

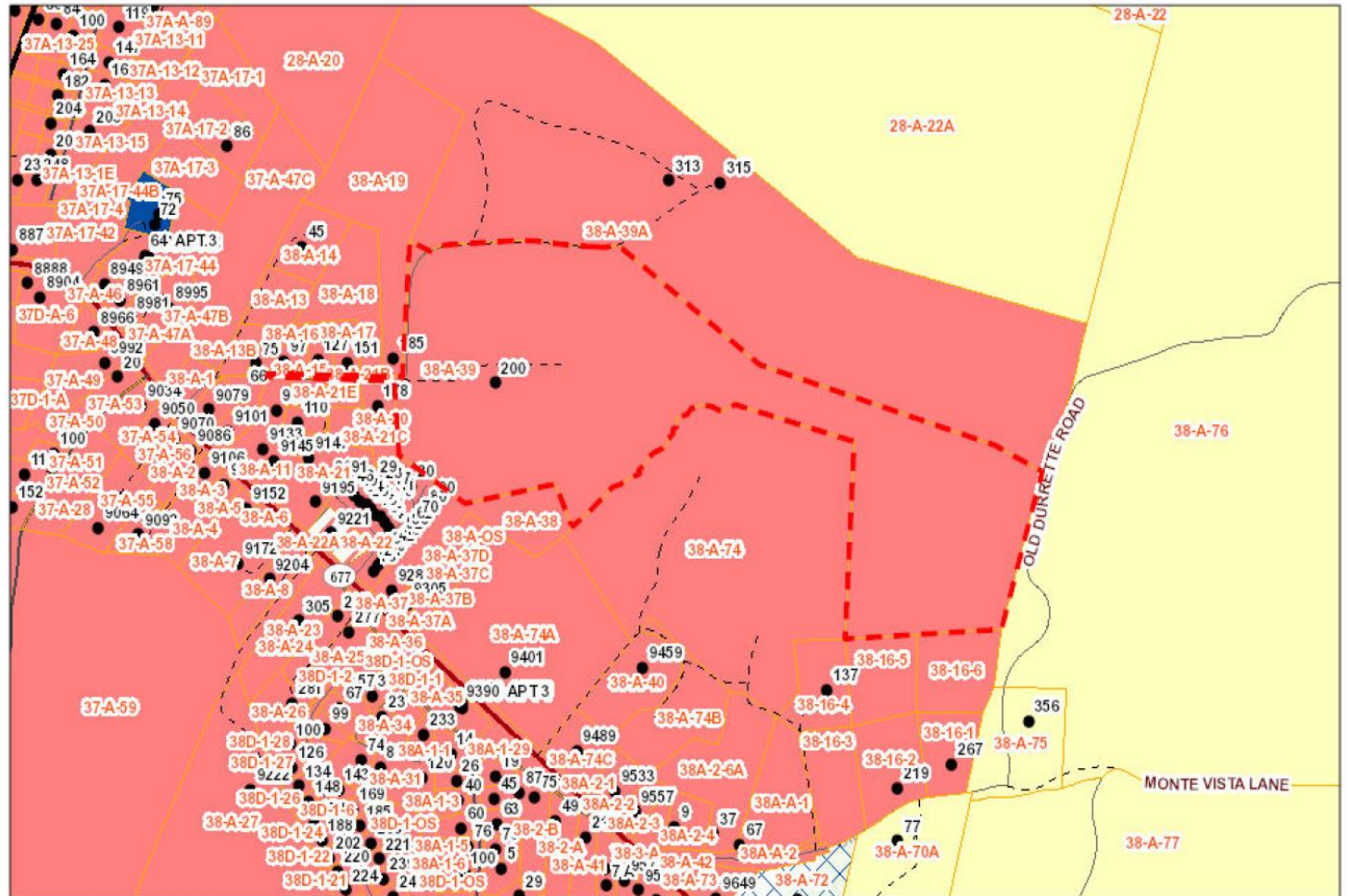
Greene County
Board of
Supervisors
May 26, 2026



SUP26-002: Description

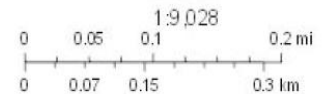
- Victoria L. Morris is requesting a Special Use Permit to allow livestock on approximately sixteen (16) acres of grazeable land, in accordance with Article 5-1-2.2 of the Greene County Zoning Ordinance.
- The property, identified as TMP #38-(A)-39, is located on Maple Creek Road. It is zoned R-1 (Residential) 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).

