



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

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MEMORANDUM

To: Greene County Board of Supervisors

From: Community Development

Re: Monthly Report

Date: March 10, 2026

1. Route 670 Project:

The County is collaborating with Kimley Horn, our project manager, to administer the road project locally. The traffic analysis has identified the final scope of the project, and the public hearing date is tentatively scheduled for July 2026. To learn more about this innovative intersection, visit: <https://www.vdot.virginia.gov/about/our-system/highways/innovative-intersections/continuous-green-t/>

2. CivicPlus Planning and Zoning Application Program:

Starting July 1st, staff have begun implementation of the CivicPlus electronic application and tracking system. The system enables community members to submit all applications electronically, allowing staff to streamline both the intake, approval and document tracking processes. https://www.civicgov4.com/va_greenecounty/portal/index.php

3. Legislaide Code Software:

Staff have been training to learn new software that provides code audits allowing staff to identify and update codes to meet all changes in the State Code. The software also has an interactive search function that will allow citizens to search for topics, laws, meetings and other County information and get immediate answers to questions 24/hrs. per day.

4. County Comprehensive Plan: 2028

The planning commission and staff discussed the upcoming scope and schedule for the Comprehensive Plan review. The discussion will continue in March to discuss branding ideas and how to involve the public in choosing a branding slogan.

5. Site and Subdivision Plans:

Preliminary site and subdivision plans are available at the following link: <https://greenecountyva.gov/DocumentCenter/Index/108>

6. Site Plan Submittals for Review:

- a. Highbrighton Farms: 13 single-family lots (agricultural partitions)
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reactt|3411>
- b. Blue Ridge School: update parking and new dorm
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reactt|67>
- c. The Pastures: lots 14-20
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reactt|23002>
- d. Blue Ridge Meadow Subdivision: 110 Single Family Lots
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reactt|5321>
- e. Woodpark Subdivision Plan: 545 lots
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reactt|3355>
- f. Kings Court Subdivision: 40 lot
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reactt|6200>
- g. Payne Flex Plex:
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reactt|2460>
- h. Borderline: School and Business
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reactt|3389>
- i. Kinvara Properties, LLC Phase 2 Road Site Plan 66-(A)-6.
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reactt|6214>

7. Town of Stanardsville

- a. Staff is currently working with the Town of Stanardsville to update the Town's Comprehensive Plan. A town hall meeting was held on February 21 to gather input and feedback from residents on the proposed updates. The feedback received will help guide revisions and ensure the Comprehensive Plan reflects the community's vision and priorities for the future.
- b. Staff is also assisting the Town with updates to the Sign Ordinance. The Town Planning Commission will be reviewing the proposed Sign Ordinance amendments at its March 18 meeting as part of the ongoing update process.
- c. Staff will begin assisting the Town with an update of the uses allowed by-right and by special use permit in the RC District. Work sessions will be held after the completion of the Sign Ordinance.

8. Zoning Certifications for New Businesses:

- a. We have two restaurants, Dino’s Pizza and Kafe Mont Bleu, moving into the Countryside Square Shopping plaza.
- b. Staff has observed an increase in home-based businesses over the past several years. Common drivers seen locally and throughout the region include the long-term shift toward remote work following COVID-19, expansion of broadband access in rural areas, rising cost pressures leading residents to establish supplemental or home-based income sources, and continued residential growth in the County.

Year	Home Occupation Applications
2021	9
2022	11
2023	13
2024	14
2025	32
2026	6

9. Ordinance Revisions Under Review:

- **OR24-004:** Review of regulations for agri-tourism, farm wineries, breweries, and farm stands. The public hearing was held with the Board of Supervisors on February 24, 2026. Action on the application was deferred until the Board of Supervisors can digest the proposal and provide additional direction at the March 10, 2026 meeting.

10. Planning and Zoning Committees

- **Agricultural and Forest District Committee:**
 - The meetings have been suspended until a joint session with the Board of Supervisors occurs to set goals and priorities for the committee.
- **Ruckersville Advisory Committee:**
 - The committee is working toward identifying and prioritizing two to three high-impact, achievable goals for 2026 that align with the Ruckersville vision and can deliver visible, tangible community improvements.

9. Erosion, Sediment, and Stormwater Management:

- Staff continue to review site plans and inspect the numerous commercial and residential sites under construction. In accordance with the Code of Virginia, all commercial and residential sites require at least one inspection per week.

10. Zoning Inspections:

- New addresses issued: 34
- Road Signs Ordered: 0
- Site visits: 35
- Temp signs removed from VDOT R.O.W.: 32

Applications	2026												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	0	0											0
Special Use Permit	1	0											1
ReZone	0	0											0
Ordin Rev	0	0											0
Site Plan (SPR)	0	0											0
Letter Of Revision (LOR)	0	1											1
Subdivision	3	8											11
Variance	0	0											0
BZA Appeal	0	0											0
ZC/ZD (Zon. Cert)	6	9											15
PETRA (Road Acc)	0	0											0
Temp S. Permits	0	0											0
S. Permits	2	4											6
New Zoning Complaints	3	4											7
Zoning Complaints Closed	0	7											7
Bonds	0	1											1
Total	15	34	0	0	0	0	0	0	0	0	0	0	49

Applications	2025												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total

