



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT
Post Office Box 358
Stanardsville, Virginia 22973

Tel: 434-990-2519
Fax: 434-985-1459

www.greenecountyva.gov
planning@gcva.us

MEMORANDUM

To: Greene County Board of Supervisors

From: Community Development

Re: Monthly Report

Date: August 3, 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. Public feedback indicates that residents are generally cautious about expanding the County's designated growth area. Across the combined online survey and Bear Festival engagement, approximately **57% of respondents opposed expanding the current growth area**, while **37% supported expansion** and **5% were neutral**. The results suggest that while there is support for some level of growth, a majority of participants prefer focusing development within the existing growth area and prioritizing infrastructure, commercial investment, and preservation of Greene County's rural character before considering expansion. Staff anticipates to give the Board of Supervisor's an update in September.

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 for a drive thru only Dunkin Donuts to be located south of the Wolf Fixins/Domino's shopping plaza.

- b. **Grange Commons Special Use Permit:** The proposed church seeking a Special Use Permit, which was previously recommended for approval by the Planning Commission, has requested to amend the project for Lot 1 of the Grange Commons development on Fredericksburg Road. The applicant is proposing to increase the building size by approximately 6,500 square feet, include lot 2, and increase the maximum congregation size to 400 attendees.

Due to the scope of the proposed changes, staff determined that a new Special Use Permit application is required. The amended application must proceed through the public hearing process, with the Planning Commission conducting a new public hearing and making a recommendation before the request is forwarded to the Board of Supervisors for consideration. The Planning Commission public hearing is tentatively scheduled for September 16, 2026.

3. Route 670 Connector Road Project:

The County held a design public hearing for the Route 670 Connector Road 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, 40 Celt Road, Stanardsville, Virginia. The hearing was conducted in an open-house format, allowing attendees to review the preliminary engineering design plans, project schedule, and right-of-way acquisition information and speak directly with project representatives. Approximately **15 citizens** attended the meeting to learn more about the project and provide feedback. Additional information about the project is available at: <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.

A pop-up engagement event was held at the Greene Farm & Livestock Show on August 1, 2026, to gather community feedback on priorities for public services as part of the Comprehensive Plan update. Community members were invited to share their perspectives on the importance of various public services and investments. Staff is currently compiling and reviewing the responses, and a summary of the results will be shared in the coming week.

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. Grocery Store at Village of Terrace Greene
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|pin|66-A-48>
- b. Rappahannock Electric Cooperative
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|pin|66-7-1>
- c. 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>
- d. 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>
- e. 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>
- f. Kings Court Subdivision: 40 lots
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|6200>
- g. Tramontane Subdivision:
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|pin|52-6-B>
- h. 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 are 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, including erosion and sediment control and stormwater management 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: 42
- b. Site visits: 53
- c. Temp signs removed from VDOT R.O.W.: 38
- d. Two new road signs ordered: 4

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	0						1
Special Use Permit	1	0	0	1	2	0	1						5
ReZone	0	0	0	0	0	0	0						0
Ordin Rev	0	0	0	0	0	2	0						2
Site Plan (SPR)	0	0	2	0	4	1	1						8
Letter Of Revision (LOR)	0	1	0	1	2	1	1						6
Subdivision	3	8	5	2	5	4	6						33
Variance	0	0	0	0	0	0	0						0
BZA Appeal	0	0	0	0	0	0	0						0
ZC/ZD (Zon. Cert)	6	9	5	6	5	6	5						42
PETRA (Road Acc)	0	0	1	0	1	0	0						2
Temp S. Permits	0	0	0	1	3	2	0						6
S. Permits	2	4	3	0	1	2	1						13
New Zoning Complaints	3	4	7	3	2	2	3						24
Zoning Complaints Closed	0	7	2	1	2	3	8						23
Bonds	0	1	2	2	0	0	0						5
Total	15	34	27	17	27	24	26	0	0	0	0	0	169

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