

GREENE COUNTY, VIRGINIA
Board of Supervisors
RESOLUTION

RESOLUTION NO. 2026-009

A RESOLUTION DENYING PROPOSED ORDINANCE NO. 2026-009 TO AMEND ARTICLES 3, 4, 5, 6, 6A, 7, 8, 10A, 11, 16, AND 22 OF THE GREENE COUNTY ZONING ORDINANCE TO REVISE REGULATIONS PERTAINING TO MOBILE FOOD UNITS AND ESTABLISH REGULATIONS FOR MOBILE VENDOR UNITS (OR26-002)

WHEREAS, Sections 15.2-1427 and 15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt resolutions and ordinances for the governance of the county; and

WHEREAS, Sections 15.2-2280, 15.2-2285, and 15.2-2286 of the Code of Virginia, 1950, as amended, enable a local governing body to adopt and amend zoning ordinances; and

WHEREAS, the Greene County Planning Commission and Board of Supervisors propose to amend 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 (OR26-002); and

WHEREAS, the proposed amendments replace the existing Mobile Food Unit regulations with broader Mobile Vendor Unit regulations, establishing a new definition for Mobile Vendor Units, revising operational standards, and permitting Mobile Vendor Units by right in all zoning districts to provide flexibility for emerging business models while maintaining reasonable standards to protect public health, safety, and welfare; and

WHEREAS, the Greene County Comprehensive Plan encourages economic development opportunities that support local businesses while preserving the County's rural character and protecting established neighborhoods, and 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; and

WHEREAS, on September 16, 2026, the Greene County Planning Commission held a public hearing on this matter, and voted 5-0 to recommend to the Board of Supervisors approval of the request to amend the Greene County Zoning Ordinance; and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in *The Piedmont Journal Recorder* on October 13, 2026, and October 20, 2026, and

WHEREAS, the full text of this amendment was available for public inspection in the Greene County Administration Building, Room 226, 40 Celt Road, Stanardsville, Virginia 22973; and

WHEREAS, the Board of Supervisors has considered the proposed amendments, the Planning Commission recommendation, and the public hearing record in evaluating public necessity, convenience, general welfare, and good zoning practice; and

WHEREAS, following consideration of the proposed amendments, the Board of Supervisors has determined not to adopt Ordinance No. 2026-009 (OR26-002).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF GREENE that:

Section 1. Denial of Proposed Ordinance No. 2026-009

The Board of Supervisors hereby denies proposed Ordinance No. 2026-009 (OR26-002), concerning amendments to Articles 3, 4, 5, 6, 6A, 7, 8, 10A, 11, 16, and 22 of the Greene County Zoning Ordinance pertaining to Mobile Food Units and Mobile Vendor Units.

Section 2. Existing Ordinance Remains in Effect

The proposed amendments are not adopted. The existing provisions of the Greene County Zoning Ordinance remain in effect without change as a result of this resolution.

Section 3. Effective Date

This Resolution shall be effective upon adoption by the Board of Supervisors.

**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON OCTOBER
27, 2026.**

Motion:

Second:

Votes:

Catalano: _____

Durrer: _____

Lamb: _____

Goolsby: _____

Hartung: _____

Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST: _____
Cathy Schafrik, Clerk
Greene County Board of Supervisors