



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT
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MEMORANDUM

TO: Board of Supervisors

FROM: Jim Frydl, Planning Director
Stephanie Golon, Deputy Planning Director

SUBJECT: Special Use Permit Request for Keeping of Livestock (SUP#26-002)

DATE: May 26, 2026

STATUS

Victoria L. Morris is requesting a Special Use Permit to allow livestock on approximately sixteen (16) acres of grazeable land, in accordance with Article 5-1-2.2 of the Greene County Zoning Ordinance.

The property, identified as TMP #38-(A)-39, is located on Maple Creek Road. It is zoned R-1 (Residential) and consists of approximately 48 acres.

According to the Greene County Future Land Use Map, the western portion of the property is designated as "Suburban Residential," while the eastern portion is designated as "Rural Area" (SUP26-002).

ANALYSIS AND EFFECT

The parcel has been zoned R-1 since the adoption of zoning in Greene County. Historically, the land was used for crop production and livestock. However, Ms. Morris indicated that livestock has not been present on the property for more than two years; therefore, the parcel no longer qualifies for a nonconforming livestock use.

Under Article 22 of the Greene County Zoning Ordinance, livestock is defined as domestic animals normally raised on a farm, including horses, cows, swine, goats, sheep, and poultry, excluding dogs and cats.

The applicant proposes to maintain livestock on approximately 16 acres of rangeable land within the 48-acre parcel. In the R-1 district, livestock is permitted by special use permit when at least two (2) acres of rangeable land are provided.

Surrounding zoning and land uses include:

- North and East: A-1 (Agricultural)
- South: R-1 (Residential)

The proposed use is consistent with nearby agricultural activity and is not expected to alter the character of the surrounding area.

Staff consulted with the Natural Resource Conservation Service (NRCS – USDA) and the Culpeper Soil and Water Conservation District (CSWD). General guidance recommends approximately three (3) acres per 1,000-pound animal unit; however, with proper pasture management and rotational grazing, this may be reduced.

AUTHORITY UNDER VIRGINIA CODE AND ZONING ORDINANCE

Under Virginia Code §15.2-2286(A)(3), a governing body may grant special use permits with appropriate conditions.

The following standards shall be considered from the Greene County Zoning Ordinance (Article 16-2-3):

- a. The use shall not change the character or established pattern of development of the area.
- b. The use shall be in harmony with by-right uses and not adversely affect neighboring properties.
- c. Conditions shall ensure the use does not hinder development or impair adjacent property values.
- d. Consideration shall be given to the suitability of the property regarding growth trends, infrastructure, and resource conservation.

COMPREHENSIVE PLAN

The Future Land Use Map designates portions of the property as Suburban Residential and Rural Area. The proposed agricultural use supports the Comprehensive Plan's goal of preserving farmland and maintaining Greene County's rural character.

While the parcel could be developed for residential use, the proposed livestock use maintains open land and aligns with rural preservation goals.

By right, the parcel could support up to 133 detached single-family dwellings with full public infrastructure (water, sewer, and road). The applicant's proposal maintains the rural character of the parcel through livestock use, with appropriate best management practices.

RECOMMENDATION

Staff recommends approval with the following condition:

- a. The livestock area shall consist of at least two (2) acres of rangeable land.

PROPOSED MOTIONS

1. Approval without conditions:

"In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve SUP#26-002, for the keeping of livestock as listed in Article 5-1-2.2 of the Greene County Zoning Ordinance."

2. Approval with conditions:

"In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve SUP#26-002, for the keeping of livestock as listed in Article 5-1-2.2 of the Greene County Zoning Ordinance with the following conditions:

- a) The livestock area shall consist of at least two (2) acres of rangeable land."

3. Denial:

"In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to deny of SUP#26-002, for the keeping of livestock as listed in Article 5-1-2.2 of the Greene County Zoning Ordinance. (List reasons for denial.)"

4. Deferral:

"I move to defer action on SUP#26-002 until _____ due to the following: (List reasons)."