Board of Supervisors
June 9, 2026
Attachment J

**GREENE COUNTY, VIRGINIA**

**Board of Supervisors**

**RESOLUTION**

**RESOLUTION NO. 2026-005**

**A RESOLUTION ESTABLISHING PLANNING AND ZONING PRIORITIES FOR ORDINANCE REVISIONS AND COMPREHENSIVE PLAN UPDATES**

**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 for the governance of the county; and

**WHEREAS,** Sections 15.2-2223 and 15.2-2283 of the Code of Virginia, 1950, as amended, grant the Board of Supervisors the authority to prepare, adopt, and amend a comprehensive plan and zoning ordinances to promote the health, safety, and general welfare of the public; and

**WHEREAS,** the Greene County Planning Commission serves on behalf of the Board of Supervisors and is committed to advancing the Board's priorities as efficiently as possible; and

**WHEREAS,** following a joint work session between the Board of Supervisors and the Planning Commission, county staff and officials agreed to initiate a public engagement campaign and launch a website for the Comprehensive Plan update; and

**WHEREAS,** the Planning Director and Zoning Administrator has identified five key priority areas requiring immediate attention and legislative action to improve county governance, land use, infrastructure, and housing; and

**WHEREAS,** establishing clear priorities ensures that county staff and the Planning Commission can efficiently allocate resources toward drafting ordinance revisions that reflect the community's needs; and

**WHEREAS,** the Board of Supervisors finds that formally adopting these five planning and zoning priorities serves the public interest and provides necessary direction for the orderly development of Greene County.

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

**Section 1. Adoption of Ordinance Revision Priorities**

The Board of Supervisors hereby adopts the following five priority areas for immediate ordinance revision and Comprehensive Plan integration:

- **Land Use Map Growth Area / Tech Flex Overlay:** Growth area adjustment and expansion to encourage business versus housing, focus on the Tech Flex overlay, Route 29 to 33 to Quinque, and identity, commercial opportunities, and infrastructure needs.
- **Legislative – Subdivision/Zoning Ordinances / Policy:** Implementation of legislative changes found during the Legislaide audit, codification of existing policies into the ordinance, and

identification and update of multiple small ordinance improvements. This will include any amendments that take effect July 1, 2026, unless another effective date is specified in the code.

- **Private Road Standards / Access Management:** Establishment of private road standards including minimum construction standards, clarification of private roads versus public roads and land subdivisions, and access management.
- **Dark Skies / Landscaping:** Review of dark skies regulations, addition of residential requirements (which are currently exempt), and transition to natural landscaping versus current curated landscaping requirements.
- **Mobile Homes in residential zoning districts:** Update zoning ordinance to reflect newly adopted state code requirements.
- **Mobile Food and Service Units:** Review and update to more comprehensive regulations.
- **Accessory Dwelling Units (ADU):** Review of the ADU definition and establishment of minimum and maximum allowed square footage.

**Section 2. Direction to Staff and Planning Commission**

The Zoning Administrator and the Planning Commission are hereby authorized and directed to utilize these priorities to guide the public engagement campaign, the Comprehensive Plan update, and the drafting of necessary ordinance revisions. Staff are further directed to prepare the corresponding ordinance amendments for future public hearings and final consideration by the Board of Supervisors.

**Section 3. Effective Date**

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

**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON JUNE 9, 2026.**

Motion: Marie Durrer
Second: Matthew Hartung

Votes:

Catalano: Yes

Lamb: Yes

Goolsby: Yes

Hartung: Yes

Durrer: Yes

Steve Catalano, Chair
Greene County Board of Supervisors

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