

Town of Stanardsville Comprehensive Plan 2026

Adopted by Stanardsville Town Council

VISION

Stanardsville will remain a welcoming historic town that balances thoughtful growth with preservation of its unique character. Through strong partnerships, responsible infrastructure investment, vibrant neighborhoods, and a thriving Main Street, the Town will continue to serve as the civic heart of Greene County while providing an exceptional quality of life for future generations.

EXECUTIVE SUMMARY

This Comprehensive Plan establishes the Town's long-term vision for growth, preservation, and public investment over the coming years. It builds upon Stanardsville's historic character while providing a practical framework for future land use, transportation, infrastructure, housing, economic development, and implementation decisions.

Major priorities identified in this Plan include:

- Preserve Main Street and the Town's historic character.
- Support coordinated residential growth with quality neighborhood design.
- Expand and coordinate water, sewer, transportation, and broadband infrastructure.
- Improve walkability, sidewalks, parks, and community connections.
- Strengthen public gathering spaces and coordinate with Greene County on Greene Commons.
- Promote sustainable economic development and small business growth.
- Continue strong partnerships with Greene County, regional agencies, businesses, and residents.

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SECTION 1 — COMMUNITY PROFILE

1.1 Introduction

The Community Profile describes the history, people, housing, economy, and physical characteristics of the Town of Stanardsville. It provides the factual foundation for the goals, policies, and implementation strategies contained throughout this Comprehensive Plan.

Understanding existing conditions helps the Town make informed decisions about growth, public investment, and community preservation.

As the seat of Greene County, Stanardsville provides government services, educational opportunities, and community facilities for residents throughout the region. The following chapters build upon this profile.

1.2 Historic Setting

Stanardsville was established in 1794 when William Stanard subdivided approximately 45 acres of land into half-acre lots arranged along a formal grid of streets. The Town's location along regional travel routes contributed to its early growth, and by the late eighteenth century it had developed into a small but active settlement serving travelers moving between Richmond and the Blue Ridge Mountains.

Early development included inns, taverns, and service-oriented businesses. One of the earliest known structures, constructed shortly after the Town's founding, remains standing today along Stanardsville Run. By the early nineteenth century, the Town had established itself as a local commercial and civic center.

In 1838, Stanardsville was designated as the seat of Greene County, solidifying its long-term role as the center of government and public services. The Lafayette Hotel, constructed in 1840, remains a prominent historic structure and a symbol of the Town's early economic activity. The courthouse and its associated civic buildings distinguish Stanardsville as a courthouse town.

Following the Civil War, growth slowed but resumed in the late nineteenth and early twentieth centuries. During this period, a range of architectural styles emerged, including Queen Anne, Victorian, Italianate, and Federal. Many of these structures remain today and contribute to the Town's historic character.

The construction of William Monroe School in 1925 represented an important investment in public education and community infrastructure. The establishment of Shenandoah National Park in the 1930s significantly impacted the region, resulting in the displacement of hundreds of families from surrounding mountain communities. This history continues to shape the cultural identity of Greene County and is recognized locally through memorials and historical interpretation.

Today, Stanardsville retains its historic street grid, building patterns, and civic landmarks. The Town's historic character remains one of its most defining features and an important asset for future development and preservation efforts.

1.3 Community Identity and Role

Stanardsville serves as the civic and administrative center of Greene County. Key public facilities located within the Town include the Greene County Courthouse, County Administration Building, Jefferson-Madison Regional Library, and the Piedmont Virginia Community College (PVCC) satellite campus.

This concentration of public institutions reinforces the Town's role as:

- The governmental center of Greene County
- A hub for education and workforce development
- A focal point for community activity and public services

In addition to its governmental function, Stanardsville serves as a social and cultural gathering place for residents throughout the County. Community events, local organizations, and public spaces contribute to a strong sense of civic identity.

The Town's identity is shaped by several defining characteristics:

- A compact, walkable downtown centered on Main Street
- A historic architectural character
- Proximity to Shenandoah National Park and the Blue Ridge Mountains
- A growing number of community events, festivals, and local initiatives
- A tradition of volunteerism and civic engagement

Stanardsville also functions as a gateway to regional tourism and recreation. Visitors traveling to Shenandoah National Park and surrounding attractions often pass through or stop in the Town, creating opportunities for economic development. As a gateway to the Blue Ridge, Stanardsville also offers a central base for exploring the Commonwealth's historic landmarks, arts, music, entertainment, and educational attractions.

1.4 Population and Development Trends

Stanardsville's population has remained relatively stable over the past several decades, with fluctuations tied primarily to periods of residential development. Unlike rapidly growing urban and suburban areas, the Town's growth has historically occurred in discrete phases rather than continuously.

The Census Bureau's July 2025 Population Estimates Program places Stanardsville's population at approximately 366 residents. Although local knowledge and regional estimates suggest this figure may understate the Town's actual population, it provides a useful analytical baseline.

Historically, Stanardsville represented a larger share of Greene County's population. In 1970, the Town accounted for approximately 6 percent of the County's population; today, that share has declined to approximately 2 percent. This shift reflects more rapid growth in unincorporated areas of the County rather than a decline in the Town itself.

Recent development activity indicates a renewed period of growth. The Blue Ridge Meadows development represents the Town's largest planned residential expansion in modern history and is expected to increase the Town's population, diversify housing opportunities, and increase demand for public infrastructure and community services.

Future population growth is expected to occur through a combination of new residential development, compatible infill within established neighborhoods, and the adaptive reuse of existing buildings. The planning implications of this growth are discussed in greater detail in the Land Use, Housing, Transportation, and Infrastructure chapters.

1.5 Demographic Characteristics

Stanardsville's population reflects a diverse and evolving community. Over time, the Town has become more racially and ethnically diverse, consistent with broader regional trends.

The non-Hispanic White population has declined as a percentage of the total population, while Hispanic, Black, and other populations have increased. This diversification contributes to the cultural richness of the community and underscores the importance of inclusive planning.

The Town's age distribution is relatively balanced, with a significant proportion of both younger residents and older adults. Approximately one-quarter of the population is under the age of 18, while a comparable share is over the age of 65. This intergenerational composition creates a need for a range of services and facilities, including schools, recreational opportunities, and senior services.

Household characteristics in Stanardsville are typical of small-town and rural communities, with a mix of family households, individuals, and older residents living independently. Planning efforts must consider the needs of these diverse household types, both now and in the future.

Table 1.1 — Demographic Characteristics

Demographic Characteristics in Town, County, and Region

	Town of Stanardsville	Greene County	Thomas Jefferson Planning District
Characteristic (2023)	**Percent of Total**	**Percent of Total**	**Percent of Total**
Race			
White Alone	72%	80%	76%
Two or More Race Groups	12%	7%	6%
Black Alone	12%	7%	11%
Asian Alone	0%	3%	4%
Mexican	1%	1%	2%
Puerto Rican	0%	1%	1%
Other	5%	5%	3%
Ethnicity			
Hispanic or Latino	6%	7%	6%
Age			
Preschool (0 to 4)	8%	6%	5%
School Age (5 to 17)	9%	17%	14%
College Age (18 to 24)	1%	7%	11%
Young Adult (25 to 44)	33%	24%	25%
Adult (45 to 64)	16%	27%	25%
Older Adult (65 plus)	33%	19%	19%
Total Population (estimate)	473	20,850	261,949
Source: U.S. Census Bureau, American Community Survey 2023			

1.6 Housing Characteristics

Stanardsville's housing stock reflects its historic development pattern. Housing age, condition, and rehabilitation needs are discussed in Section 5.2.

Housing types include:

- Single-family detached homes
- Converted multi-family structures
- Townhomes and newer residential units in recent developments

Older housing presents challenges related to maintenance, energy efficiency, accessibility, and modernization; see Section 5.2.

New residential development is introducing additional housing options. Section 5.7 discusses Blue Ridge Meadows and other residential development trends.

Chapter 5 provides the detailed evaluation of housing affordability, demographic influences, residential growth, and future needs.

Table 1.2 — Housing Characteristics

	Town of Stanardsville	Greene County	Thomas Jefferson Planning District
	Percent of Total	Percent of Total	Percent of Total
Housing Type (2023)			
Owner Occupied	56%	75%	63%
Renter Occupied	10%	23%	19%
Vacant For Seasonal or Recreational Use	32%	36%	31%
1-Unit (Attached or Detached)	10%	10%	7%
2 - 9 Units	4%	6%	6%
10 - 19 Units	44%	25%	37%
20 or more Units	32%	18%	28%
Tenure (2023)			
Owner Occupied	43%	72%	60%
Renter Occupied	51%	19%	28%
Vacant For Seasonal or Recreational Use	6%	9%	11%
Total Housing Units (estimate)	251	8,687	117,929
Source: U.S. Census Bureau, American Community Survey 2023			

1.7 Economic Context

Stanardsville's economic conditions are summarized below; Chapter 6 provides the detailed evaluation and economic development strategies.

Stanardsville's economy is shaped by its role as the County seat, its proximity to regional employment centers, and its connection to tourism and recreation.

Public sector employment plays a significant role in the local economy, with government offices, schools, and public services providing a stable employment base. Many residents commute to nearby areas, particularly Charlottesville and Albemarle County, for employment opportunities.

Tourism is an increasingly important economic driver. The Town's proximity to Shenandoah National Park and historic sites, as well as nearby wineries, breweries, and agritourism destinations, attracts visitors throughout the year. Local events and community activities also contribute to the Town's economic vitality.

Despite these strengths, the Town's economic base remains relatively small, with limited commercial space and a modest number of businesses. This creates both challenges and opportunities for future economic development.

See Figure 6.1 Employment by Sector for more details.

1.8 Community Assets and Challenges

Assets

Stanardsville possesses several key assets that support its long-term viability and attractiveness:

- A well-preserved historic downtown
- Its role as the seat of Greene County
- Proximity to natural, historic, and recreational resources
- A strong sense of community and civic engagement
- Opportunities for tourism and small business development

Challenges

At the same time, the Town faces several challenges:

- Aging infrastructure systems and constraints related to water and sewer capacity
- Limited commercial and economic activity in some areas
- Need for housing diversity and affordability
- Impacts of regional growth patterns

1.9 Summary

Stanardsville combines a rich history, strong civic identity, established neighborhoods, and emerging opportunities for growth. Its role as Greene County's seat extends beyond its municipal boundaries.

The following chapters apply these existing conditions to future planning and public investment.

SECTION 2 — LAND USE & DEVELOPMENT FRAMEWORK

A Forward-Looking Guide for How Stanardsville Grows

Stanardsville's land-use decisions shape the Town's character, economic vitality, and long-term resilience. This framework reflects the Town's citizen-first philosophy, collaborative governance, and commitment to incremental, sustainable progress.

2.1 Purpose of the Land Use Framework

The Land Use and Development Framework establishes the long-term vision for how Stanardsville will grow, reinvest, and preserve the qualities that define the community. It provides policy guidance for future land use decisions, zoning amendments, capital improvements, redevelopment initiatives, and public investment.

The framework recognizes that Stanardsville's future will be shaped primarily through incremental reinvestment rather than rapid expansion. Future development should strengthen the Town's historic character, support Main Street, encourage housing opportunities, coordinate with available infrastructure, and preserve the walkable, small-town environment valued by residents.

This chapter is intended to guide decision-making rather than regulate individual properties. It establishes a consistent framework for evaluating future proposals while maintaining the flexibility needed to respond to changing community needs and opportunities.

The Land Use Framework is guided by the following principles:

- Preserve Stanardsville's historic character and small-town identity.
- Strengthen Main Street as the Town's civic and commercial center.
- Encourage compatible reinvestment and adaptive reuse.
- Expand housing opportunities while protecting established neighborhoods.
- Coordinate growth with available infrastructure.
- Improve walkability, public spaces, and community connectivity.
- Foster partnerships with property owners, businesses, and developers.
- Support economic development that complements the Town's scale and character.

The development principles in Section 2.6 guide application of this flexible framework.

2.2 Existing Land Use Patterns

Stanardsville's land use pattern reflects more than two centuries of gradual growth, resulting in a compact, walkable community where residential, civic, commercial, and institutional uses are closely integrated. Unlike many modern communities that developed through large-scale subdivisions, Stanardsville evolved incrementally, creating a traditional development pattern that remains one of the Town's defining strengths.

