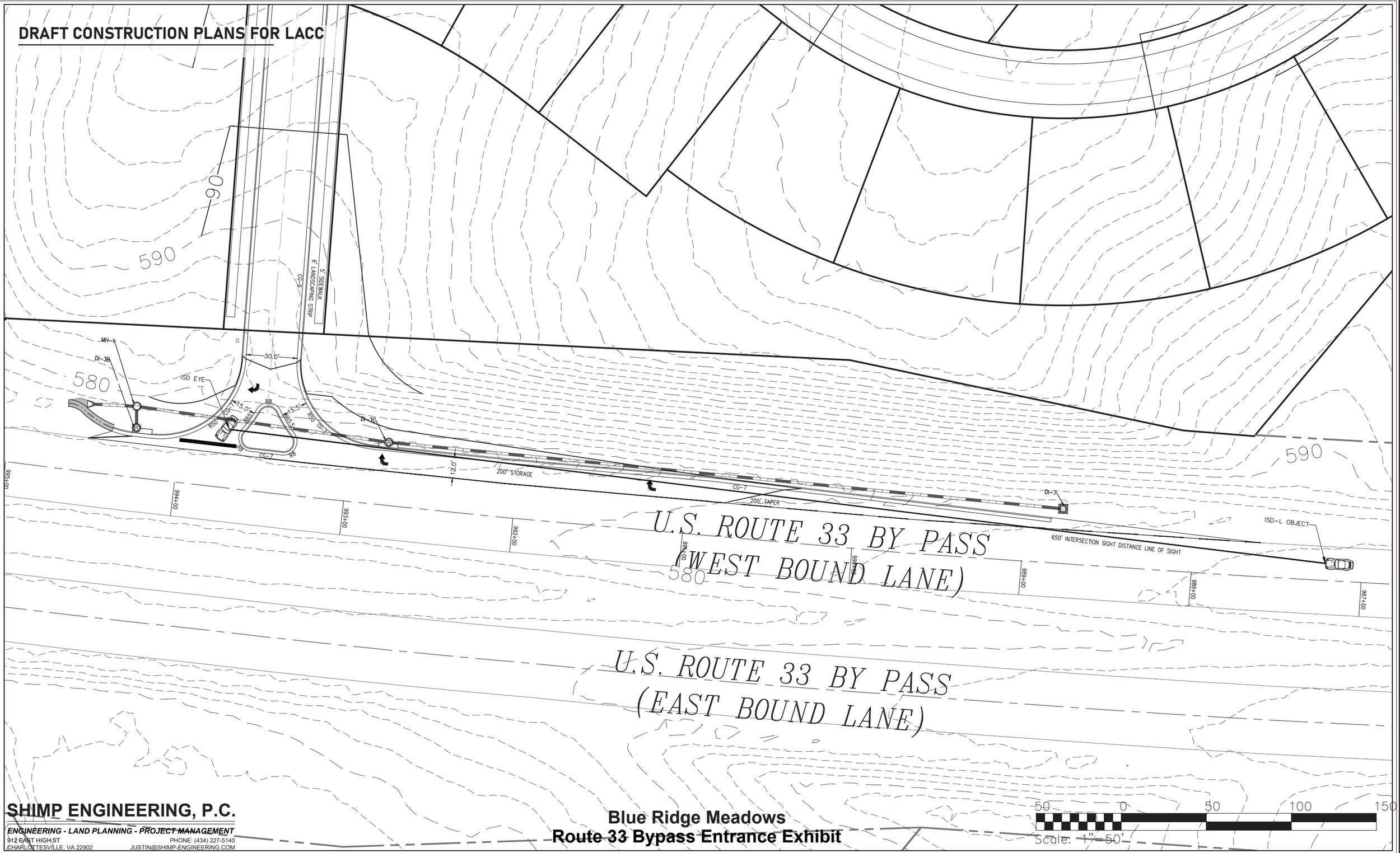
Prop. Fence

Misner Morris

Misner Morris

Misner Morris

DRAFT CONSTRUCTION PLANS FOR LACC



SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
912 EAST HIGH ST
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

