

Greene County Comprehensive Plan

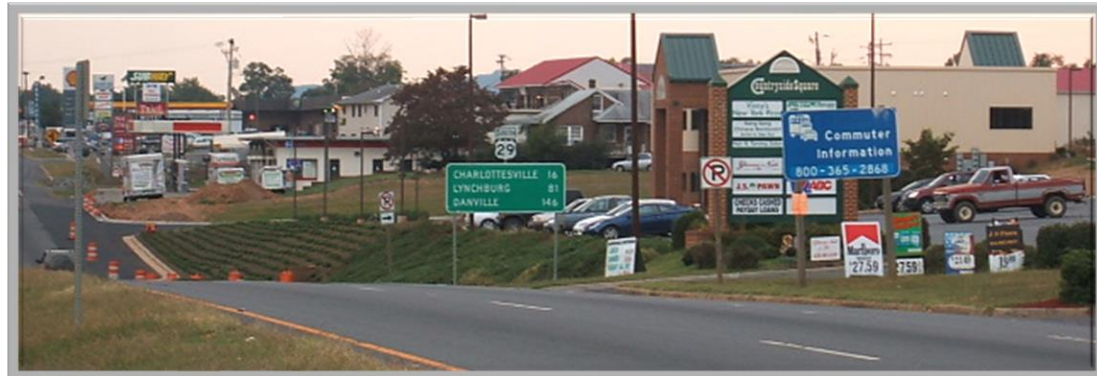


Joint Session
May 26, 2026



What we will do tonight

- Presentation
 - Code of Virginia review requirements
 - Purpose and Implementation of the Plan
 - Review current Vision Statement
 - Review stakeholder participation and review schedule
 - FLU Expansion?
- Define Next Steps
- Questions
- Discussion



Greene County
Comprehensive
Plan
5 year review:
Code of Virginia

§ 15.2-2230. Plan to be reviewed at least once every five years.

- At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.



Comprehensive Plan: Code of Virginia



§ 15.2-2223. Comprehensive plan to be prepared and adopted



...shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements...



...made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development ..



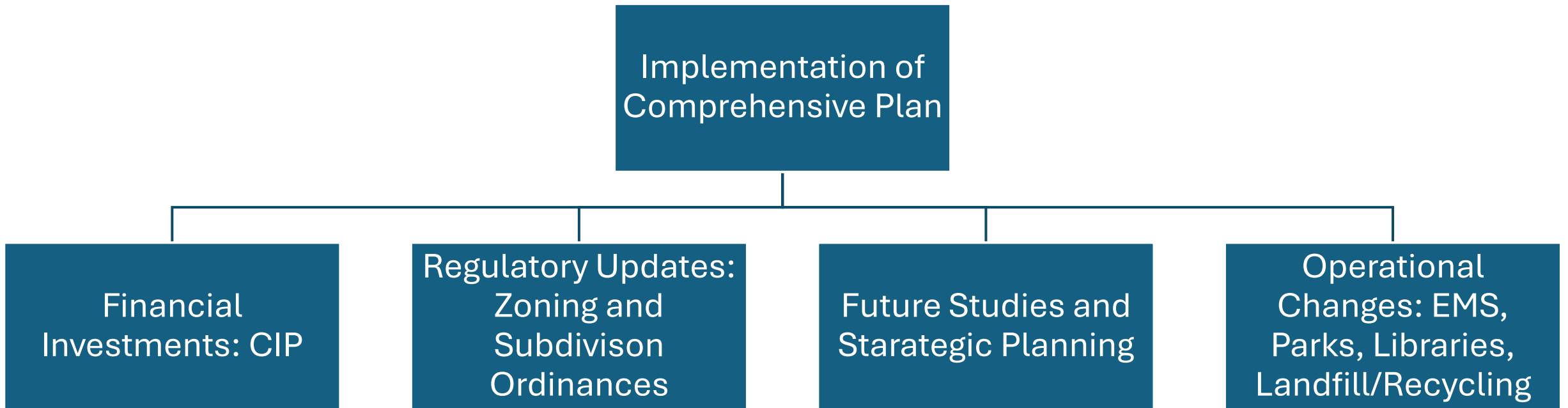
... shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature...