Historic Main Street serves as the Town's commercial and civic center. Traditional storefronts, restaurants, financial institutions, churches, government offices, and community gathering spaces are concentrated within a walkable area that reinforces Stanardsville's identity and provides an inviting environment for residents and visitors alike. This district continues to function as the heart of community life and remains the Town's greatest opportunity for future revitalization.

Surrounding Main Street are established residential neighborhoods consisting primarily of older homes on modest lots. These neighborhoods provide the traditional small-town character that residents consistently identify as one of Stanardsville's greatest assets. Mature trees, interconnected streets, front porches, and walkable blocks contribute to a strong sense of place and neighborhood identity.

Although many neighborhoods appear to consist primarily of single-family homes, the Town's housing pattern is more diverse than first impressions suggest. A significant number of homes have been internally converted into duplexes, apartments, or other multi-unit dwellings while maintaining the appearance of traditional single-family residences. This "hidden density" has allowed Stanardsville to accommodate additional residents without dramatically changing its physical character.

This pattern has also resulted in a substantially larger renter population than might otherwise be expected in a town of Stanardsville's size. While this diversity contributes to housing availability, it also creates additional planning considerations related to parking, housing affordability, neighborhood stability, infrastructure capacity, and long-term community investment.

The civic and institutional facilities identified in Section 1.3 serve as major community anchors. Their land use policy direction is provided in Section 2.5.4.

Blue Ridge Meadows introduces a new phase of residential development. Section 2.5.3 establishes the policy framework for the emerging residential growth area, including the portion developed under a Planned Unit Development (PUD) within Town limits.

Despite anticipated growth, the overall development pattern should remain compact, walkable, and centered around Main Street. Future land use decisions should reinforce these characteristics while carefully balancing growth with preservation of the Town's historic identity and quality of life.

Table 2.1 — Planning Observation

Planning Observation

The housing pattern described above should inform housing policy, parking requirements, infrastructure planning, neighborhood compatibility, and community services; see Sections 2.5.2 and 5.3.

Figure 2.1 — Town of Stanardsville Reference Map



2.3 Development Trends and Pressures

Stanardsville is entering one of the most significant periods of change in its modern history. While the Town has experienced relatively modest growth over much of the past century, several emerging trends will shape future land use decisions and require thoughtful planning.

Residential Growth

Blue Ridge Meadows represents the largest residential development ever proposed within the Town and will substantially influence Stanardsville's future. When fully developed, the project has the potential to more than

double the Town's population over the next decade. This growth presents significant opportunities to strengthen the local economy, expand the customer base for Main Street businesses, and diversify housing options. At the same time, it will increase demand for public infrastructure, transportation improvements, parks, emergency services, utilities, and community facilities.

Future residential development should continue to be coordinated with infrastructure investments so that growth enhances rather than strains public services.

Housing Affordability and Housing Choice

Housing demand throughout Greene County continues to increase while the supply of affordable housing remains limited. Rental costs place pressure on young families, seniors, first-time homebuyers, and workforce residents seeking to remain within the community.

Although Stanardsville contains a relatively large number of rental units through the internal conversion of older homes, there remains a significant shortage of affordable three-bedroom housing suitable for families and multigenerational households. Expanding housing choice while maintaining neighborhood character will remain one of the Town's highest long-term priorities.

Future redevelopment should encourage a broader range of housing opportunities while ensuring compatibility with surrounding neighborhoods and providing adequate off-street parking. Housing choice must also be accompanied by safe, well-maintained living conditions. The Town should coordinate with Greene County to address unsafe or substandard housing and encourage rehabilitation.

Main Street Revitalization

Main Street remains Stanardsville's greatest economic asset; however, it also represents one of the Town's greatest planning challenges.

Over time, numerous buildings that once contained retail shops, restaurants, and service businesses have gradually transitioned to residential use, office space, meeting facilities, or other non-retail activities. While many of these uses remain appropriate, the cumulative effect has been fewer destinations that attract residents and visitors to downtown.

Restoring a vibrant mix of businesses will require continued public-private partnerships, adaptive reuse of historic buildings, façade improvements, infrastructure investment, and financial tools that encourage voluntary reinvestment by property owners. The Town should also consider cultural activities, evening dining, music, and entertainment that make Main Street a welcoming destination throughout the day and evening.

The Town Hall relocation also presents a commercial reuse opportunity, discussed in Section 2.5.1.

Economic Conditions

Stanardsville's economy benefits from tourism, government services, small businesses, and its proximity to larger regional employment centers. Nevertheless, underemployment remains a greater concern than unemployment. Many residents work multiple part-time jobs or commute outside Greene County for higher-paying employment opportunities.

Future economic development efforts should focus on attracting businesses that complement the Town's character while creating stable, full-time employment opportunities and strengthening the local tax base.

Fiscal Sustainability

Stanardsville's small geographic area limits both its available land and its long-term tax base. While the Town has successfully diversified revenues through initiatives such as the Food and Beverage Tax, the Transient

Occupancy Tax, prudent financial management, and strategic property acquisition, maintaining long-term fiscal sustainability will require continued diversification of revenue sources and thoughtful economic development.

Every major land use decision should therefore be evaluated not only for its physical impacts, but also for its long-term contribution to the Town's financial resilience and ability to provide public services.

Planning for Incremental Growth

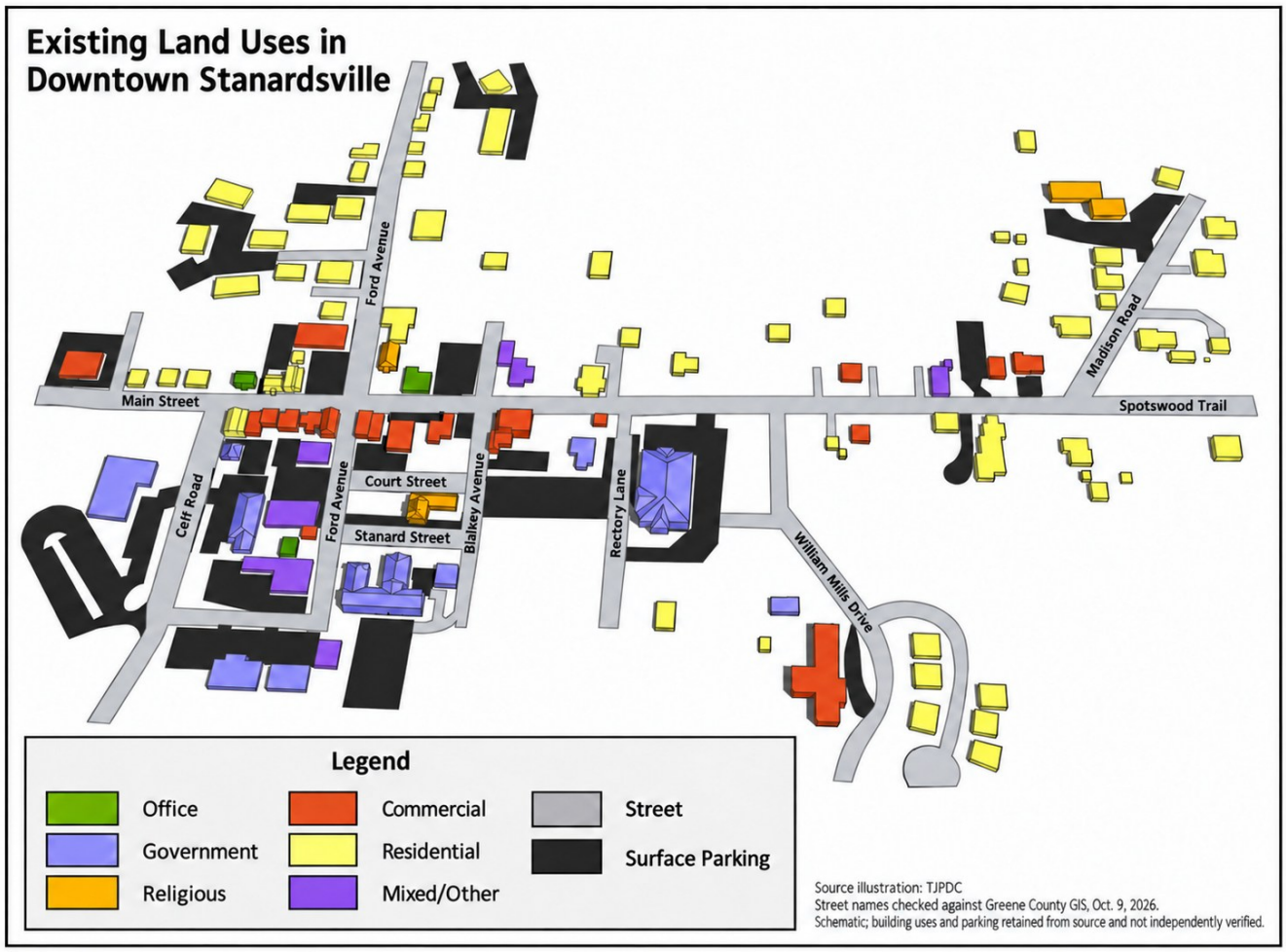
The Town's future will not be defined by a single development project. Rather, it will be shaped by hundreds of incremental decisions made by property owners, businesses, elected officials, and residents over many years.

Successful planning will require balancing reinvestment with preservation, encouraging appropriate redevelopment while respecting existing neighborhoods, and ensuring that infrastructure, public facilities, and community services evolve alongside future growth.

Table 2.2 – Planning Perspective

Planning Perspective
The incremental reinvestment approach described in Sections 2.1 and 2.6 should guide Main Street and neighborhood improvements.

Figure 2.2 — Existing Land Use Distribution



2.4 Growth Areas and Future Development

Stanardsville is a designated growth area within Greene County and remains an appropriate location for compact, coordinated development. Growth within the Town should build upon its existing pattern: a walkable Main Street core, established neighborhoods, civic institutions, and carefully planned residential expansion.

Future development should not be viewed simply as adding new buildings or additional population. It should strengthen the Town's identity, support existing residents and businesses, improve public infrastructure, and preserve the qualities that make Stanardsville distinctive.

2.4.1 Future Land Use Vision

Stanardsville's future land use vision is founded on a simple principle: **protect what makes the Town special while thoughtfully preparing for future generations.** Growth should reinforce the community's historic character, strengthen local businesses, expand housing opportunities, and improve quality of life without sacrificing the qualities that define Stanardsville.

Rather than pursuing rapid expansion, the Town supports incremental, sustainable growth that respects existing neighborhoods, encourages reinvestment, and makes efficient use of existing infrastructure.

2.4.2 Main Street Revitalization

Main Street will continue to serve as Stanardsville's civic, commercial, and cultural center. The Town envisions an active, walkable downtown with locally owned businesses, restaurants, professional offices, community gathering spaces, and upper-story residential or office uses that increase activity throughout the day and evening.

The long-term goal is not simply to fill vacant buildings, but to create a vibrant destination where residents and visitors choose to gather, shop, dine, work, and participate in community life.

The Town Hall relocation provides a catalyst for this vision; see the William Mills House opportunity in Section 2.5.1.

2.4.3 Residential Growth

Blue Ridge Meadows provides an opportunity to accommodate population growth through high-quality neighborhood design. Section 2.5.3 describes the Planned Unit Development framework for the portion within Town limits.

New residential development should connect naturally with the existing street network, provide pedestrian connections to Main Street, incorporate parks and open space, and integrate with the broader community rather than functioning as an isolated subdivision.

Future housing should provide opportunities for young families, seniors, workforce residents, and multigenerational households while respecting the established scale and character of surrounding neighborhoods.

Gentle increases in residential density may be appropriate where infrastructure capacity exists and neighborhood compatibility can be maintained. Adequate off-street parking must accompany additional dwelling units; see Section 2.5.2.

2.4.4 Infrastructure Coordination

Land use decisions should remain closely coordinated with water, sewer, transportation, sidewalks, stormwater management, broadband, and emergency services. Chapter 4 addresses utility capacity and investment needs; Chapter 3 addresses transportation.

