



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

M E M O R A N D U M

TO: Members of the Board of Supervisors

FROM: Jim Frydl, Planning Director
Stephanie Golon, Deputy Planning Director

SUBJECT: Ordinance Revision, Agritourism OR#24-004

DATE: August 25, 2026

STATUS

Section 18-1 of the Zoning Ordinance provides that regulations, restrictions, zones, and boundaries established in this Ordinance may be amended, supplemented, changed, modified, or repealed by the governing body pursuant to § 15.2-2285 of the Code of Virginia. This application proposes amendments to various sections of the Zoning Ordinance for purposes of clarification, correction, and refinement of district regulations and general provisions. The amendments focus on clarifying intent, adding definitions, and addressing inconsistencies.

BACKGROUND AND PURPOSE

During the February 24, 2026, public hearing, the Board of Supervisors received extensive public comment regarding the proposed amendments to Articles 22 and 16. Following the public hearing, the Board identified several concepts raised by citizens that it wanted to consider before completing the ordinance changes. The Board voted to defer action to allow for further evaluation and direction. The purpose of this work session is to obtain concise policy direction from the Board on the outstanding issues so staff can prepare a revised ordinance for future consideration.

REVISIONS AND REGULATORY FRAMEWORK

The proposed amendments simplify and reorganize the agricultural and agritourism regulations to make them easier to understand and administer. The changes remove duplicate and overlapping definitions, combine similar regulations for agricultural

operations, farm wineries, farm breweries, and limited distilleries, and more clearly distinguish routine agricultural and agritourism activities from larger events. The amendments recognize that agriculture includes a wide range of operations, from traditional farms to smaller specialty and niche operations. They also consolidate and clarify requirements for events, structures, parking, food service, lighting, sound, and related activities.

Staff recognizes that activities at farm wineries and other agricultural operations may affect nearby properties. State law sets limits on how the County may regulate certain agricultural and agritourism activities. Within those limits, the County may address site-related impacts to public health, safety, and general welfare when supported by objective information. The proposed regulations therefore focus on areas the County can appropriately address, such as parking, access, lighting, sanitation, structures, and sound. The goal is to provide clear and consistent standards that address demonstrated impacts while respecting agricultural uses allowed under state law.

REQUESTED BOARD DIRECTION

1. Event frequency permitted by right.
2. Maximum attendance permitted by right.
3. Parcel-size threshold for by-right agritourism uses.
4. Building-size threshold for by-right uses.
5. Regulation of outdoor amplified music.
6. Appropriate thresholds that would require a Special Use Permit.
7. Any additional policy issues the Board wishes staff to address.

Work-session objective: Obtain clear, itemized policy direction so staff may revise the amendments to align with the Board's expectations.

The attached draft reflects the changes that have been recommended to date.