



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT
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MEMORANDUM

To: Greene County Board of Supervisors

From: Community Development

Re: Monthly Report

Date: July 14, 2026

1. Future Land Use Map Review:

At the direction of the Board of Supervisors, staff began exploring the expansion of the Future Land Use Map into the County's rural areas as part of the Comprehensive Plan update. The initial findings support focus on new commercial opportunities that create jobs and provide services. About half of the respondents support minor expansion of the growth area and the remainder wish for it to remain unchanged. The Future Land Use Map is a long-range planning tool that illustrates the County's vision for future growth and development patterns. It is important to note that the map itself does not change existing zoning or affect by-right development. Any changes to permitted uses or development intensity would require separate actions, such as rezoning or ordinance amendments, each subject to public review and approval by the Planning Commission and Board of Supervisors. Similarly, designating an area as a mixed-use village in the Future Land Use Map does not, in itself, alter existing zoning or preclude development that is currently permitted by-right.

2. Pre-Applications:

- a. A request from 7-11 convenience store to rezone and locate at the southeast corner of Route 29 and Cedar Grove Road.
- b. The BOS has asked staff to research the feasibility of a rezone and special use permit for an unmanned vehicle research facility on public owned land.

3. Route 670 Project:

The County is holding a design public hearing for the project on Wednesday, July 29, 2026, from 5:00 p.m. to 7:00 p.m., in the County Meeting Room at the Greene County Administration Building, located at 40 Celt Road, Stanardsville, VA 22973. The meeting will be held in an open house format and will provide an opportunity to review the preliminary engineering design plans, project schedule, and right-of-way acquisition information. To learn more about this innovative intersection, visit: <https://www.greenecountyva.gov/426/Route-670-Connector-Road-Project>

4. CivicPlus Planning and Zoning Application Program:

Beginning July 1, 2025, staff initiated implementation of the CivicPlus electronic application and tracking system. This platform allows community members to submit all applications online, significantly streamlining intake, review, approval, and document management processes. Planning and zoning staff have experienced strong success with the system and have received consistently positive feedback from both residents and developers.

https://www.civicgov4.com/va_greenecounty/portal/index.php

5. Comprehensive Plan Update: Rural character. Smart Growth. Strong Community

Staff has initiated public outreach efforts for the Comprehensive Plan update. A dedicated project website has been launched to serve as a central hub for information, updates, and engagement opportunities. In addition, a Facebook page has been created to broaden outreach and encourage community participation.

<https://www.greenecountyva.gov/183/Comprehensive-Plan-UpdateGet-Involved>

The branding and future land use expansion surveys have been completed. The results, reports, and powerpoints will be included with the Planning Commission's July packet and will be posted on the Comprehensive Plan website (above link) prior to the meeting.

6. Site and Subdivision Plans:

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

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

7. Site Plan Submittals for Review:

- a. Rappahannock Electric Cooperative
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|pin|66-7-1>
- b. 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>
- c. 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>
- d. Woodpark Subdivision Plan: 545 lots (near final approval)
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|3355>
- e. Kings Court Subdivision: 40 lots
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|6200>
- f. Payne Flex Plex:
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|2460>

8. Town of Stanardsville

- a. Staff will begin assisting the Town with an update of the uses allowed by right and by special use permit in the RC District.
- b. Staff is working with the Council to review 911 addressing, site and subdivision ordinances and E & S regulations.

9. Ordinance Revisions Under Review:

- a. **Agritourism, farm wineries, and breweries.**
- b. **Manufactured homes.**
- c. **Mobile Vendors**

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. **Virginia DEQ Erosion & Stormwater Fee Increase:** Effective July 1, 2026, the Virginia Department of Environmental Quality (DEQ) implemented a statewide increase in Virginia Erosion and Stormwater Management Program (VESMP) permit fees. These fee increases are mandated by state law and regulation and are intended to better fund the administration, compliance, and enforcement of Virginia's stormwater programs. As the County administers the VESMP on behalf of the Commonwealth, Greene County is required to implement the revised fee schedule. This is not a locally initiated fee increase, but rather a state-mandated change that applies uniformly across Virginia.

10. Zoning Inspections:

- a. New addresses issued: 25
- b. Site visits: 43
- c. Temp signs removed from VDOT R.O.W.: 27
- d. Two new road signs ordered

Applications	2026												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	0	0	0	0	0	1							1
Special Use Permit	1	0	0	1	2	0							4
ReZone	0	0	0	0	0	0							0
Ordin Rev	0	0	0	0	0	2							2
Site Plan (SPR)	0	0	2	0	4	1							7
Letter Of Revision (LOR)	0	1	0	1	2	1							5
Subdivision	3	8	5	2	5	4							27
Variance	0	0	0	0	0	0							0
BZA Appeal	0	0	0	0	0	0							0
ZC/ZD (Zon. Cert)	6	9	5	6	5	6							37
PETRA (Road Acc)	0	0	1	0	1	0							2
Temp S. Permits	0	0	0	1	3	2							6
S. Permits	2	4	3	0	1	2							12
New Zoning Complaints	3	4	7	3	2	2							21
Zoning Complaints Closed	0	7	2	1	2	3							15
Bonds	0	1	2	2	0	0							5
Total	15	34	27	17	27	24	0	0	0	0	0	0	143