Growth should occur where infrastructure can reasonably accommodate it. This approach allows public investment to be made efficiently, reduces long-term maintenance burdens, and helps ensure that new development strengthens rather than strains the Town.

2.4.5 Parks, Open Space, and Community Connections

The Town supports neighborhood parks such as the Blue Ridge Meadows pocket park, the voluntary Greenbelt Initiative, and coordination with Greene County on regional gathering spaces, including Greene Commons and Greene Escape. Section 2.5.5 provides the parks and open space policy direction.

These investments improve recreation, encourage healthy lifestyles, strengthen environmental stewardship, and reinforce the Town's small-town character.

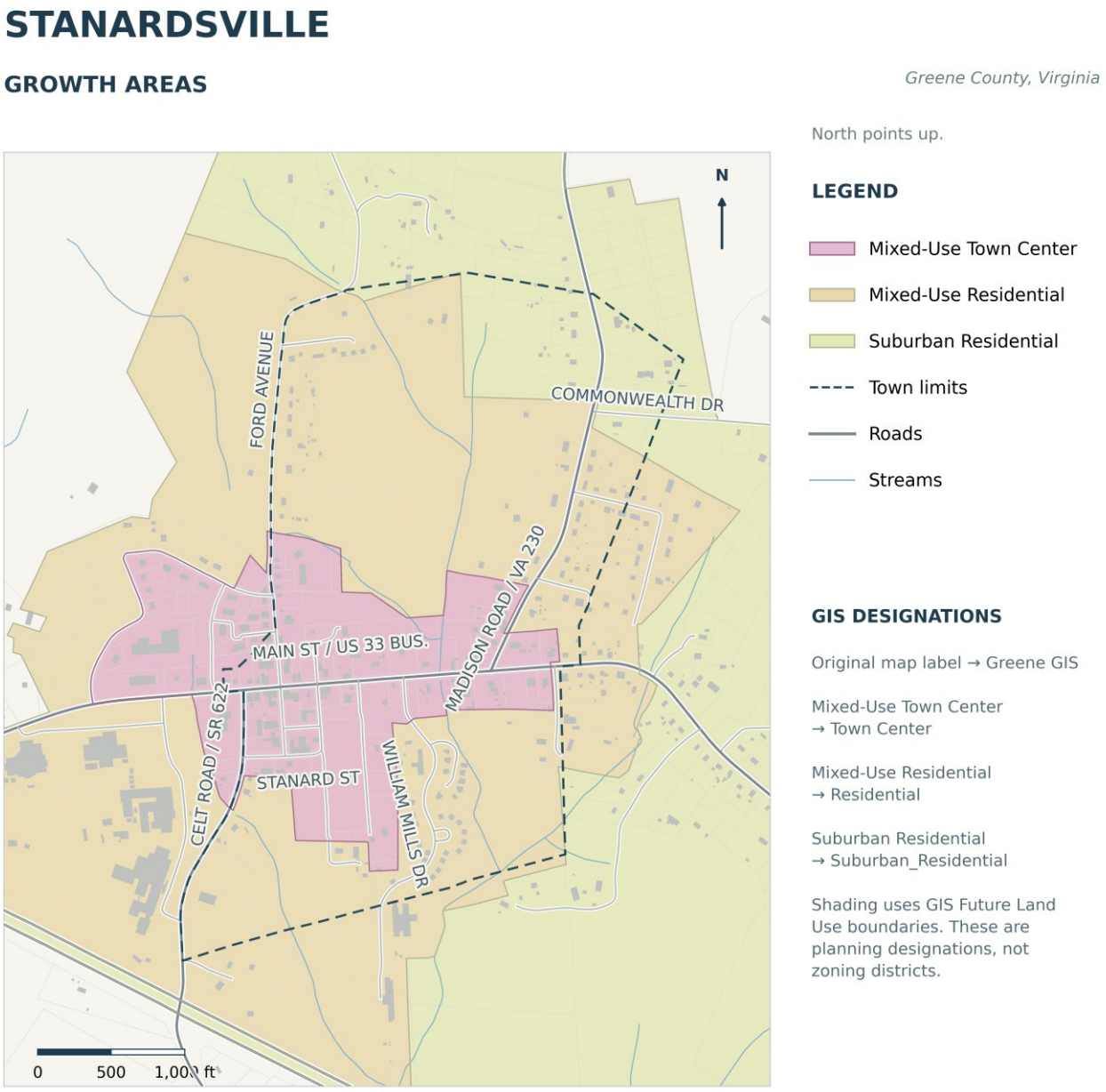
2.4.6 Growth Area Policy Direction

Future development within the Town should be directed toward areas that:

- Have access to existing or planned water and sewer infrastructure;
- Are adjacent to or integrated with existing development;
- Support walkability and pedestrian connectivity;
- Reinforce Main Street as the Town's center;
- Provide appropriate transitions between land uses;
- Minimize impacts on historic resources and established neighborhoods;
- Include public parks, open space, or community amenities that benefit both new and existing residents where appropriate; and
- Contribute to the Town's long-term fiscal and community sustainability.

Stanardsville's growth should be measured not only by the number of new homes or businesses created, but by whether that growth strengthens the community, supports local services, and preserves the Town's historic identity.

Figure 2.3 — Growth Areas Map



Sources: Greene County WebGIS, Oct. 9, 2026: Future Land Use, Roads, Parcels, Streams, and Building Footprints.
Town boundary: VGIN. Planning map; GIS boundaries are not a survey.

2.4.7 Future Boundary Expansion & Long-Term Planning Area

The Town of Stanardsville recognizes that future growth may create opportunities to consider adjustments to its corporate boundaries. While no specific boundary expansion is proposed by this Comprehensive Plan, the Town should remain prepared to evaluate opportunities that support logical growth, improve the efficient delivery of public services, and strengthen the long-term sustainability of the community.

Boundary adjustments should not be pursued simply to increase the Town's geographic size or tax base. Instead, any future expansion should clearly demonstrate public benefit, reinforce the Town's historic development pattern, and be consistent with the vision and policies established throughout this Comprehensive Plan. Evaluation should also consider whether a boundary adjustment would strengthen civic participation and broaden the community's pool of residents able to serve in local office.

The Town's long-term planning area extends beyond its corporate limits because development immediately outside the Town directly influences transportation, utilities, housing, economic development, public safety, schools, parks, and community character. Continued coordination with Greene County regarding adjacent land use decisions is therefore essential to ensuring orderly growth and efficient public investment.

Purpose

The purpose of the Long-Term Planning Area is to identify areas where future coordination between the Town and Greene County may be beneficial. This planning area is **not** intended to establish future municipal boundaries, identify annexation areas, or create additional land use regulations. Rather, it provides a framework for long-range planning and intergovernmental cooperation.

Guiding Principles

If future boundary adjustments are considered, they should generally:

- Be contiguous to the existing Town limits.
- Support compact, efficient, and logical development patterns.
- Be capable of receiving public water and sewer service.
- Strengthen pedestrian, bicycle, and street connectivity.
- Complement existing neighborhoods and development patterns.
- Reinforce Main Street as the Town's commercial and civic center.
- Improve the efficient delivery of municipal services.
- Demonstrate long-term fiscal sustainability.
- Preserve significant environmental, scenic, and historic resources.
- Be coordinated with Greene County through a cooperative planning process.

Areas Appropriate for Long-Term Planning

Over the planning horizon, the Town should continue coordinating with Greene County regarding properties immediately adjacent to the existing Town limits that may influence future municipal services or community development.

Examples include:

- The Blue Ridge Meadows growth area.
- Properties served, or capable of being served, by public water and sewer.
- Areas along the Route 33 corridor.
- Properties adjacent to Greene Commons and other public facilities.
- Areas where future pedestrian or transportation connections would benefit both the Town and County.

Planning for these areas does **not** imply future incorporation into the Town. Instead, it recognizes that development occurring immediately outside the Town often has significant impacts on the Town itself and should therefore be considered collaboratively.

Intergovernmental Cooperation

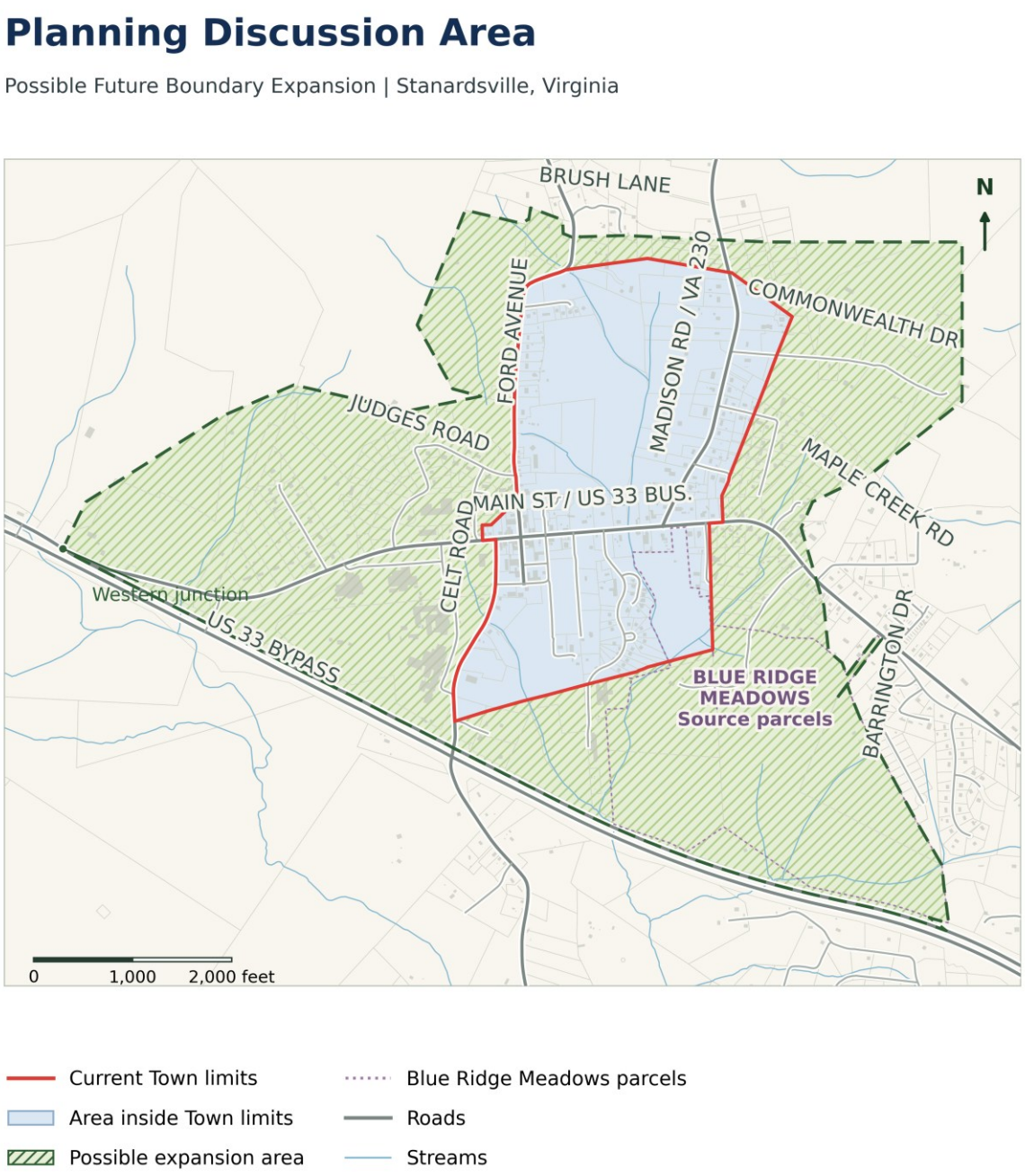
The Town and Greene County have a long history of working together to provide public services, coordinate infrastructure investments, and support economic development.

Future discussions regarding growth, infrastructure, transportation, housing, utilities, or possible boundary adjustments should continue to emphasize partnership, transparency, and mutual benefit. Cooperative planning allows both jurisdictions to maximize public investments while preserving the character and quality of life that residents value.