SUP26-002 :
Zoning Map



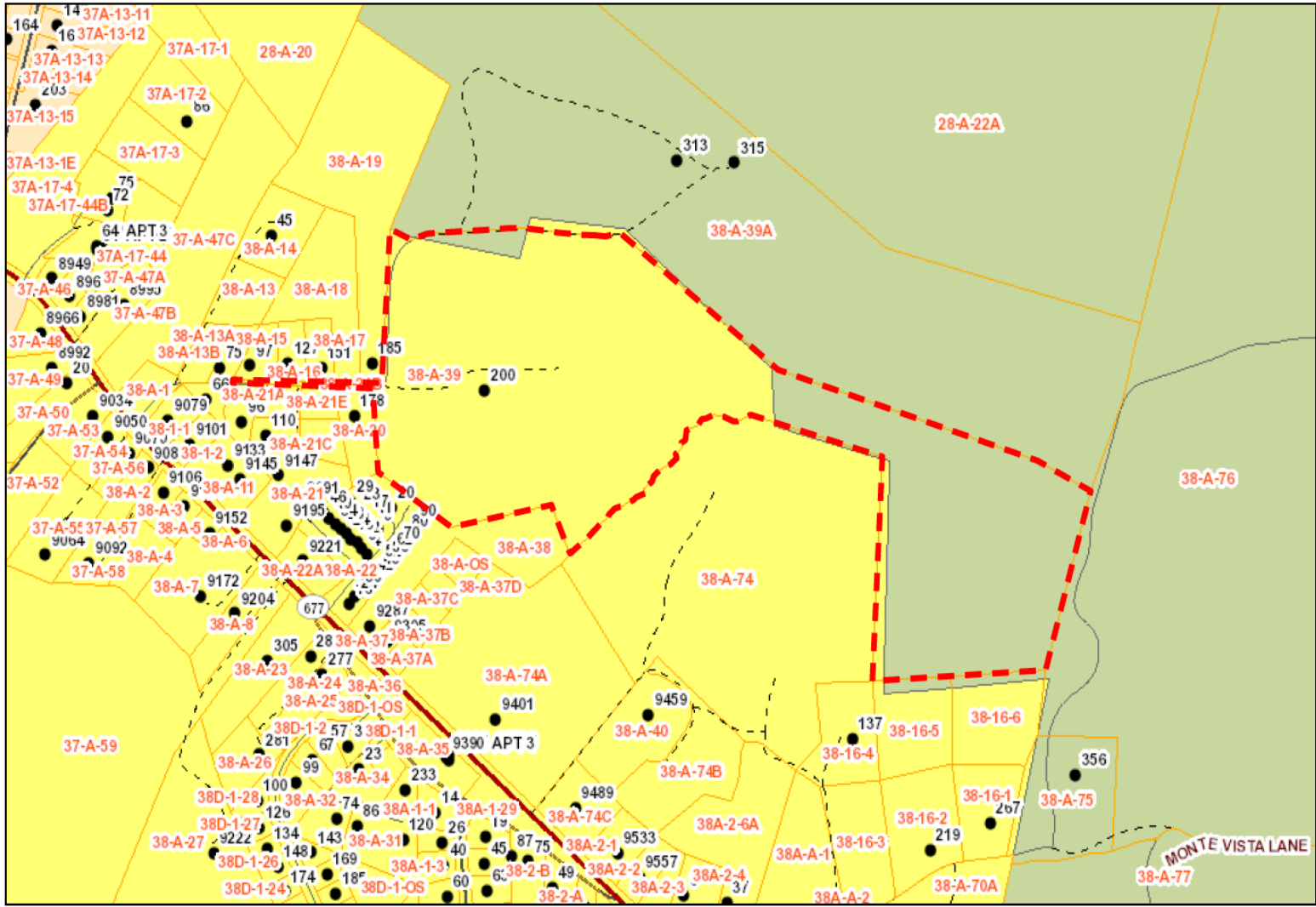
April 13, 2026

Zoning Districts	B-2	C-1	M-2	R-1	R-3	SNP
	B-3	M-1	PUD	R-2	RC-1	SR
	E-1					

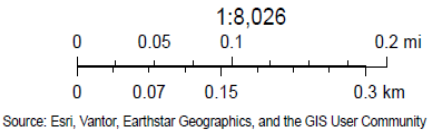


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

SUP26-002: Future Land Use



May 4, 2026



SUP26-002:General Location

This is the 16 acre area that the applicant is interested in for livestock. However, staff did not recommend an acreage limitation because other parts of the parcel may be suitable for livestock in the future.



SUP26-002: Comprehensive Plan

The applicant is requesting to utilize the existing land for agricultural purposes. The vision statement of the Comprehensive Plan states that conserving farmland will enhance the quality of life of its residents and preserve the rural character of Greene County.

The current zoning of the parcel, R-1, Residential would permit up to 133 detached single-family units as a by-right use, with all infrastructure (water, sewer, and road) being public.



SUP26-002 : Zoning Ordinance Authority



Each application must be evaluated on an individual basis to determine the suitability of the use and to identify impacts which must be mitigated through conditions.



Example conditions: fence or plant buffer to mitigate sound, maximum number of structures, tree cover, no outside amplification of sound, and parking requirements



Suitability factors: proximity of nearby homes, topography, available parking area, traffic conditions, comparison of impacts to by-right uses

SUP26-002 : Zoning Ordinance Authority

As stated in the Greene County Zoning Ordinance (Article 16-2) the decision to grant, to grant conditionally, or to deny, the following guidelines and standards must be considered:

- a. The use must not tend to change the character and established pattern of development of the area or community in which it wishes to locate.
- b. The use must be in harmony with the uses permitted by right under a Zoning Permit in the zoning district and must not affect adversely the use of neighboring property.
- c. The requested or related conditions must be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.
- d. Due consideration must be given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, school, parks, playgrounds, recreational areas; conservation of natural resources, preservation of flood-plains, and encouraging the most appropriate use of the land.

SUP26-002:
INDEPENDENT
IMPACT STUDY
IMPACT
ANALYSIS AND
EFFECTS

The request does not generate new traffic and does not require any other infrastructure upgrades that create impacts.

SUP26-002 :
Recommendations

Staff recommends approval with the following conditions:

The area shall consist of at least 2 acres of rangeable land.

Public Participation: Zoom Instructions

Phone controls for participants

- The following commands can be entered via using your phone's dial pad while in a Zoom meeting:
- *9 - Raise hand
- You will be asked to unmute yourself
- *6 - Toggle mute/unmute

Online Meeting Controls for Participants

1. Find the “Reactions” control on your toolbar and click.
 2. Select “Raise Hand”
- You will then be asked to unmute yourself



Questions and Discussion

