

**GREENE COUNTY, VIRGINIA**

**Board of Supervisors**

**RESOLUTION**

**RESOLUTION NO. 2026-005**

**A RESOLUTION ESTABLISHING PLANNING AND ZONING PRIORITIES FOR ORDINANCE REVISIONS AND COMPREHENSIVE PLAN UPDATES**

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**WHEREAS**, Sections 15.2-1427 and 15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt resolutions for the governance of the county; and

**WHEREAS**, Sections 15.2-2223 and 15.2-2283 of the Code of Virginia, 1950, as amended, grant the Board of Supervisors the authority to prepare, adopt, and amend a comprehensive plan and zoning ordinances to promote the health, safety, and general welfare of the public; and

**WHEREAS**, the Greene County Planning Commission serves on behalf of the Board of Supervisors and is committed to advancing the Board's priorities as efficiently as possible; and

**WHEREAS**, following a joint work session between the Board of Supervisors and the Planning Commission, county staff and officials agreed to initiate a public engagement campaign and launch a website for the Comprehensive Plan update; and

**WHEREAS**, the Planning Director and Zoning Administrator has identified five key priority areas requiring immediate attention and legislative action to improve county governance, land use, infrastructure, and housing; and

**WHEREAS**, establishing clear priorities ensures that county staff and the Planning Commission can efficiently allocate resources toward drafting ordinance revisions that reflect the community's needs; and

**WHEREAS**, the Board of Supervisors finds that formally adopting these five planning and zoning priorities serves the public interest and provides necessary direction for the orderly development of Greene County.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF GREENE THAT:**

**Section 1. Adoption of Ordinance Revision Priorities**

The Board of Supervisors hereby adopts the following five priority areas for immediate ordinance revision and Comprehensive Plan integration:

- **Land Use Map Growth Area / Tech Flex Overlay:** Growth area adjustment and expansion to encourage business versus housing, focus on the Tech Flex overlay, Route 29 to 33 to Quinque, and identity, commercial opportunities, and infrastructure needs.

- **Legislative – Subdivision/Site Plan Ordinances / Policy:** Implementation of legislative changes found during the Legislaide audit, codification of existing policies into the ordinance, and identification and update of multiple small ordinance improvements.
- **Private Road Standards / Access Management:** Establishment of private road standards including minimum construction standards, clarification of private roads versus public roads and land subdivisions, and access management.
- **Dark Skies / Landscaping:** Review of dark skies regulations, addition of residential requirements (which are currently exempt), and transition to natural landscaping versus current curated landscaping requirements.
- **Accessory Dwelling Units (ADU):** Review of the ADU definition and establishment of minimum and maximum allowed square footage.

**Section 2. Direction to Staff and Planning Commission**

The Zoning Administrator and the Planning Commission are hereby authorized and directed to utilize these priorities to guide the public engagement campaign, the Comprehensive Plan update, and the drafting of necessary ordinance revisions. Staff are further directed to prepare the corresponding ordinance amendments for future public hearings and final consideration by the Board of Supervisors.

**Section 3. Effective Date**

This Resolution shall be effective immediately upon adoption by the Board of Supervisors.

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**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON MAY 26, 2026.**

Motion:  
Second:

Votes:

Catalano: \_\_\_\_\_  
 Lamb: \_\_\_\_\_  
 Goolsby: \_\_\_\_\_  
 Hartung: \_\_\_\_\_  
 Durrer: \_\_\_\_\_

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Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST: \_\_\_\_\_  
 Cathy Schafrik, Clerk  
 Greene County Board of Supervisors