Long-Term Vision

Stanardsville's future should be defined by thoughtful planning rather than jurisdictional expansion. Whether development occurs inside or immediately outside the Town limits, the shared objective should remain the creation of a connected, walkable, financially sustainable community that preserves its historic identity while accommodating appropriate growth.

Figure 2.4 — Long-Term Planning Area Map



2.5 Future Land Use Policy Framework

The Future Land Use Policy Framework establishes the Town's expectations for future growth, redevelopment, and reinvestment. Rather than assigning rigid land use classifications, this framework describes the character, purpose, and long-term objectives for the Town's major planning areas.

These policy areas should guide future zoning amendments, rezonings, special use permits, capital improvements, redevelopment initiatives, and economic development efforts. They are intended to provide direction while maintaining sufficient flexibility to respond to changing community needs and opportunities.

The development principles in Section 2.6 guide application of these policy areas, including partnership with property owners, neighborhood compatibility, and community reinvestment.

2.5.1 Main Street Business District (Future Policy Area)

Historic Main Street is the symbolic and functional heart of Stanardsville. It serves as the Town's principal civic, commercial, cultural, and social gathering place and should remain the focus of future revitalization efforts.

Town Council supports exploring the establishment of a Main Street Business District as a long-term planning initiative to encourage reinvestment while preserving the character that makes downtown Stanardsville unique. This policy area is intended to guide future land use decisions and should not be interpreted as creating new regulations or restrictions on existing lawful uses.

The Town recognizes that successful revitalization depends upon voluntary investment by property owners. Accordingly, redevelopment should occur through partnership, incentives, technical assistance, and predictable planning policies rather than mandates.

Future improvements should encourage:

- Active ground-floor commercial uses.
- Upper-story residential, office, or lodging uses where appropriate.
- Adaptive reuse of historic buildings.
- Façade improvements that preserve historic character.
- Streetscape enhancements that improve walkability and accessibility.
- Outdoor gathering spaces that encourage community activity.
- A diverse mix of locally owned businesses that complement one another.

The Town should actively pursue state, federal, and private funding opportunities that support downtown revitalization, building rehabilitation, infrastructure improvements, historic preservation, and small business development.

William Mills House Opportunity

The planned relocation of Town Hall to the William Mills House represents one of the most significant redevelopment opportunities identified in this Comprehensive Plan.

Relocating municipal offices will create an opportunity for the existing Town Hall building to return to productive commercial use. Successfully attracting a new business to this highly visible location would provide an immediate demonstration of the Town's commitment to Main Street revitalization while encouraging additional private investment throughout the downtown area. The William Mills House may also provide space for small business incubators, supporting entrepreneurship and diversifying the Town’s revenue sources.

Desired Future Character

The long-term vision for Main Street is a vibrant, walkable downtown that includes restaurants, specialty retail, professional services, galleries, community gathering places, lodging, and complementary businesses that serve both residents and visitors.

Rather than attempting to compete with larger commercial centers, Stanardsville should cultivate a unique downtown experience that celebrates its historic architecture, local entrepreneurship, arts community, outdoor recreation economy, and small-town character.

2.5.2 Neighborhood Residential

Stanardsville's established residential neighborhoods form the foundation of the community. These neighborhoods are characterized by traditional homes, modest lot sizes, interconnected streets, and a walkable development pattern that has evolved gradually over many generations.

Maintaining the character and stability of these neighborhoods should remain one of the Town's highest planning priorities.

Purpose

The purpose of the Neighborhood Residential Policy Area is to preserve the qualities that residents value while allowing thoughtful reinvestment, housing choice, and incremental improvements that strengthen the community without fundamentally altering neighborhood character.

Future development should complement existing homes, respect established development patterns, and maintain compatibility with surrounding properties.

Existing Character

The internal conversions described in Section 2.2 provide housing diversity while largely preserving the appearance of traditional neighborhoods.

The Town recognizes this existing diversity and encourages future housing solutions that continue to respect neighborhood character.

Future Housing

Future residential development should encourage:

- Housing opportunities for families, seniors, and workforce residents.
- Affordable three-bedroom housing.
- Aging-in-place opportunities.
- Sensitive infill development where appropriate.
- Adaptive reuse of existing structures.
- High-quality residential rehabilitation.

Additional dwelling units may be appropriate where they remain compatible with surrounding properties and do not adversely affect neighborhood character.

Parking

As housing density gradually increases, parking becomes increasingly important.

Whenever new dwelling units are created through new construction, redevelopment, or conversion of existing buildings, adequate off-street parking must be provided to reduce impacts on surrounding neighborhoods. The Town should reflect this expectation in applicable development standards.

Parking solutions should remain compatible with the Town's historic character and should avoid large expanses of pavement that detract from neighborhood appearance.

Planning Principles

Future decisions affecting residential neighborhoods should:

- Preserve the traditional streetscape.
- Maintain compatibility of building scale and massing.
- Protect mature trees where practical and encourage new tree planting with interest across all four seasons.
- Encourage reinvestment in older homes.
- Support home ownership while recognizing the importance of rental housing.
- Balance housing diversity with neighborhood stability.
- Promote walkability and safe pedestrian connections to Main Street and civic facilities.

The Town's goal is not to prevent change, but to ensure that change occurs gradually and in a manner that strengthens Stanardsville's established neighborhoods.

2.5.3 Emerging Residential Growth Area

The eastern portion of Stanardsville provides the Town's primary opportunity for thoughtfully planned residential growth. The Planned Unit Development (PUD) framework encourages coordinated neighborhood design, a mix of housing types, interconnected streets, open space, and supporting community amenities. This approach allows future development to occur as complete neighborhoods rather than a series of unrelated subdivisions, while remaining consistent with the Town's long-term land use vision. The Town's objective is to ensure that new neighborhoods become a natural extension of Stanardsville rather than functioning as isolated residential enclaves.

Purpose

The Emerging Residential Growth Area provides a framework for accommodating future population growth while preserving the Town's character, maintaining fiscal responsibility, and ensuring that infrastructure and public services expand in step with development.

Growth should strengthen the Town by increasing housing opportunities, supporting Main Street businesses, and expanding the local customer base without compromising community identity.

Neighborhood Integration

New neighborhoods should connect with the existing community through:

- Sidewalks and pedestrian pathways.
- Safe bicycle access where practical.
- Multiple street connections where feasible.
- Logical extensions of the existing street network.
- Parks and open spaces that serve both new and existing residents.
- Convenient access to Main Street and civic facilities.

Neighborhood design should encourage residents to participate in community life rather than relying exclusively on automobile travel for daily activities.

Housing Diversity

Future residential growth should provide a variety of housing opportunities that serve residents throughout different stages of life.

The Town encourages:

- Single-family homes.
- Cottage-style housing.
- Duplexes where appropriate.
- Smaller homes for first-time buyers and seniors.
- Family-oriented housing with three or more bedrooms.
- Housing that supports workforce residents.

A balanced housing supply strengthens economic resiliency and helps residents remain within the community as their housing needs change.

Infrastructure Coordination

Residential growth should occur only where adequate infrastructure either exists or is planned.

Future development should be coordinated with:

- Water system improvements.
- Sewer capacity.
- Transportation improvements.
- Stormwater management.
- Reliable broadband service and connections for new development.
- Emergency services.
- Parks and recreation facilities.

Development should contribute to the efficient use of public infrastructure while minimizing long-term maintenance costs.

Planning Principles

Future growth areas should:

- Reinforce Stanardsville's small-town character.
- Transition appropriately to existing neighborhoods.
- Incorporate high-quality architectural and site design.
- Preserve significant natural features where practical.
- Encourage walkability.
- Support long-term fiscal sustainability.
- Strengthen connections to Main Street.
- Expand opportunities for public recreation and gathering spaces that benefit residents throughout the community.

Growth should be measured not simply by the number of homes constructed, but by the quality of neighborhoods created and their contribution to the overall community.

2.5.4 Civic & Institutional

Stanardsville's civic and institutional facilities are among the Town's greatest assets. As the Greene County seat, the Town contains a concentration of government, educational, religious, and community facilities that far exceeds what would normally be expected in a municipality of its size. These institutions provide essential

public services, support economic activity, strengthen community identity, and reinforce Stanardsville's role as the civic center of Greene County.

The continued success of these facilities is fundamental to the Town's long-term vitality.

Purpose

The Civic & Institutional Policy Area supports the continued investment, preservation, and enhancement of public and community-serving facilities while ensuring they remain well integrated with surrounding neighborhoods and businesses.

These facilities should continue to serve as community anchors that encourage civic engagement, provide essential services, and contribute to the Town's identity.

Community Anchors

The Civic & Institutional Policy Area includes, but is not limited to:

- Greene County Courthouse
- Greene County Administration Building
- Stanardsville Town Hall
- William Mills House
- Jefferson-Madison Regional Library
- Piedmont Virginia Community College satellite campus
- Greene Commons (a nearby County facility outside current Town limits)
- Public schools
- Churches and other houses of worship
- Public safety facilities
- Community and nonprofit organizations

Together these facilities create destinations that generate daily activity, support local businesses, and reinforce Stanardsville's role as the governmental and cultural center of Greene County.

William Mills House

The adaptive reuse of the William Mills House represents one of the Town's highest priority civic investments.

Relocating Town Hall to this historic property will preserve a community landmark and create a more centrally located municipal facility. The associated commercial reuse opportunity is discussed in Section 2.5.1.

The Town should continue pursuing partnerships and grant opportunities that support the rehabilitation and long-term preservation of historically significant civic properties.

Greene Commons

Greene Commons is discussed in Section 2.5.5 Parks and Open Space.

Planning Principles

Future decisions affecting civic and institutional properties should:

- Preserve historically significant buildings.
- Encourage adaptive reuse where appropriate.
- Improve public accessibility.
- Strengthen pedestrian connectivity.
- Coordinate public investments with surrounding development.

- Support shared use of facilities whenever practical.
- Reinforce Stanardsville's identity as Greene County's civic center.
- Promote partnerships among the Town, Greene County, nonprofit organizations, educational institutions, and community groups.

Public investments should be evaluated not only for the services they provide, but also for their ability to strengthen community identity, encourage private investment, and improve the overall quality of life for residents.

2.5.5 Parks & Open Space

Stanardsville's public spaces, scenic mountain views, walkable streets, and proximity to Shenandoah National Park and the Blue Ridge Mountains contribute to its identity and quality of life. Nearby County facilities provide additional recreation and gathering opportunities, while neighborhood parks and the voluntary Greenbelt Initiative offer opportunities within the Town.

These resources support recreation, community events, tourism, environmental stewardship, and public health while reinforcing the Town's small-town character.

Purpose

The Parks & Open Space Policy Area encourages the preservation, enhancement, and expansion of public gathering spaces, recreational opportunities, and natural resources that improve the daily lives of residents and visitors.

Parks should serve not only as recreational amenities but also as important community gathering places that strengthen neighborhood connections and encourage healthy lifestyles.

Greene Commons

Greene Commons is a County-owned public gathering space outside current Town limits that serves Stanardsville residents and the broader Greene County community.

The facility hosts concerts, festivals, farmers markets, community celebrations, and other public events that strengthen civic pride and support local businesses.

The Town should coordinate with Greene County on accessibility, pedestrian connections, and programming at Greene Commons. Any Town financial contribution should be evaluated against ownership, public benefit, County participation, and competing Town priorities.

Neighborhood Parks

The Town supports the continued development of neighborhood parks and smaller recreational spaces that are easily accessible on foot from surrounding residential areas.

The proposed pocket park within Blue Ridge Meadows represents an excellent example of integrating recreation into new residential development. Similar opportunities should be encouraged as additional redevelopment occurs.

Neighborhood parks should provide flexible spaces for informal recreation, children's play, community gatherings, and passive enjoyment rather than requiring extensive recreational facilities. Accessible and adaptable designs should accommodate users of different ages and abilities.

Greenbelt Initiative

The Town supports continued exploration of a voluntary greenbelt that could ultimately provide a safe, scenic pedestrian connection across Stanardsville.

Participation should remain entirely voluntary and based upon partnerships with willing property owners.

Over time, the greenbelt could:

- Improve pedestrian safety.
- Connect neighborhoods with parks and civic facilities.
- Preserve natural resources and wildlife habitat.
- Encourage walking and outdoor recreation.
- Strengthen Stanardsville's identity as a healthy, connected community.