Purpose of the Comprehensive Plan

- Establishes the County's long-range vision and policy direction for future growth and development
- Guides land use, infrastructure, housing, transportation, and community investment decisions
- Provides a framework for future updates to the Zoning and Subdivision Ordinances while helping residents understand the County's goals and priorities

Implementation of the Plan



2023 Comprehensive Plan Vision Statement

- Greene County will enhance the quality of life enjoyed by its residents by preserving the County's rural character and natural beauty and by guiding growth and development. Greene County will achieve this vision by:
 - Conserving farmland
 - Planning for diverse housing needs
 - Planning for various modes of travel
 - Supporting existing businesses
 - Attracting low impact, environmentally friendly industry
 - Encouraging tourism
 - Creating employment opportunities for its citizens
 - Providing quality schools and recreational areas, and
 - Conserving the County's natural resources and cultural and historical heritage



Review: The Importance of Community Engagement



- Reflects the community's vision and priorities while giving residents a voice in future decisions
- Improves the plan through local knowledge and lived experience
- Builds trust and support for future implementation
- Ensures implementation



Review established goals and objectives

- Economic Development
- Housing
- Broadband
- Transportation
- Education
- Human Services
- Public Services
- Environment and Resource Protection
- Recreation
- Land Use – Development Areas
- Land Use – Rural Areas
- Future Land Use and Map

Review: Stakeholders

- Waste Management
- Parks and Recreation
- Transit
- Water-Sewer
- Economic Development and Tourism
- Greene County Public Schools
- JABA
- Skyline Cap
- Habitat for Humanity
- Rappahannock Electric Cooperative
- James Madison Regional Library
- Town of Stanardsville
- Emergency Service/Sheriff Department
- Social Services
- VDOT
- VDOF
- VT Extension Office
- Culpeper Soil and Water Conservation District
- **Community Members**

Schedule

June–Fall 2026: Begin project analysis and groundwork

Summer–Fall 2026:

- Stakeholder outreach and coordination

Summer 2026: Public engagement preparation

Fall 2026–Winter 2027: Community engagement phase

Winter–Spring 2027: Scenario planning and evaluation

Spring 2027: Public review of scenarios

Spring–Summer 2027: Formal presentations and public meetings

Summer 2027: Final documentation and implementation planning

- Develop an action agenda for implementation
 - Work with Ruckersville Area Plan
- Public Hearings

FLU Expansion



At a previous work session, the concept of expanding the County's Growth Area westward along Route 33.

