



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: September 10, 2026

1. **Comprehensive Plan Public Outreach:**

As part of the Comprehensive Plan update, Greene County conducted both an in-person priority exercise at the Greene County Farm & Livestock Show and an online priority exercise. To date, approximately 300 participants have allocated a combined 1,501 investment tokens. The highest priorities were schools and community facilities (17.0%), rural preservation (16.9%), parks and recreation (15.8%), and water and sewer infrastructure (14.3%), followed by economic development (11.5%), public safety (10.2%), transportation (10.1%), and housing (3.9%).

Together, the exercises provide a snapshot of community priorities that can help guide the Comprehensive Plan. The results will inform the plan's goals and strategies across land use, infrastructure, public facilities, economic development, transportation, housing, recreation, and rural preservation.

2. **Pre-Applications:**

- a. A request by K Hovnanian to build out Phases 3, 4, and 5 of Four Seasons. The proposal would develop an additional 248 homes and add amenities to the clubhouse recreation area.

3. **Route 670 Connector Road Project:**

Staff is working with VDOT and the RT 670 project team to prepare and release the request for bids. 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>

Over 600 citizens have shared thoughts and ideas to date. Staff is planning a larger community event for this fall.

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. Blue Ridge Meadow Subdivision: 329 Single Family Lots and 82 Townhomes
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|5321>
- b. 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>
- c. Rappahannock Electric Cooperative
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|pin|66-7-1>
- d. 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>
- 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. Tramontane Subdivision:

- i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|pin|52-6-B>
- g. 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.
- c. Staff has assisted the Town with developing a street and addressing ordinance.

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: 26
- b. Site visits: 47

- c. Temp signs removed from VDOT R.O.W.: 42
- d. New road signs ordered: 4
- e. New road named: 1
- f. Address deleted: 1

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	2					3
Special Use Permit	1	0	0	1	2	0	1	1					6
ReZone	0	0	0	0	0	0	0	0					0
Ordin Rev	0	0	0	0	0	2	0	1					3
Site Plan (SPR)	0	0	2	0	4	1	1	0					8
Letter Of Revision (LOR)	0	1	0	1	2	1	1	0					6
Subdivision	3	8	5	2	5	4	6	7					40
Variance	0	0	0	0	0	0	0	0					0
BZA Appeal	0	0	0	0	0	0	0	0					0
ZC/ZD (Zon. Cert)	6	9	5	6	5	6	5	4					46
PETRA (Road Acc)	0	0	1	0	1	0	0	0					2
Temp S. Permits	0	0	0	1	3	2	0	3					9
S. Permits	2	4	3	0	1	2	1	1					14
New Zoning Complaints	3	4	7	3	2	2	3	3					27
Zoning Complaints Closed	0	7	2	1	2	3	8	2					25
Bonds	0	1	2	2	0	0	0	2					7
Total	15	34	27	17	27	24	26	26	0	0	0	0	193