The Town recognizes that this vision will likely be achieved incrementally through private partnerships, conservation efforts, and future grant opportunities. As public access is established, the Town should define operating hours and allowable activities to support safety and compatibility with neighboring properties.

The Proposed Greenway Trails Map is provided in Figure 3.3.

Environmental Stewardship

Future development should respect Stanardsville's natural setting and seek opportunities to preserve mature trees, streams, scenic views, and environmentally sensitive areas whenever practical.

Public improvements should incorporate landscaping, native vegetation with interest across all four seasons, and sustainable design practices that enhance the Town's appearance while reducing long-term maintenance requirements.

The Town also supports continued implementation of DarkSky principles that reduce light pollution while maintaining public safety. Recent lighting upgrades at Town Hall provide an opportunity to demonstrate these principles in public projects.

Planning Principles

Future decisions affecting parks and open space should:

- Expand opportunities for walking and outdoor recreation.
- Improve connections between neighborhoods and public facilities.
- Preserve significant natural features.
- Encourage community gathering spaces.
- Support healthy lifestyles.
- Strengthen tourism and outdoor recreation opportunities.
- Promote environmental stewardship, natural habitat, and wildlife.
- Reinforce Stanardsville's scenic character.

Investment in parks and open space should be viewed as an investment in community health, economic vitality, and long-term quality of life.

Implementation Priorities

During the planning period, the Town should continue pursuing opportunities to:

- Coordinate with Greene County on Greene Commons and prioritize public gathering spaces and pedestrian connections that serve Town residents.
- Advance the voluntary Greenbelt Initiative through partnerships with property owners.

- Improve pedestrian connections between neighborhoods and civic facilities.
- Protect significant scenic and environmental resources.
- Coordinate park and trail planning with future residential development.

Pursue state, federal, and private grant funding that supports parks, trails, conservation, and recreational improvements.

The Proposed Greenway Trails map is provided in Figure 3.3.

Stanardsville's natural setting is not simply a backdrop for future development—it is one of the community's greatest assets. Future growth should complement, preserve, and celebrate this setting so that residents and visitors continue to experience the scenic beauty, walkability, and small-town character that define Stanardsville.

2.5.6 Gateway Corridors

Stanardsville's gateway corridors create the first impression for residents, businesses, and visitors entering the community. Route 33, Main Street, Ford Avenue, and Madison Road serve as the Town's primary entrances and collectively shape perceptions of Stanardsville's identity, character, and economic vitality.

These corridors should function as more than transportation routes. They should communicate a sense of arrival, reinforce the Town's historic character, support local businesses, and safely accommodate a variety of transportation modes.

Purpose

The Gateway Corridor Policy Area promotes attractive, safe, and well-maintained entrances that enhance community appearance while supporting economic development, tourism, and neighborhood connectivity.

Future improvements should balance transportation efficiency with aesthetics, pedestrian safety, and the preservation of Stanardsville's small-town character.

Community Identity

Gateway corridors should reflect the unique identity of Stanardsville through thoughtful streetscape improvements, landscaping, public art, signage, and coordinated design elements.

Whenever practical, improvements should include:

- Native landscaping.
- Street trees.
- Decorative lighting consistent with DarkSky principles.
- Wayfinding signage.
- Attractive public spaces.
- Consistent streetscape materials.
- Preservation of scenic views.

These improvements should create an attractive and welcoming environment while reinforcing the Town's historic identity.

Complete Streets

Gateway corridors should safely accommodate multiple forms of transportation rather than serving only motor vehicles.

Future improvements should consider:

- Sidewalks.
- Crosswalks.
- Bicycle accommodations where practical.
- Shared-use paths.
- Golf carts where permitted by law.
- Emerging forms of personal mobility, such as electric bicycles and scooters, where appropriate.

The Town recognizes that transportation preferences and technologies will continue to evolve during the life of this Comprehensive Plan. Corridor design should therefore remain flexible enough to accommodate future mobility options while maintaining public safety.

Economic Development

Gateway corridors also function as important economic development corridors.

Well-designed entrances encourage investment, support tourism, improve business visibility, and reinforce community pride.

Public improvements should complement adjacent businesses and encourage redevelopment that enhances the overall appearance of the community.

Planning Principles

Future gateway corridor improvements should:

- Create attractive community entrances.
- Improve pedestrian safety.
- Enhance bicycle connectivity where practical.
- Support local businesses.
- Preserve scenic character.
- Improve accessibility.
- Reinforce Main Street as the community's center.
- Coordinate transportation improvements with land use planning.
- Maintain infrastructure that reflects the Town's historic scale and character.

Gateway corridors should be viewed as investments in community identity as much as transportation infrastructure.

Table 2.3 — Future Land Use Categories

Policy Area	Primary Purpose	Desired Character	Appropriate Uses	Key Planning Priorities
Main Street Business District (Future Policy Area)	Revitalize the Town's historic commercial core.	Walkable, active, mixed-use downtown that preserves historic character.	Retail, restaurants, professional offices, lodging, upper-story residential or office uses, civic gathering spaces.	Adaptive reuse, façade improvements, streetscape enhancements, business recruitment, property-owner partnerships, historic preservation.

Policy Area	Primary Purpose	Desired Character	Appropriate Uses	Key Planning Priorities
Neighborhood Residential	Preserve established neighborhoods while supporting housing choice.	Traditional residential neighborhoods with gradual, compatible reinvestment.	Single-family homes, duplexes, accessory dwelling units where appropriate, neighborhood-scale residential redevelopment.	Housing affordability, neighborhood compatibility, off-street parking, rehabilitation of older homes, walkability.
Emerging Residential Growth Area	Accommodate future population growth through coordinated planning.	Connected neighborhoods integrated with the existing Town.	Planned residential communities, parks, open space, neighborhood amenities.	Infrastructure coordination, pedestrian connectivity, housing diversity, fiscal sustainability, neighborhood integration.
Civic & Institutional	Maintain and strengthen community-serving facilities.	Accessible public facilities that reinforce Stanardsville's identity as the county seat.	Government offices, schools, library, William Mills House, churches, community facilities; nearby County facilities such as Greene Commons.	Public investment, adaptive reuse, historic preservation, partnerships, accessibility.
Parks & Open Space	Enhance recreation, environmental stewardship, and quality of life.	Connected public spaces that encourage recreation and community gathering.	Neighborhood parks, trails, greenbelt, passive recreation, conservation areas; coordination with Greene County on Greene Commons.	Greenbelt development, environmental stewardship, DarkSky principles, pedestrian connectivity, recreation.
Gateway Corridors	Create attractive entrances and strengthen community identity.	Safe, attractive transportation corridors that reinforce the Town's character.	Transportation corridors, streetscapes, landscaping, gateways, wayfinding, sidewalks.	Complete Streets, corridor beautification, economic development, pedestrian safety, scenic preservation.

Table 2.4 – Future Land Use Policy Summary Matrix

When Reviewing...	Consider...
Rezoning	Does it support the Future Land Use Policy Area?
Special Use Permit	Is the use compatible with surrounding properties?
Site Plan	Does it improve connectivity, landscaping, and pedestrian access?
Public Investment	Does it advance Town priorities identified in this Plan?
Redevelopment	Does it strengthen Main Street or established neighborhoods?
Infrastructure Project	Does it support planned growth areas?

2.6 Development Principles

The following principles should guide future land use decisions, public investments, redevelopment initiatives, and amendments to the Town's zoning regulations. These principles are intended to provide a consistent framework for evaluating proposals while maintaining flexibility to respond to changing community needs.

Citizen-First Planning

Land use decisions should prioritize the long-term health, safety, and welfare of the community. Planning should remain transparent, predictable, and responsive to the needs of residents while balancing the interests of property owners, businesses, and future generations.

Partnership with Property Owners

The Town recognizes that successful revitalization depends upon the willingness of private property owners to invest in their properties.

Whenever practical, the Town should encourage redevelopment through collaboration, incentives, technical assistance, and voluntary participation rather than unnecessary regulation.

Predictability and Fairness

Applicants, residents, and property owners should understand how land use decisions are made.

Policies should be applied consistently while allowing reasonable flexibility when proposals clearly advance the goals of this Comprehensive Plan.

Incremental Revitalization

Stanardsville's future will be shaped through steady reinvestment rather than dramatic change.

Small improvements made consistently over time—including building rehabilitation, adaptive reuse, façade improvements, infrastructure investments, and neighborhood reinvestment—can collectively transform the community while preserving its historic character.

Adaptive Reuse

The Town strongly encourages the continued reuse of existing buildings whenever practical.

Adaptive reuse preserves historic resources, supports sustainability, reduces redevelopment costs, and reinforces the character that distinguishes Stanardsville from newer communities.

Walkability and Connectivity

Future development should improve opportunities for walking throughout the community.

Whenever practical, new development and public investments should strengthen pedestrian connections between neighborhoods, schools, Greene Commons, Main Street, parks, and civic facilities.

Infrastructure Coordination

Growth should occur where public infrastructure can reasonably support development.

Water, sewer, transportation, stormwater, broadband, emergency services, and public facilities should be planned in coordination with future land use to ensure long-term fiscal responsibility.

Economic Sustainability

Land use decisions should strengthen the Town's long-term financial stability by encouraging redevelopment, supporting local businesses, expanding the tax base, and making efficient use of public investments.

Regional Collaboration

Stanardsville and Greene County share many planning objectives.

Continued coordination between the Town, Greene County, regional organizations, state agencies, nonprofit partners, and the private sector will remain essential to implementing this Comprehensive Plan.

Financial Assistance Philosophy

The Town's preferred approach is to support revitalization through revolving loan programs, low-interest financing, technical assistance, and public-private partnerships whenever practical.

Grant funding should continue to be pursued when available, particularly through state and federal programs. However, local financial assistance should emphasize equitable, transparent, and sustainable approaches that encourage long-term private investment while minimizing the potential for perceived favoritism.

2.7 Priority Investment Areas

The following priority investment areas represent the Town's highest land use and community development priorities over the planning horizon of this Comprehensive Plan. While implementation will depend upon available funding, partnerships, and future Town Council direction, these priorities should guide capital planning, grant applications, redevelopment efforts, and annual work programs.

Priority 1 – Main Street Revitalization

Maintaining a vibrant downtown remains the Town's highest long-term priority.

Investment should focus on encouraging adaptive reuse of existing buildings, attracting complementary businesses, improving building façades, enhancing public spaces, and strengthening the pedestrian experience.

The William Mills House opportunity in Section 2.5.1 is a catalyst for this investment priority.

Examples of implementation include:

- Adaptive reuse of underutilized buildings.
- Streetscape improvements.
- Façade improvement programs.
- Business recruitment and retention.
- Historic preservation initiatives. Banners, planters, and compatible lighting can reinforce a welcoming Main Street atmosphere.

Priority 2 – Neighborhood Reinvestment

Stanardsville's established neighborhoods represent one of its greatest assets.

The Town should continue encouraging property maintenance, rehabilitation of older housing, compatible infill development, neighborhood beautification, and housing opportunities that allow residents to remain within the community throughout different stages of life.

Priority 3 – Coordinated Residential Growth

Future residential development should continue to occur in areas identified for growth while remaining coordinated with public infrastructure, parks, transportation improvements, and community services.

Growth should strengthen existing neighborhoods rather than compete with them.

Priority 4 – Public Infrastructure

Reliable infrastructure supports every aspect of future growth.

Investment priorities should continue emphasizing:

- Water.
- Sewer.
- Sidewalks.
- Streets.
- Stormwater management.
- Broadband.
- Public facilities.
- Emergency services.

Infrastructure improvements should be coordinated with anticipated growth areas whenever practical. Public parking improvements, including evaluation of parking meters where appropriate, should be considered as part of downtown infrastructure planning.

Priority 5 – Parks, Trails, and Public Spaces

Neighborhood parks, pedestrian connections, and the voluntary Greenbelt Initiative should strengthen recreation and community interaction. Coordination with Greene County on Greene Commons should follow the ownership and investment considerations in Section 2.5.5.

Public open spaces should continue serving as destinations for residents, visitors, and community events.

