



PLANNING & ZONING

GREENE COUNTY, VIRGINIA

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MEMORANDUM

TO: Members of the Board of Supervisors

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

SUBJECT: Mobile Vendors OR26-002

DATE: October 27, 2026

STATUS

The Greene County Planning Commission will hold a public hearing to consider amending Articles 3 (Conservation District), 4 (Agricultural District), 5 (Residential District R-1), 6 (Residential District R-2), 6A (Senior Residential District), 7 (Planned Unit Development District), 8 (Business Restricted District B-1), 10A (Technology/Flex Research and Development District), 11 (Industrial Limited District M-1), 16 (General Provisions), and 22 (Definitions) of the Greene County Zoning Ordinance to revise regulations pertaining to Mobile Food Units and establish regulations for Mobile Vendor Units.

Section 18-1 of the Zoning Ordinance provides that regulations, restrictions, zones, and boundaries established in the Ordinance may from time to time be amended, supplemented, changed, modified, or repealed by the governing body pursuant to Section 15.2-2285 of the Code of Virginia.

The proposed amendments replace the existing Mobile Food Unit regulations with broader Mobile Vendor Unit regulations. The amendments establish a new definition for Mobile Vendor Units, revise operational standards, and permit Mobile Vendor Units by right in all zoning districts. The amendments are intended to provide flexibility for emerging business models while maintaining reasonable standards to protect public health, safety, and welfare.

The current ordinance limits mobile food units to business and industrial zoning districts and regulates only the preparation and sale of food. The proposed ordinance expands the use to include the sale of goods and the provision of services from readily movable vehicles, trailers, carts, and similar conveyances. Examples include food trucks, mobile coffee vendors, mobile retail vendors, mobile pet grooming units, mobile veterinary clinics, mobile barber and beauty services, mobile repair services, and similar temporary business operations.



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The proposed regulations retain many of the operational standards contained in the existing ordinance, including zoning permit requirements, property owner authorization, annual permit renewal, site maintenance requirements, and restrictions on operation within public rights-of-way. Additional standards address traffic safety, waste disposal, noise impacts, and temporary customer service areas.

COMPREHENSIVE PLAN

The Greene County Comprehensive Plan encourages economic development opportunities that support local businesses while preserving the County's rural character and protecting established neighborhoods. The proposed amendments promote entrepreneurship and small business development by allowing mobile business operations throughout the County while maintaining operational standards intended to minimize impacts on adjacent properties and public infrastructure.

The proposed amendments are consistent with the Comprehensive Plan's goals of supporting a diverse local economy, encouraging business investment, and providing opportunities for residents and visitors to access goods and services throughout the County.

RECOMMENDATIONS

At the September 16, 2026 public hearing, the Planning Commission recommended approval (4-0 vote) of the revision as submitted.

PROPOSED MOTIONS

1. In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve OR26-002 as submitted by the applicant.
2. In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to deny OR26-002 for the following reasons: (List any reason for denial).
3. I move to defer action on this application until _____ due to the following: (List any reason to defer).