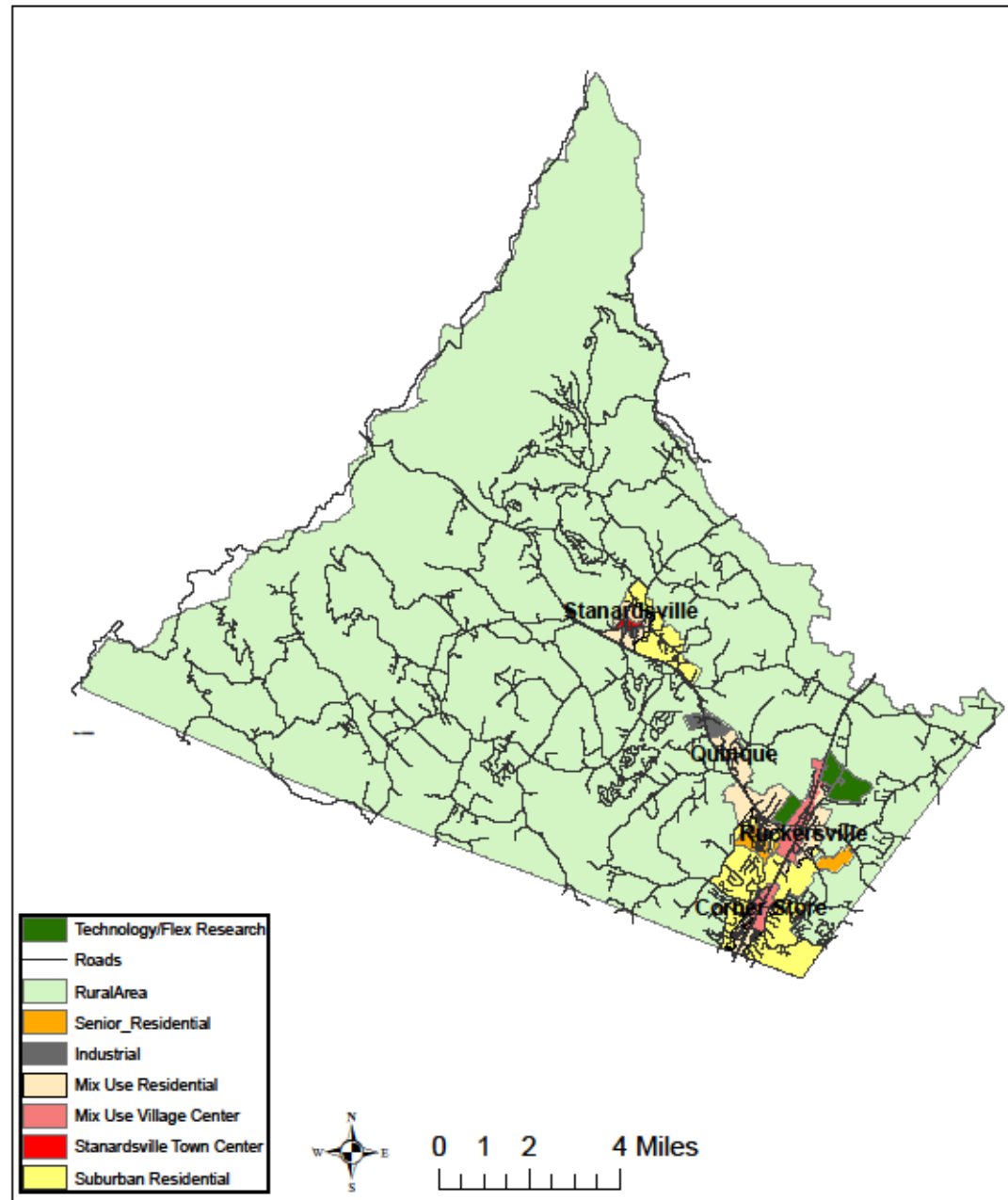
- The concept was that identifying land for future business or industrial uses may help reduce pressure for residential development in current rural areas.
- Including land on the Future Land Use Map does not change existing zoning classifications, but the designation as growth area may offer policy direction for future zoning actions.

FLU Expansion Considerations

Existing conditions must be reviewed to determine plan effectiveness and potential improvements.