Priority 6 – Economic Development

The Town should continue encouraging locally owned businesses, adaptive reuse, tourism, and entrepreneurship while supporting employers that complement Stanardsville's historic character.

Economic development efforts should emphasize long-term fiscal sustainability rather than short-term growth.

Priority 7 – Community Partnerships

The partnerships identified in Section 7.6 support this priority.

Strong partnerships expand funding opportunities, improve coordination, and allow the Town to accomplish projects that would otherwise exceed its available resources.

Implementation Strategy

Implementation should follow the framework in Chapter 7 and remain an ongoing evaluation process.

Town Council should periodically review these priorities during budget preparation, Capital Improvement Program development, grant planning, and major land use decisions to ensure that public investments remain consistent with the vision established by this Comprehensive Plan.

The Town should also continue updating its implementation strategies as projects are completed, new opportunities arise, and community needs evolve.

2.8 Summary

The Town's long-term land use strategy is based upon:

- Preserving Stanardsville's historic character.
- Revitalizing Main Street through voluntary reinvestment.
- Supporting property owners through partnerships.
- Expanding housing opportunities while protecting neighborhoods.
- Coordinating growth with infrastructure.
- Strengthening neighborhood parks and the Greenbelt, and coordinating with Greene County on Greene Commons.
- Improving gateway corridors and walkability.
- Encouraging economic development compatible with the Town's character.
- Making decisions that support long-term fiscal sustainability.

The Future Land Use Framework establishes the policy direction that will guide future zoning decisions, public investments, redevelopment efforts, and community partnerships throughout the planning horizon of this Comprehensive Plan.

SECTION 3 — TRANSPORTATION

3.1 Introduction

Transportation in Stanardsville is not simply about moving vehicles. It is about ensuring that residents, families, visitors, employees, students, and emergency responders can move safely and comfortably through the Town while preserving Stanardsville's historic character and supporting Main Street revitalization.

Stanardsville's transportation network is shaped by its small-town form. Main Street, Madison Road, Ford Avenue, Celt Road, and the surrounding local streets carry local traffic, school traffic, regional travel, visitors, delivery vehicles, pedestrians, and bicyclists within a compact area. This creates both opportunities and challenges.

The Town's transportation priorities are closely connected to land use, economic development, housing, public safety, and community identity. A safe and walkable transportation network supports Main Street businesses, improves quality of life for residents, strengthens connections to Greene Commons and civic facilities, and helps future growth become part of the Town rather than separate from it.

As Stanardsville prepares for continued residential growth, especially through Blue Ridge Meadows, transportation planning must focus on safety, connectivity, walkability, accessibility, and coordination with VDOT, Greene County, developers, and regional partners.

3.2 Transportation Network

Stanardsville's transportation network provides local mobility while serving as an important regional connection for residents, businesses, emergency services, and visitors traveling through Greene County. Although compact in size, the Town experiences a variety of transportation demands because it serves as the county seat and is traversed by U.S. Route 33.

The network consists of state-maintained highways, collector roads, local streets, sidewalks, and shared public spaces that together provide access to homes, businesses, schools, government facilities, parks, and community destinations.

Regional Connections

U.S. Route 33 serves as the Town's primary east-west transportation corridor, connecting Stanardsville with Charlottesville, Harrisonburg, Shenandoah National Park, and surrounding communities. The corridor supports commuter traffic, tourism, freight movement, emergency services, and daily commercial activity.

Madison Road (Route 230) provides an important north-south connection to Madison County and the surrounding rural areas while also serving local residents and businesses.

Community Street Network

Within Town, Main Street functions as the community's primary commercial corridor and civic spine. Ford Avenue, Celt Road, Stanard Street, and other local streets provide access to residential neighborhoods, public facilities, and businesses.

Unlike many newer communities, Stanardsville developed as a traditional interconnected street network. This pattern improves emergency response, distributes traffic, and supports walking by providing multiple routes between destinations.

Future transportation improvements should reinforce this connected pattern whenever practical.

Functional Classification

Roadways within Stanardsville serve different purposes depending on the amount and type of traffic they carry.

In general:

- **U.S. Route 33 and Madison Road** function as the Town's primary regional corridors.
- **Celt Road** serves as an important collector connecting neighborhoods and public facilities.
- **Local streets** provide direct access to homes, businesses, and community destinations while supporting lower vehicle speeds that are compatible with neighborhood character.

Understanding these roadway functions helps guide future transportation improvements while balancing mobility, safety, and community character.

Figure 3.1 — Roadway Functional Classification



3.3 Mobility, Traffic Operations & Safety

Stanardsville's transportation system must safely accommodate a wide variety of users, including pedestrians, bicyclists, school children, residents, visitors, emergency responders, delivery vehicles, and regional traffic. Because the Town serves as both a residential community and the governmental center of Greene County, transportation decisions must balance efficient vehicle movement with safety, accessibility, economic vitality, and preservation of the Town's historic character.

Unlike larger communities, transportation improvements in Stanardsville should be evaluated not solely on roadway capacity but on how well they improve the overall quality of life for residents while supporting Main Street businesses and community activity.

3.3.1 Main Street

Main Street functions as the Town's transportation spine, commercial corridor, and civic gathering place. It is simultaneously a state highway, business district, pedestrian environment, and community destination.

Transportation improvements along Main Street should continue emphasizing:

- Pedestrian safety.
- Reduced vehicle conflicts.
- Accessible sidewalks.
- Clearly visible crosswalks.
- Streetscape enhancements.
- Safe on-street parking.
- Attractive public spaces.
- Efficient traffic movement.

Future improvements should support local businesses while maintaining the historic character that distinguishes downtown Stanardsville. Sidewalk maintenance should address damaged surfaces and bridge approaches, with coordinated snow removal and regular sweeping to keep pedestrian routes safe and usable.

3.3.2 Main Street Intersections

The Main Street intersections at Ford Avenue and Madison Road are important transportation priorities. Ford Avenue warrants particular attention because turning movements and pedestrian access connect Main Street with civic and commercial destinations.

Traffic congestion, turning movements, pedestrian accessibility, and aging infrastructure all affect the operation of this intersection. Evaluation should account for tractor-trailers, commercial vehicles, and agricultural traffic, as well as sidewalk and retaining-wall conditions along Madison Road.

The Town should continue working with VDOT to evaluate opportunities to improve:

- Intersection geometry.
- Traffic flow.
- Sidewalk accessibility.
- ADA compliance.
- Retaining wall conditions.
- Pedestrian crossings.
- Driver visibility.
- Long-term operational efficiency.

Any improvements should enhance safety while remaining compatible with the historic setting of downtown Stanardsville. The Town should also coordinate with VDOT and the Greene County Sheriff's Office on speed management and enforcement, including evaluation of radar speed-feedback signs.

3.3.3 Future Residential Growth

Future residential development, particularly within the Blue Ridge Meadows area, will increase travel demand throughout the Town.

As growth occurs, transportation planning should ensure that:

- Street connections are logical.
- Multiple access points are maintained where practical.
- Sidewalks connect new neighborhoods with Main Street.
- Parks and civic facilities remain easily accessible.
- School traffic can be accommodated safely.
- Emergency response routes remain efficient.

Transportation planning should occur in coordination with Greene County, VDOT, developers, and public safety agencies to ensure that infrastructure keeps pace with development.

3.3.4 School & Community Safety

Students, families, and pedestrians regularly travel between neighborhoods, schools, Greene Commons, Town Hall, and other public facilities.

Future transportation improvements should continue emphasizing:

- Safe routes to schools.
- Pedestrian visibility.
- School-zone safety.
- Sidewalk continuity.
- Accessible crossings.
- Traffic calming where appropriate.
- Coordination with Greene County Public Schools.

Safe pedestrian access benefits residents of all ages while encouraging walking and strengthening community connections. Coordination with Greene County, VDOT, and public schools should also address school-access needs outside Town limits, including evaluation of turning-lane improvements at the primary school.

3.3.5 Transportation Philosophy

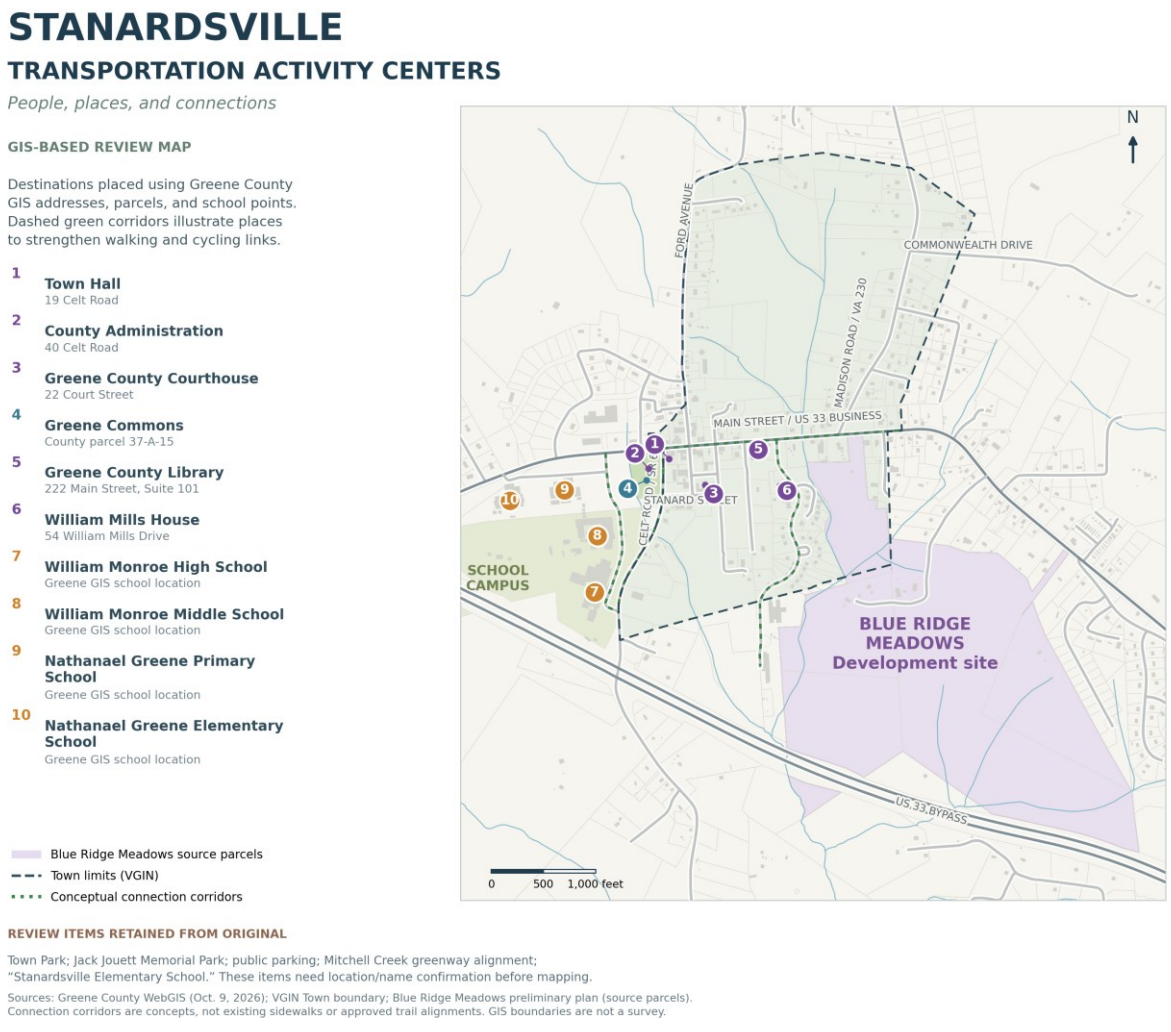
Transportation decisions should first consider the safety and comfort of pedestrians, followed by bicyclists, emergency responders, transit users, businesses, and motorists.

Because Stanardsville is a compact historic community, transportation improvements should reinforce walkability, economic vitality, neighborhood character, and public safety rather than simply increasing roadway capacity.