Blue Ridge Meadows
Route 33 Bypass Entrance Exhibit

County of Greene

BOARD OF SUPERVISORS
POST OFFICE BOX 358
STANARDSVILLE, VIRGINIA 22973
TELEPHONE: 434-985-5201

September 9, 2025

Mr. Sean Nelson
Virginia Department of Transportation
1601 Orange Road
Culpeper, VA 22701

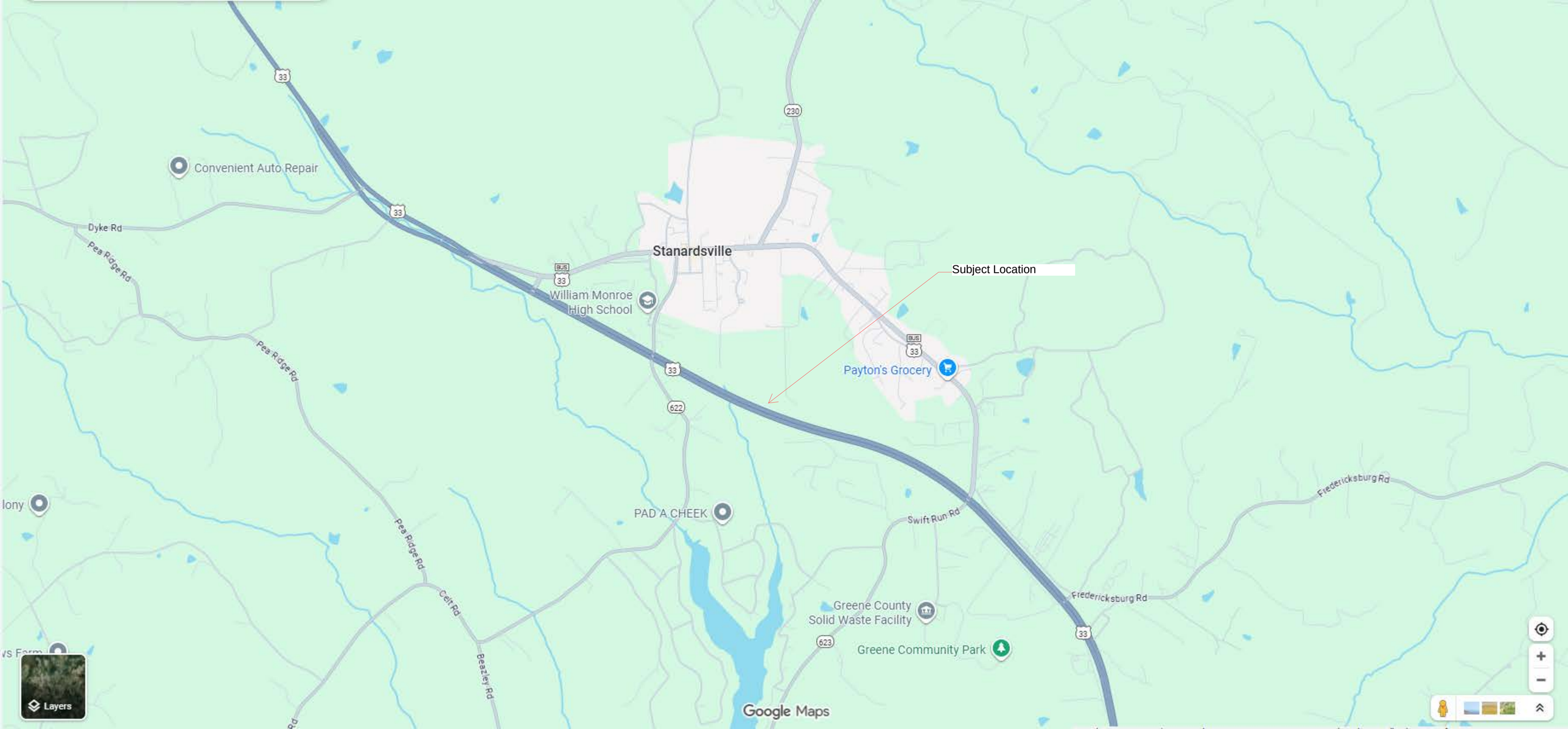
Dear Mr. Nelson,

This letter is in response to your request for written confirmation of the Board of Supervisors' position regarding a proposed entrance onto the RT 33 Bypass in Stanardsville. While the Greene County Board of Supervisors acknowledges, confirms and supports that VDOT, is authorized by Chapter 2 (§ 33.2-200 et seq.) of Title 33.2 of the Code of Virginia to perform all acts necessary or convenient for constructing, improving, maintaining, and preserving the efficient operation of the roads comprising the state system of highways, this letter is to confirm that Board does not support the resolution for a single entrance exception along the Route 33 Bypass. The resolution was previously presented on 7.25.23 and failed to gain approval.