Future Land Use-Growth Area: Context Map



Greene County Zoning Districts

5/14/2026

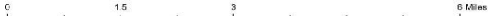
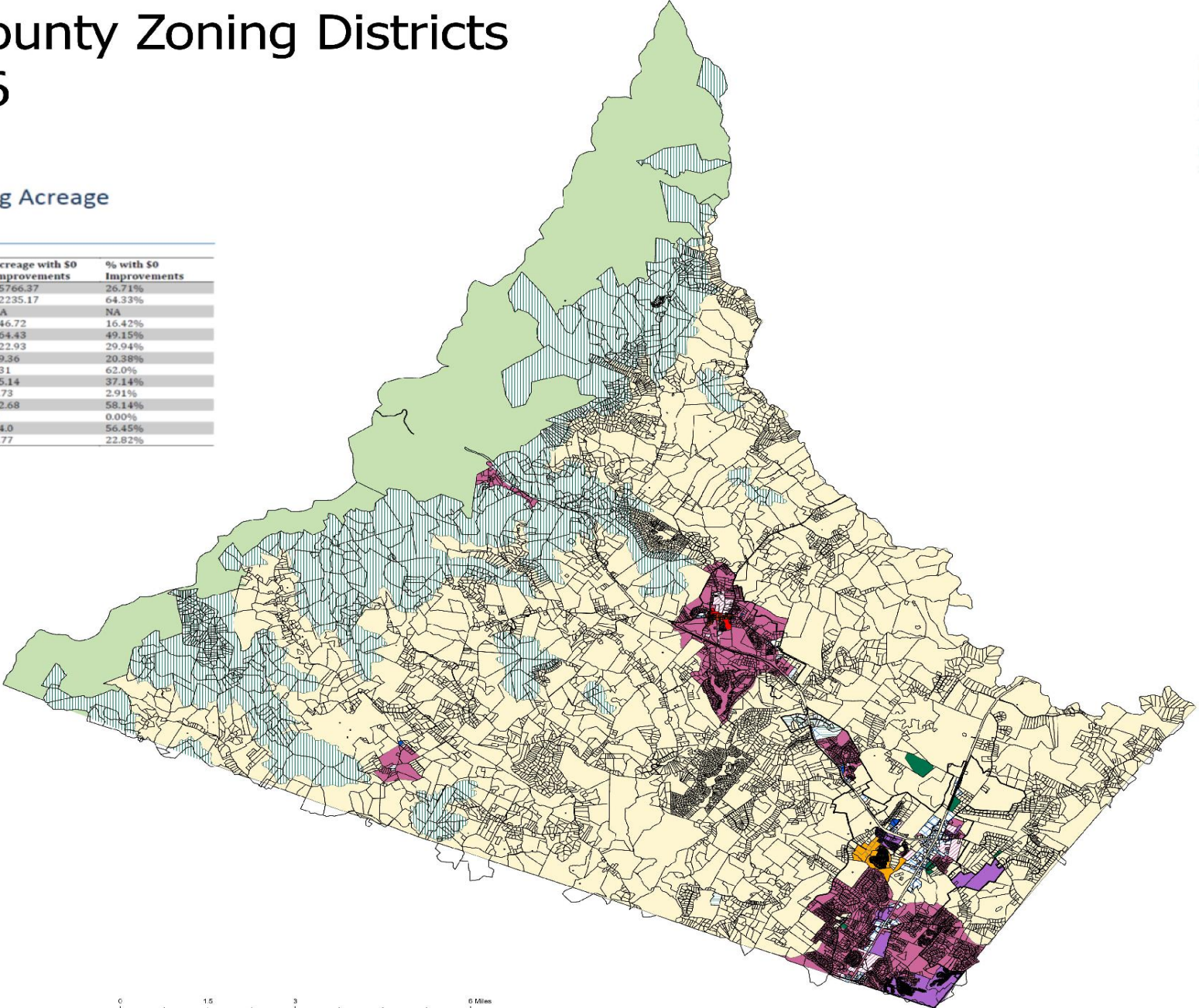
Greene County Zoning Acreage Summary (Updated)

Zoning District	Total Acres	Acreage with \$0 Improvements	% with \$0 Improvements
A-1	59029.8	15766.37	26.71%
C-1	19019.8	12235.17	64.33%
SNP	15046.0	NA	NA
R-1	5156.9	846.72	16.42%
PUD	741.4	364.43	49.15%
B-3	410.6	122.93	29.94%
R-2	291.3	59.36	20.38%
SR	211.4	131	62.0%
M-2	175.4	65.14	37.14%
M-1	128.1	3.73	2.91%
B-2	107.8	62.68	58.14%
RC-1	38.8	0	0.00%
R-3	24.8	14.0	56.45%
B-1	20.9	4.77	22.82%

Legend

ZoningDistrict

- A-1
- PUD
- B-1
- R-1
- B-2
- R-2
- B-3
- R-3
- C-1
- RC-1
- M-1
- SNP
- M-2
- SR



Greene County Zoning Acreage Summary (Updated)

Vacant land; this analysis does not include redevelopment potential.