Table 3.1 — Traffic Volumes by Corridor

Roadway	Location/Segment	Average Daily Traffic (ADT)	Notes
Route 33 (Main Street)	Downtown Stanardsville	~4,900 vehicles/day	Primary local corridor
Route 33 Bypass (Spotswood Trail)	North of Town	~8,700 vehicles/day	Carries through-traffic
Local Streets	Residential areas	Low volume	Primarily local access
VDOT AADT 2025			

Figure 3.2 – Transportation Activity Centers



3.4 Walking, Golf Carts, Bicycling & Accessibility

Walkability is one of Stanardsville's defining characteristics. The Town's compact development pattern allows many residents and visitors to walk between neighborhoods, Main Street businesses, Greene Commons, schools, public facilities, and community events. Maintaining and expanding this walkable environment remains one of the Town's highest transportation priorities.

Stanardsville could explore golf cart use for short trips to downtown businesses and community facilities, potentially reducing car trips and parking needs. Because the Town does not have its own police department, Virginia Code § 46.2-916.2(C) currently prevents it from authorizing golf carts on public streets. The Town could request that its state legislators introduce legislation adding Stanardsville to the towns exempted from this requirement. If enacted, the Town could adopt an ordinance designating suitable streets and work with VDOT on safety and signage. Golf cart travel would generally be limited to streets posted at 25 mph or less and subject to state driver and equipment requirements.

This section addresses safe pedestrian and bicycle travel. Section 2.5.5 provides the related parks and greenway policies.

3.4.1 Existing Pedestrian Network

Stanardsville contains an established network of sidewalks throughout much of the downtown area. These sidewalks provide access to public facilities, businesses, schools, neighborhoods, and civic destinations.

The Town has made significant investments in pedestrian infrastructure in recent years and should continue identifying opportunities to close remaining sidewalk gaps, improve accessibility, and enhance pedestrian safety.

3.4.2 Sidewalk Improvements

Future sidewalk improvements should prioritize:

- Completing missing sidewalk segments.
- Improving ADA accessibility.
- Repairing deteriorated sidewalks.
- Removing barriers to pedestrian travel.
- Improving pedestrian crossings.
- Enhancing lighting where appropriate.
- Improving pedestrian connections to civic destinations.

Projects should continue to build upon the recommendations of the Town's Bicycle and Pedestrian Infrastructure Assessment while coordinating improvements with future redevelopment and utility projects.

3.4.3 Bicycle Facilities

Local bicycle travel requires attention to roadway conditions, vehicle conflicts, and safe connections between destinations.

Although dedicated bicycle facilities remain limited, future roadway improvements should consider opportunities to improve bicycle accommodations where practical through shared roadways, improved pavement markings, signage, and connections to parks, neighborhoods, and community destinations.

Because of the Town's compact size, many bicycle trips are expected to remain short local trips rather than commuter travel. The Town should consider bicycle racks at convenient destinations where space allows, including the library, courthouse, and nearby seating areas.

3.4.4 Accessibility

Transportation improvements should remain accessible to residents of all ages and abilities.

Future projects should continue improving:

- ADA compliance.
- Curb ramps.

- Crosswalk accessibility.
- Pedestrian refuge areas where appropriate.
- Wayfinding.
- Safe routes to public facilities. Snow removal and routine sidewalk maintenance.

Accessibility improvements benefit not only individuals with disabilities but also older adults, parents with strollers, children, and visitors.

3.4.5 Complete Streets

Future transportation projects should be planned using Complete Streets principles whenever practical.

Roadways should safely accommodate:

- Pedestrians.
- Bicyclists.
- Personal mobility devices.
- Public transit.
- Emergency responders.
- Freight deliveries.
- Passenger vehicles. Golf carts and other small mobility vehicles should be considered where legally permitted, with operating standards that protect public safety.

The application of Complete Streets principles should be appropriate for Stanardsville's size, historic character, and transportation needs.

Figure 3.3 - Pedestrian and Greenway Network

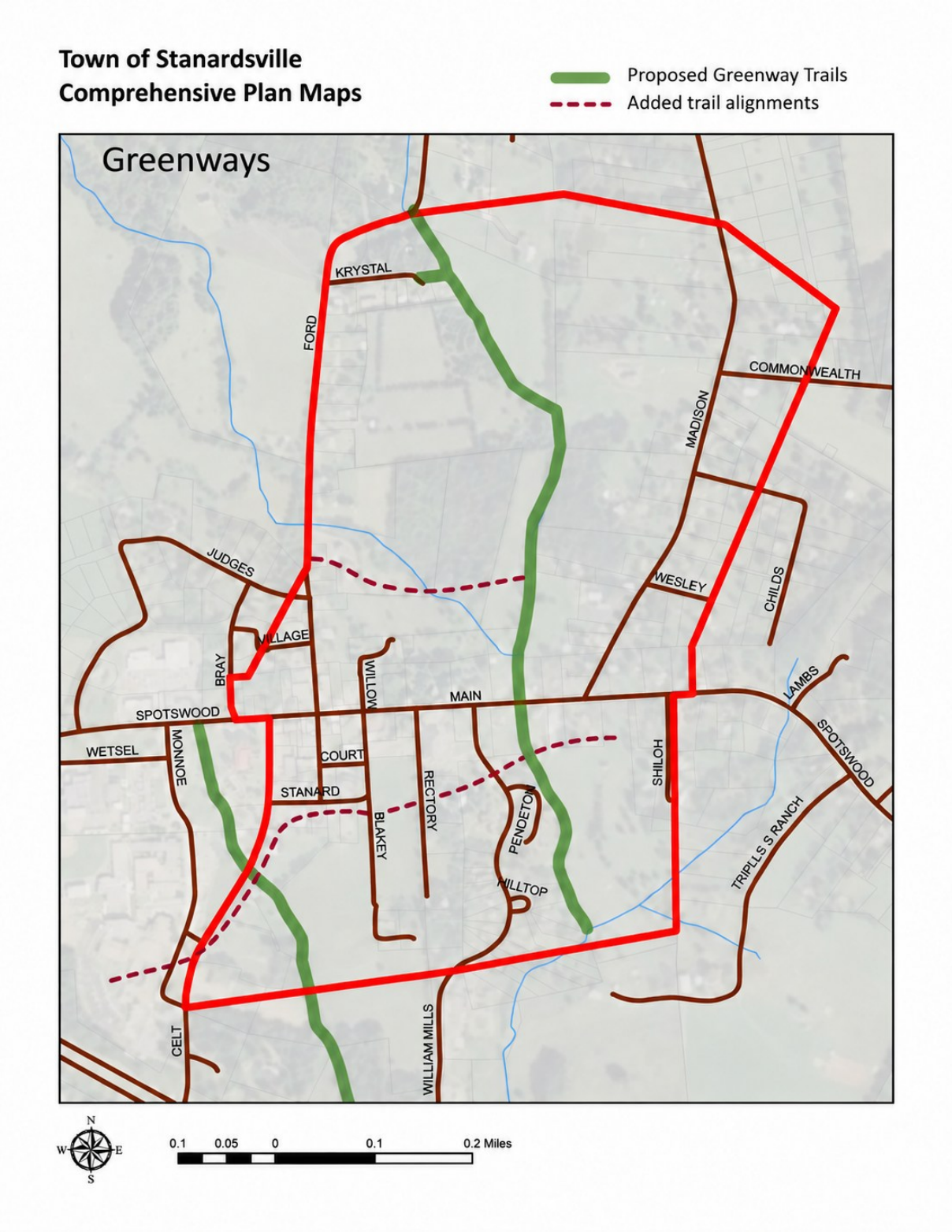


Figure 3.4 – Sidewalk and Crosswalk Map

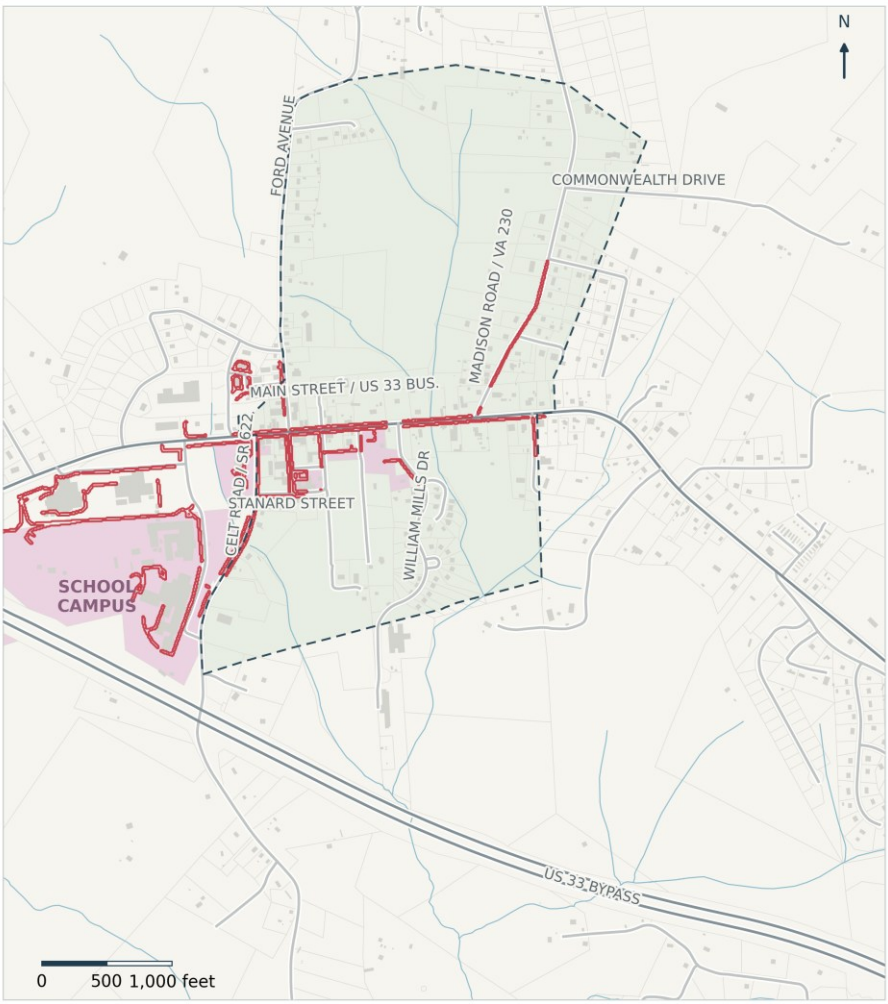
STANARDSVILLE

SIDEWALKS & PEDESTRIAN CONNECTIONS

Walking routes and community destinations

GIS-BASED REVIEW MAP

Greene County GIS provides the roads, parcels, streams, and building footprints. Sidewalk lines are transferred from the supplied map using its Town boundary to register the two maps.



LEGEND

- Sidewalks from supplied map
- Local civic and school sites
- Town limits (VGIN)
- Roads (Greene GIS)
- Streams (Greene GIS)

READING THE MAP

Red lines preserve the sidewalk network shown in the supplied figure, including routes around the school campus and downtown. They are approximate alignments, not a surveyed inventory.

Pink areas use GIS parcels for civic and school sites rather than copying the original shaded shapes.

ITEMS FOR CONFIRMATION

The source legend includes crosswalks, but individual yellow crosswalk lines are not discernible in the supplied image.

Source speed signs show 25 and 35 mph; current limits need verification.

Sources: Greene County WebGIS (Oct. 9, 2026); VGIN Town boundary; supplied sidewalk map.
Sidewalk alignments are approximate and retain the source map's status; existing versus proposed is not distinguished.
Planning map; GIS boundaries are not a survey. Crosswalk locations and current sidewalk conditions require confirmation.

Table 3.2 — Pedestrian Infrastructure Gaps

Location	Issue Type	Description	Impact	Priority
Main Street (Downtown Corridor)	Sidewalk gaps	Sidewalks are present in some areas but not continuous along the full corridor	Reduces walkability and safety for pedestrians	High
Main Street Intersections	Limited crosswalks	Few marked crosswalks and limited pedestrian signaling	Creates safety concerns when crossing roadways	High
Residential Neighborhoods	Lack of sidewalks	Many streets lack sidewalks entirely	Limits pedestrian access to downtown and services	Medium
Key Intersections (Town-wide)	ADA accessibility	Limited curb ramps and accessibility features	Restricts mobility for seniors and individuals with disabilities	Medium
Connection to Civic Uses (Library, Courthouse, Schools)	Connectivity gaps	Incomplete pedestrian routes to major destinations	Reduces safe access to public facilities	High
New Development Areas	Incomplete connections	Sidewalks may not connect to existing network	Creates isolated pedestrian routes	Medium

Table 3.3 — Stanardsville Recommendations

Stanardsville Recommendations

Below are the principal recommendations for Stanardsville's multimodal network. For improvements not including an explanation, the explanation is that it connects portions of the currently existing multimodal network or creates cohesion of the planned multimodal network.