Acc. Dwelling Units	0	0	1	0	2	0	0	0	1	0	0	1	5
Special Use Permit	1	0	0	0	1	1	1	1	0	0	0	0	5
ReZone	0	0	0	0	1	0	0	0	1	0	0	0	2
Ordin Rev	0	0	0	2	1	0	0	0	0	0	0	0	3
Site Plan (SPR)	0	0	0	0	0	0	2	3	0	1	2	1	9
Letter Of Revision (LOR)	2	0	0	1	1	0	0	0	2	0	0	2	8
Subdivision	5	5	3	7	5	3	3	3	5	7	4	6	56
Variance	1	0	0	0	0	0	0	0	0	0	0	0	1
BZA Appeal	0	0	1	0	0	0	0	0	0	0	0	0	1
ZC/ZD (Zon. Cert)	6	8	7	6	5	2	10	10	9	4	6	7	80
PETRA (Road Acc)	0	0	0	0	1	0	2	2	0	0	0	0	5
Temp S. Permits	2	1	5	5	4	3	3	3	2	0	0	0	28
S. Permits	2	2	3	3	1	1	1		2	1	0	0	16
New Zoning Complaints	3	8	4	5	4	1	5	4	1	3	1	8	47
Zoning Complaints Closed	4	1	5	4	7	2	1	0	3	1	1	0	29
Bonds	4	3	4	2	3	1	0	0	0	1	0	0	18
Total	30	28	33	35	36	14	28	26	26	18	14	25	308

Applications	2024												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	0	1	0	0	0	0	0	0	1	1	0		3
Special Use Permit	0	2	1	0	0	0	3	1	0	0	1		8
ReZone	1	0	0	0	0	0	2	1	0	0	0		4
Ordin Rev	0	0	0	0	1	2	0	0	1	0	0		4

Site Plan (SPR)	2	1	0	2	1	0	0	1	2	2	2		13
Letter Of Revision (LOR)	0	2	2	1	0	0	1	0	0	2	0		8
Subdivision	9	3	2	11	5	4	1	8	4	5	2		54
Variance	0	0	0	0	0	0	0	0	0	0	0		0
BZA Appeal	0	0	0	0	1	0	0	0	0	0	0		1
ZC/ZD (Zon. Cert)	5	5	6	4	7	3	5	4	3	3	1		46
PETRA (Road Acc)	1	0	0	0	1	0	0	0	0	0	0		2
Temp S. Permits	1	3	1	1	1	2	1	0	0	0	0		10
S. Permits	2	5	3	3	4	2	2	2	2	2	3		30
New Zoning Complaints	11	4	5	2	4	2	9	4	3	1	18		63
Zoning Complaints Closed	4	8	4	5	2	1	7	4	4	2	2		43
Bonds	3	1	0	1	2	2	1	0	1	2	0		13
Total	39	41	24	30	29	18	32	25	21	20	29	0	299

Applications	2023												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	0	0	1	1	2	0	1	0	0	0	0	0	5
Special Use Permit	0	0	0	0	2	2	0	0	1	2	1	0	8
ReZone	0	0	0	0	0	2	0	1	0	0	0	0	3
Ordin Rev	0	0	0	0	2	0	0	0	0	3	0	0	5
Site Plan (SPR)	0	0	4	0	1	2	2	1	0	2	4	0	16
Letter Of Revision (LOR)	0	3	2	2	2	1	1	0	0	1	0	0	12
Subdivision	6	5	5	2	4	3	6	4	4	2	6	0	47

Temp S. Permits	0	0	1	0	1	0	1	0	0	0	0	0	3
S. Permits	0	0	1	2	0	0	2	2	1	2	1	6	17
Zoning Complaints	0	1	3	4	5	3	1	1	23	3	6	17	67
Bonds	1	1	0	0	1	3	1	5	0	1	1	0	14
Total	13	18	18	18	24	23	11	13	35	58	17	36	279

Applications	2021												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	1	0	1	1	1	2	0	0	0	2	0	1	9
Special Use Permit	0	1	0	2	3	1	0	0	0	1	0	0	8
ReZone	0	1	0	1	1	0	0	0	1	0	0	0	4
Ordin Rev	1	0	0	0	0	0	2	0	0	1	0	0	4
Site Plan (SPR)	0	2	1	0	0	1	2	1	2	3	0	0	12
Letter Of Revision (LOR)	2	2	0	0	0	4	0	1	1	0	2	0	12
Subdivision	3	8	3	4	7	7	12	7	3	2	6	4	66
Variance	0	0	0	0	0	0	0	0	0	0	0	0	0
BZA Appeal	0	0	0	0	0	0	0	0	0	0	0	0	0
ZC/ZD (Zon. Cert)	4	1	6	10	2	2	3	5	8	1	3	5	50
PETRA (Road Acc)	0	3	1	0	0	2	0	0	0	0	0	0	6
Temp S. Permits	0	0	1	0	0	2	0	0	2	0	0	0	5
S. Permits	3	0	2	1	0	1	1	1	2	2	1	0	14
Zoning Complaints	7	4	8	4	2	2	5	6	4	5	6	3	56
Bonds	1	2	2	2	0	1	2	0	0	1	0	2	13
Total	22	24	25	25	16	25	27	21	23	18	18	15	250