



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

Post Office Box 358

Stanardsville, Virginia 22973

Tel: 434-985-5282

Fax: 434-985-1459

www.greencountyva.gov

planning@gcva.us

MEMORANDUM

To: Greene County Board of Supervisors

From: Community Development

Re: Monthly Report

Date: April 10, 2026

1. **Rural Subdivisions:** The Grange, The Pastures, Haywood Preserve, Highbrighton, and Brunelle.
Over the past three years, Greene County has seen an increase in rural subdivisions being reviewed outside of the areas planned for growth. This has led, and may continue to lead, to the loss of over 1,100 acres of farmland, forest, and open space, approximately 1.2% of the county's land. While that may not sound like a large percentage, it has a greater impact because it is occurring in rural areas that are intended to remain undeveloped. This type of growth breaks up farmland, makes it more difficult for farming to continue, and can create conflicts between new residents and existing agricultural uses. It also spreads development out in a way that can increase the cost of providing services such as roads, schools, and emergency response, and can gradually change the county's rural character.
2. **Pre-Applications:**
 - a. Tom's Road Subdivision: A by-right 272-acre A-1 subdivision, equaling 60 parcels in Greene and 295 acres with 147 parcels in Orange.
 - b. Site Plan Lamar: expansion of parking at the Greene Pharmacy
 - c. Special use permit for the Goshen Farmer Market structure being converted to a church.
 - d. Anderson Rezone: to rezone 5 acres from R-1 to B-3 on Carpenters Mill Road.
 - e. Monte Vista Holdings: Stream Restoration on South River.
3. **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/>

4. **CivicPlus Planning and Zoning Application Program:**

Starting July 1, staff began 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

5. **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 hours per day.

6. **County Comprehensive Plan: 2028**

The Planning Commission and staff discussed the upcoming scope and schedule for the Comprehensive Plan review. At the March meeting, they also explored branding concepts and considered strategies for engaging the public in selecting a branding slogan.

7. **Site and Subdivision Plans:**

Preliminary site and subdivision plans are available at the following link:

<https://greenecountyva.gov/DocumentCenter/Index/108>

8. **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|reacct|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|reacct|67>

c. The Pastures: lots 14-20

i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|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|reacct|5321>
- e. Woodpark Subdivision Plan: 545 lots
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|3355>
- f. Kings Court Subdivision: 40 lots
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|6200>
- g. Payne Flex Plex:
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|2460>
- h. Borderline: School and Business
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|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|reacct|6214>

9. Town of Stanardsville

- a. Staff is currently working with the Town of Stanardsville to update the Town's Comprehensive Plan. A town hall meetings were held on February 21st and March 25th 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 reviewed the proposed Sign Ordinance amendments at its March 18 meeting as part of the ongoing update process. The Town Council meeting is scheduled for April 13th.
- 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.

10. Ordinance Revisions Under Review:

- a. **OR24-004:** The review of regulations for agritourism, farm wineries, breweries, and farm stands was presented at a public hearing before the Board of Supervisors on February 24, 2026. Following the hearing, action on the application was deferred to allow the Board additional time to review and consider the proposal. The Board has since indicated that deliberations on this topic will resume after adoption of the budget.

11. Planning and Zoning Committees

- a. **Agricultural and Forest District Committee:** Since the adoption of a resolution directing the AFD to help with education planning and comprehensive plan discussions, a meeting is scheduled for May 18, 2026.
- b. **Ruckersville Advisory Committee:** The committee identified three high-impact, achievable goals for 2026 that align with the Ruckersville vision and can deliver visible, tangible community improvements.

Erosion, Sediment, and Stormwater Management:

- a. 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.
- b. Land disturbance permits were issued for the Spotswood Mobile Home, park 3, Raw water intake and waterlines, and Haywood Preserve Subdivisions.

12. Zoning Inspections:

- a. New addresses issued: 27
- b. Road Signs Ordered: 2
- c. Site visits: 47
- d. Temp signs removed from VDOT R.O.W.: 42
- e. Change of Addresses: 3

Applications	2026												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	0	0	0										0
Special Use Permit	1	0	0										1
ReZone	0	0	0										0
Ordin Rev	0	0	0										0
Site Plan (SPR)	0	0	2										2
Letter Of Revision (LOR)	0	1	0										1
Subdivision	3	8	5										16
Variance	0	0	0										0
BZA Appeal	0	0	0										0
ZC/ZD (Zon. Cert)	6	9	5										20
PETRA (Road Acc)	0	0	1										1
Temp S. Permits	0	0	0										0
S. Permits	2	4	3										9
New Zoning Complaints	3	4	7										14
Zoning Complaints Closed	0	7	2										9
Bonds	0	1	2										3
Total	15	34	27	0	0	0	0	0	0	0	0	0	76

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