



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: June 10, 2026

1. Future Land Use Map Review:

At the direction of the Board of Supervisors, staff will begin exploring the expansion of the Future Land Use Map into the County's rural areas as part of the Comprehensive Plan update. 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. An applicant is requesting a zoning certification for a restaurant to be located in the former Murphy's Bagel space.

3. Route 670 Project:

The County is collaborating with Kimley Horn, our project manager, to administer the road project locally. The traffic analysis has identified the final scope of the project, and the public hearing date is tentatively scheduled for July 2026. 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. Rappahannock Electric Cooperative (REC):

Staff met with the planners and engineers at REC to discuss the expansion of the substation, the installation of the larger power poles, and long-term planning discussions to lay the foundation for our upcoming comp plan review.

6. County Comprehensive Plan: 2028

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. A community survey focused on identifying resident likes and dislikes has also been distributed to gather initial input that will help inform the planning process and guide future discussions. The survey also includes a question seeking public preference on a branding slogan from three potential options.

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

7. Site and Subdivision Plans:

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

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

8. 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>

9. 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.

10. Ordinance Revisions Under Review:

- a. **OR24-004:** The review of regulations for agritourism, farm wineries, breweries, and farm stands was presented at a public hearing before the Board of Supervisors on February 24, 2026. Following the hearing, action on the application was deferred to allow the Board additional time to review and consider the proposal. The Board has since indicated that deliberations on this topic will resume after adoption of the budget.

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.

11. Zoning Inspections:

- a. New addresses issued: 23
- b. Site visits: 55
- c. Temp signs removed from VDOT R.O.W.: 22

Applications	2026												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	0	0	0	0	0								0
Special Use Permit	1	0	0	1	2								4
ReZone	0	0	0	0	0								0
Ordin Rev	0	0	0	0	0								0
Site Plan (SPR)	0	0	2	0	4								6
Letter Of Revision (LOR)	0	1	0	1	2								4
Subdivision	3	8	5	2	5								23
Variance	0	0	0	0	0								0
BZA Appeal	0	0	0	0	0								0
ZC/ZD (Zon. Cert)	6	9	5	6	5								31
PETRA (Road Acc)	0	0	1	0	1								2
Temp S. Permits	0	0	0	1	3								4
S. Permits	2	4	3	0	1								10
New Zoning Complaints	3	4	7	3	2								19
Zoning Complaints Closed	0	7	2	1	2								12
Bonds	0	1	2	2	0								5
Total	15	34	27	17	27	0	0	0	0	0	0	0	120

Applications	2025												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total

Acc. Dwelling Units	0	0	1	0	2	0	0	0	1	0	0	1	5
Special Use Permit	1	0	0	0	1	1	1	1	0	0	0	0	5
ReZone	0	0	0	0	1	0	0	0	1	0	0	0	2
Ordin Rev	0	0	0	2	1	0	0	0	0	0	0	0	3
Site Plan (SPR)	0	0	0	0	0	0	2	3	0	1	2	1	9
Letter Of Revision (LOR)	2	0	0	1	1	0	0	0	2	0	0	2	8
Subdivision	5	5	3	7	5	3	3	3	5	7	4	6	56
Variance	1	0	0	0	0	0	0	0	0	0	0	0	1
BZA Appeal	0	0	1	0	0	0	0	0	0	0	0	0	1
ZC/ZD (Zon. Cert)	6	8	7	6	5	2	10	10	9	4	6	7	80
PETRA (Road Acc)	0	0	0	0	1	0	2	2	0	0	0	0	5
Temp S. Permits	2	1	5	5	4	3	3	3	2	0	0	0	28
S. Permits	2	2	3	3	1	1	1		2	1	0	0	16
New Zoning Complaints	3	8	4	5	4	1	5	4	1	3	1	8	47
Zoning Complaints Closed	4	1	5	4	7	2	1	0	3	1	1	0	29
Bonds	4	3	4	2	3	1	0	0	0	1	0	0	18
Total	30	28	33	35	36	14	28	26	26	18	14	25	308