Feel free to contact me if there are any additional questions.

Sincerely,

Steve Catalano, Chair
Greene County Board of Supervisors


Subject Location
Stanardsville
Convenient Auto Repair
Dyke Rd
Pea Ridge Rd
William Monroe High School
Payton's Grocery
PAD A CHEEK
Swift Run Rd
Fredericksburg Rd
Greene County Solid Waste Facility
Greene Community Park
Celt Rd
Beazley Rd
Layers
Google Maps

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1221 East Broad Street
Richmond, Virginia 23219

(804) 482-5818

November 3, 2025

The Honorable W. Sheppard Miller, III
The Honorable Stephen C. Brich, P. E.
The Honorable Raymond D. Smoot, Jr.
The Honorable Frederick T. Stant III
The Honorable Tom Fowlkes
The Honorable Wayne Coleman
The Honorable Darrell R. Byers
The Honorable H. Randolph Laird
The Honorable Thomas Moore Lawson
The Honorable Laura A. Sellers
The Honorable Joel Davis
The Honorable Linda Green
The Honorable D. J. Gribbin
The Honorable Beckly Norton Dunlop
The Honorable John P. Good Jr.
The Honorable J. Randall Minchew
The Honorable Tiffany Robinson

Subject: Approval of Limited Access Control Change (LACC) for Route 33 Bypass, County of Greene

Dear Commonwealth Transportation Board Members:

The Department has received a request for your consideration from Steven L. Peters, for a break in the limited access control along Route 33 Bypass, supporting the by right development of his adjacent property. The break in limited access control will be supported by a right-in/right-out entrance with a right turn lane taper and full storage to support the new public road connecting Route 33 Bypass WB to Route 33 Business. The Department staff have determined the proposed break will have a minimal impact on the operation of Route 33 Bypass and that the proposed LACC is appropriate from a design, safety and traffic control standpoint.

Greene County Board of Supervisors does not support the resolution for a single entrance exception along Route 33 Bypass, and their position is noted. Greene County also acknowledges VDOT is authorized under Chapter 2 (§33.2-200 et seq) of Title 33.2 of the Code of Virginia to construct, improve, and maintain the state highway system. VDOT is required to evaluate whether the request meets access management standards and to preserve the safety and efficiency of the roadway network, and, pursuant to 24 VAC 30-401-20, the absence of support from the locality does not require VDOT to deny the request.

Mr. Peter's development, Blue Ridge Meadows, is proposed as a planned community of up to 500 dwelling units, located partly within the Town of Stanardsville and partly in Greene County, lying between Route 33 Business, and Route 33 Bypass. The development is projected to generate approximately 4,670 additional vehicle trips per day. Without a new access point, this traffic would be concentrated at the two existing entrances on Route 33 Business, which lies near the heavily traveled Route 230 intersection. This concentration of trips would result in

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significant congestion and delays, particularly during commuting periods and school bus operations, as Route 33 Business serves as a major corridor for school transportation.

Based upon the district's review, the proposed limited access break is consistent with access management principles, providing for a controlled right-in/right-out entrance to the development, distributing the traffic demand more effectively across the corridor. The design reduces congestion on U.S. 33 Business, limits conflicts near the Route 230 intersection and minimizes school bus delays.

This request meets the engineering criteria set forth in Title 24, Agency 30, Chapter 401 of the Virginia Administrative Code. I have reviewed the Staff's recommendations and determined that approving this break in limited access control will not adversely affect the safety or operation of the affected highway network. I have determined that this request should be considered by the Board.

Sincerely,

Signed by:
AFDC49E581644BF...

Robert S. Mann, P.E., Deputy Chief Engineer, for
Barton A. Thrasher, P.E.
Chief Engineer