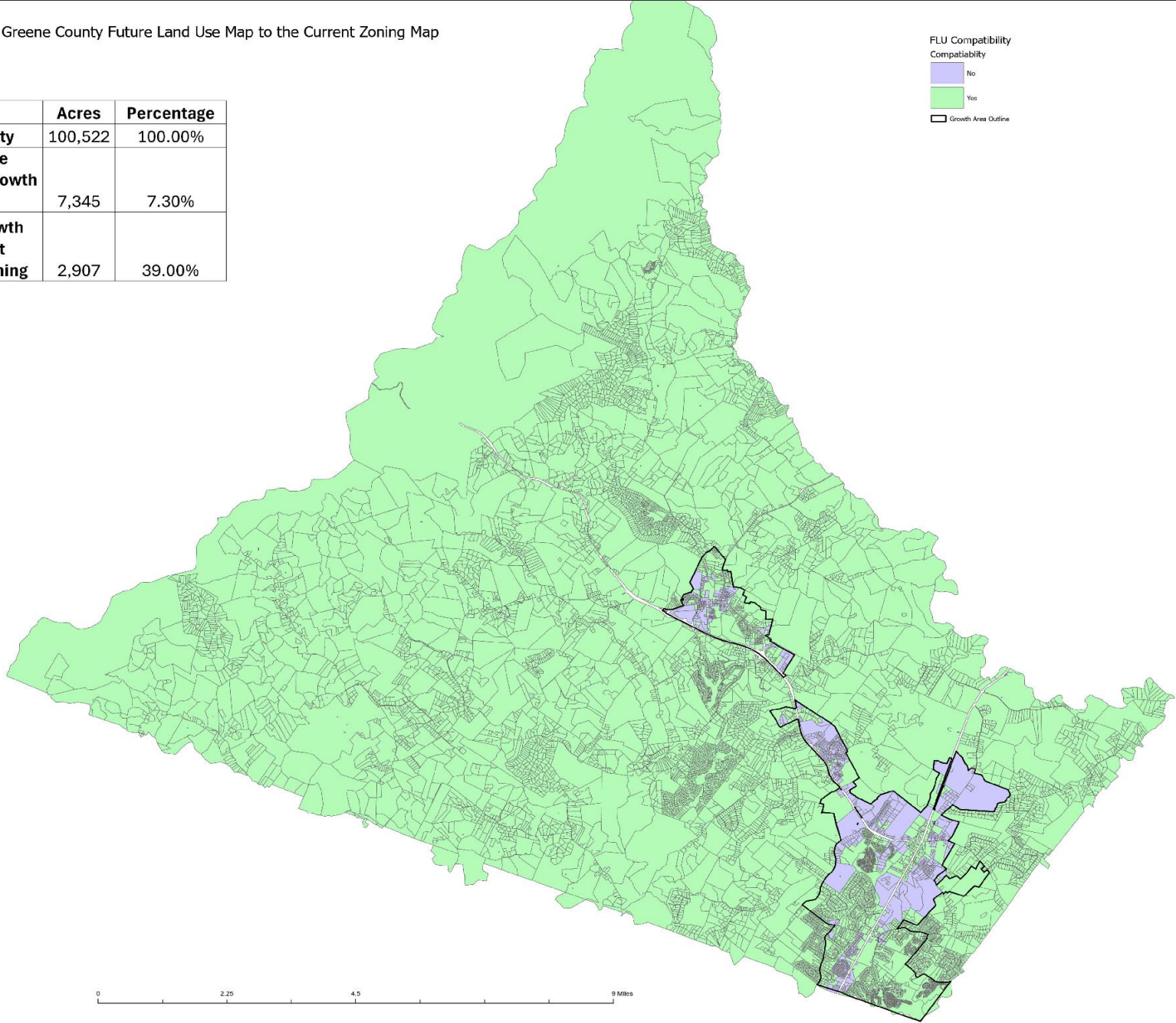
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Compatibility of the Greene County Future Land Use Map to the Current Zoning Map
2026

	Acres	Percentage
Greene County	100,522	100.00%
Portion of the County in the Growth Area	7,345	7.30%
Portion of Growth Area without compatible zoning	2,907	39.00%

FLU Compatibility
Compatibility

- No
- Yes
- Growth Area Outline



Questions and Guidance

- Does the proposed review process and timeline meet the Board's and Planning Commission's expectations?
- Are the proposed work sessions and decision points structured appropriately to guide the plan update efficiently?
- What topics or policy areas will require the greatest coordination between the Board of Supervisors and the Planning Commission?
- Does the group agree that discussions throughout this process should remain focused on countywide policy direction rather than individual properties or projects?
- What outcomes or deliverables would make this Comprehensive Plan update process successful from your perspective?

Questions and Discussion