Applications	2024												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	0	1	0	0	0	0	0	0	1	1	0		3
Special Use Permit	0	2	1	0	0	0	3	1	0	0	1		8
ReZone	1	0	0	0	0	0	2	1	0	0	0		4
Ordin Rev	0	0	0	0	1	2	0	0	1	0	0		4

Site Plan (SPR)	2	1	0	2	1	0	0	1	2	2	2		13
Letter Of Revision (LOR)	0	2	2	1	0	0	1	0	0	2	0		8
Subdivision	9	3	2	11	5	4	1	8	4	5	2		54
Variance	0	0	0	0	0	0	0	0	0	0	0		0
BZA Appeal	0	0	0	0	1	0	0	0	0	0	0		1
ZC/ZD (Zon. Cert)	5	5	6	4	7	3	5	4	3	3	1		46
PETRA (Road Acc)	1	0	0	0	1	0	0	0	0	0	0		2
Temp S. Permits	1	3	1	1	1	2	1	0	0	0	0		10
S. Permits	2	5	3	3	4	2	2	2	2	2	3		30
New Zoning Complaints	11	4	5	2	4	2	9	4	3	1	18		63
Zoning Complaints Closed	4	8	4	5	2	1	7	4	4	2	2		43
Bonds	3	1	0	1	2	2	1	0	1	2	0		13
Total	39	41	24	30	29	18	32	25	21	20	29	0	299

Applications	2023												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	0	0	1	1	2	0	1	0	0	0	0	0	5
Special Use Permit	0	0	0	0	2	2	0	0	1	2	1	0	8
ReZone	0	0	0	0	0	2	0	1	0	0	0	0	3
Ordin Rev	0	0	0	0	2	0	0	0	0	3	0	0	5
Site Plan (SPR)	0	0	4	0	1	2	2	1	0	2	4	0	16
Letter Of Revision (LOR)	0	3	2	2	2	1	1	0	0	1	0	0	12
Subdivision	6	5	5	2	4	3	6	4	4	2	6	0	47

Temp S. Permits	0	0	1	0	1	0	1	0	0	0	0	0	3
S. Permits	0	0	1	2	0	0	2	2	1	2	1	6	17
Zoning Complaints	0	1	3	4	5	3	1	1	23	3	6	17	67
Bonds	1	1	0	0	1	3	1	5	0	1	1	0	14
Total	13	18	18	18	24	23	11	13	35	58	17	36	279

Applications	2021												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	1	0	1	1	1	2	0	0	0	2	0	1	9
Special Use Permit	0	1	0	2	3	1	0	0	0	1	0	0	8
ReZone	0	1	0	1	1	0	0	0	1	0	0	0	4
Ordin Rev	1	0	0	0	0	0	2	0	0	1	0	0	4
Site Plan (SPR)	0	2	1	0	0	1	2	1	2	3	0	0	12
Letter Of Revision (LOR)	2	2	0	0	0	4	0	1	1	0	2	0	12
Subdivision	3	8	3	4	7	7	12	7	3	2	6	4	66
Variance	0	0	0	0	0	0	0	0	0	0	0	0	0
BZA Appeal	0	0	0	0	0	0	0	0	0	0	0	0	0
ZC/ZD (Zon. Cert)	4	1	6	10	2	2	3	5	8	1	3	5	50
PETRA (Road Acc)	0	3	1	0	0	2	0	0	0	0	0	0	6
Temp S. Permits	0	0	1	0	0	2	0	0	2	0	0	0	5
S. Permits	3	0	2	1	0	1	1	1	2	2	1	0	14
Zoning Complaints	7	4	8	4	2	2	5	6	4	5	6	3	56
Bonds	1	2	2	2	0	1	2	0	0	1	0	2	13
Total	22	24	25	25	16	25	27	21	23	18	18	15	250