Roadway/Corridor	Segment	Improvement	Explanation
Along Mitchell Creek	Krystal Court to Williams Mill and/or Triple S Ranch	Shared Use Path (Greenway)	Connect Northern and Southern Town Boundaries
Along Creek	Intersection of Main St & Monroe to Southern Town Boundary (connected to above recommendation)	Shared Use Path (Greenway)	
Krystal Ct, Ford Ave, Judges & Bray Road	Krystal Ct to Monroe and Main St (connected to above recommendation)	Shared Use Path	
Main Street	Compete Main Street Improvement	Sidewalks	
Celt Road	South of Stanard Street	Install Crosswalk and Improve Sidewalk Conditions	Increase safety and sidewalk improvement
Ford Avenue	Main Street to Judges Road	Sidewalk (connected to recommended Shared Use Path on Ford Ave)	
Main Street	Across town	Install Paved Shoulder or Sharrows	Increase bicyclist safety traveling in Greene
Madison Road	Start to northern town boundary	Install Paved Shoulder or Sharrows	Increase safety for bicylists traveling in Greene
Madison Road	Wesley Street to Childs Road	Sidewalk Maintenance (clear erosion)	Increase accessibilty
Celt Road	Main Street to Stanard Street	Relocate mailbox	Clear Obstruction

Thomas Jefferson Planning District Commission Bicycle & Pedestrian Infrastructure Assessment 2022

3.5 Regional Connectivity

Stanardsville's transportation network extends well beyond the Town limits. As the seat of Greene County and the community's principal commercial and governmental center, the Town relies on strong regional transportation connections to support commuting, economic development, tourism, public services, and emergency response.

Continued coordination with Greene County, the Virginia Department of Transportation (VDOT), the Thomas Jefferson Planning District Commission (TJPDC), regional transit providers, and neighboring localities will remain essential to maintaining a safe and efficient transportation network.

3.5.1 Regional Highway Network

The regional corridors described in Section 3.2 connect Stanardsville with surrounding communities, Shenandoah National Park, and Skyline Drive.

These corridors carry commuter traffic, freight, visitors, school transportation, and emergency services while supporting the Town's businesses and public institutions.

The Town should continue working with VDOT to maintain safe and efficient travel along these corridors while preserving the character of the downtown area.

3.5.2 Commuting Patterns

Many Stanardsville residents travel outside the Town for employment, education, shopping, and healthcare. Likewise, residents from throughout Greene County regularly travel into Stanardsville to access government offices, schools, businesses, professional services, and community events.

These travel patterns reinforce the importance of maintaining reliable regional transportation connections while continuing to improve mobility within the Town.

Transportation planning should recognize both daily commuting needs and the Town's role as the county's civic and commercial center.

Table 3.4 – Commuting Patterns

Workforce Characteristic	Pattern / Percentage	Planning Implication
Teachers	Approximately 20% of workforce	Education is the largest single employment sector and provides a stable employment base.
Remaining Workforce	Approximately 80%, spread across a wide range of industries	Employment is well diversified with a mix of higher-wage professional occupations and lower-wage service and trades.
Residents Working Within Stanardsville	15%	Most residents leave the immediate area for employment, indicating Stanardsville functions primarily as a residential community.
Commuting to Albemarle County	32%	Albemarle County is the primary employment destination for local residents.
Commuting to Greene County (Outside Stanardsville)	14%	A significant share of residents work elsewhere within Greene County.
Commuting to the City of Charlottesville	11%	Charlottesville remains an important regional employment center.
Commuting to Other Virginia Counties	28%	Nearly one-third of workers commute to other regional employment centers, demonstrating strong regional workforce connections.

3.5.3 Tourism & Visitor Access

The tourism assets discussed in Section 6.5 generate visitor travel through Stanardsville.

These trips create opportunities for the businesses and events described in Chapter 6.

Transportation improvements should continue enhancing wayfinding, pedestrian accessibility, streetscape appearance, and visitor orientation while maintaining efficient regional travel. Wayfinding should highlight local attractions, dining, and visitor destinations, with a coordinated welcome sign and seasonal banners where appropriate.

3.5.4 Public Transportation

Public transportation services provide important mobility options for residents who may not have access to private vehicles, including older adults, individuals with disabilities, and those traveling to employment, medical appointments, and community services.

The Town supports continued coordination with regional transit providers to maintain and improve access to public transportation as community needs evolve.

Where practical, transit stops should be connected to sidewalks and other pedestrian facilities to improve accessibility and safety.

3.5.5 Intergovernmental Coordination

Transportation coordination should involve the partners identified in Section 7.6, together with Central Virginia Transportation Planning partners and regional transit providers and other regional boards as appropriate.

Partnerships will remain essential to securing funding, coordinating infrastructure improvements, implementing transportation studies, and advancing projects identified in this Comprehensive Plan.

3.5.6 Planning Principles

Regional transportation decisions affecting Stanardsville should:

- Maintain safe and efficient access to the Town.
- Support economic development and tourism.
- Strengthen regional mobility.
- Preserve the Town's historic character. Protect historic structures from excessive traffic vibration and evaluate opportunities to reduce heavy truck impacts.
- Improve connections between regional highways and local destinations.
- Coordinate transportation investments with future land use and infrastructure planning.
- Promote cooperation among local, regional, and state agencies.

Stanardsville's transportation system should continue to balance its role as a regional destination with its identity as a safe, walkable, and historic small town.

3.6 Parking & Downtown Access

Parking plays an important role in supporting Stanardsville's businesses, civic facilities, public events, and neighborhoods. Although the Town does not currently experience widespread parking shortages, future redevelopment, increased residential growth, expanded tourism, and additional community events may increase demand for convenient public parking.

The Town should continue planning proactively to ensure that parking remains adequate while preserving the walkable, historic character of downtown.

3.6.1 Downtown Parking

Downtown parking should continue to support:

- Main Street businesses.
- Government offices.
- The Courthouse.
- William Mills House.
- Greene Commons.
- Community events.
- Visitors.

Future redevelopment should seek to balance convenient customer parking with pedestrian safety, streetscape improvements, and preservation of the Town's historic character.

Whenever practical, parking should be located behind or beside buildings rather than dominating the streetscape. Redevelopment should provide adequate on-site or shared off-street parking rather than relying solely on curbside spaces. The Town should evaluate time limits, meters, and enforcement for on-street parking where they would improve customer turnover and access.

3.6.2 Shared Parking

Because many downtown destinations experience peak parking demand at different times of the day, shared parking arrangements should be encouraged whenever practical.

The Town should continue exploring partnerships with public agencies, businesses, churches, and other property owners to maximize the efficient use of existing parking resources before constructing additional public parking areas.

Shared parking can reduce development costs while preserving land for buildings, public spaces, and landscaping.

3.6.3 Event Parking

Greene Commons, community festivals, farmers markets, holiday celebrations, and other special events periodically generate increased parking demand.

Future event planning should continue emphasizing:

- Temporary parking management.
- Pedestrian safety.
- Accessible parking.
- Directional signage.
- Coordination with neighboring property owners.
- Safe pedestrian routes between parking areas and event venues.

Special events should continue to reinforce downtown activity while minimizing impacts on surrounding neighborhoods.

3.6.4 Accessibility

Public parking should remain accessible to residents and visitors of all abilities.

Future improvements should continue emphasizing:

- ADA-compliant parking spaces.
- Accessible routes.
- Sidewalk connections.
- Lighting.
- Wayfinding signage.

Accessibility improvements should be coordinated with future streetscape and sidewalk projects.

3.6.5 Planning Principles

Future parking decisions should:

- Support Main Street revitalization.
- Encourage shared parking.
- Preserve the Town's historic appearance.
- Improve pedestrian safety.

- Balance convenience with walkability.
- Coordinate parking improvements with redevelopment projects.
- Maximize the use of existing parking resources before creating new parking areas.

Parking should be viewed as an important component of downtown vitality rather than simply a transportation function.

3.7 Future Transportation Improvements

The Town of Stanardsville will continue working with Greene County, VDOT, the Thomas Jefferson Planning District Commission, property owners, developers, and regional partners to implement transportation improvements that enhance safety, mobility, accessibility, and economic vitality.

The priorities identified below are intended to guide future planning, capital improvement programming, grant applications, and coordination with transportation partners. Priorities should be reviewed periodically as projects are completed, development occurs, and community needs evolve.

3.7.1 High Priority Improvements

The following projects represent the Town's highest transportation priorities during the planning period.

Main Street Intersections at Ford Avenue and Madison Road

Continue working with VDOT to evaluate and implement improvements that enhance safety, improve traffic operations, replace deteriorating infrastructure, improve pedestrian accessibility, and preserve the historic character of the downtown area.

Sidewalk Network Completion

Complete missing sidewalk segments that connect neighborhoods with Main Street, Greene Commons, schools, civic facilities, and public parking areas. The Ford Avenue connection to Main Street is a specific priority for evaluation.

Priority should be given to projects that eliminate gaps within otherwise complete pedestrian corridors.

Blue Ridge Meadows Connectivity

Coordinate transportation improvements associated with Blue Ridge Meadows to ensure that roadway access, sidewalks, pedestrian crossings, and future street connections integrate with the existing Town street network.

Safe Routes to Public Facilities

Improve pedestrian access to:

- Greene Commons
- William Mills House
- Town Hall
- Library
- Courthouse
- Schools
- Public parking County Administration Building and nearby banking services.

through sidewalk improvements, ADA upgrades, signage, and safer street crossings.

3.7.2 Medium Priority Improvements

As funding becomes available, the Town should continue pursuing improvements that strengthen mobility throughout the community.

Examples include:

- Streetscape improvements along Madison Road; Ford Avenue safety and access improvements are addressed among the high priorities above.
- Bicycle accommodations where practical.
- Additional public wayfinding signage.
- Improvements to transit stop accessibility.
- Traffic calming in appropriate residential areas.
- Lighting improvements that remain consistent with the Town's DarkSky principles.
- Intersection visibility improvements.

3.7.3 Long-Term Improvements

Looking beyond the immediate planning horizon, the Town should continue evaluating opportunities to improve the overall transportation network.

Potential long-term improvements include:

- Additional pedestrian connections associated with future development.
- Expanded public parking opportunities if demand increases.
- Future roadway connections serving growth areas.
- Additional multimodal transportation facilities.
- Smart transportation technologies where appropriate.
- Regional transportation improvements coordinated with Greene County and VDOT. Evaluate a golf cart policy, including eligible streets, permits, insurance, operating requirements, and public safety considerations before authorizing use.

Implementation should occur only after evaluating community need, fiscal impacts, environmental considerations, and consistency with this Comprehensive Plan.

3.7.4 Funding & Partnerships

The funding and partnership framework in Sections 7.6 and 7.8 applies to transportation improvements.

The Town should continue pursuing transportation improvements through available grant programs, developer contributions where appropriate, Capital Improvement Planning, and coordinated infrastructure projects that maximize public investment.

3.7.5 Planning Principles

Future transportation investments should:

- Improve public safety.
- Strengthen pedestrian connectivity.
- Support Main Street revitalization.
- Coordinate transportation and land use decisions.
- Preserve the Town's historic character.
- Improve accessibility for all users.
- Support economic development.
- Maintain fiscal responsibility.

- Encourage regional cooperation.

Transportation improvements should be evaluated not only by their effect on traffic, but also by their contribution to community character, economic vitality, and quality of life.

Table 3.5 – Transportation Improvement Priorities

Priority	Improvement	Primary Benefit	Lead Partner
High	Main Street Intersections (Ford Avenue and Madison Road)	Safety & Traffic Operations	VDOT / Town
High	Sidewalk Network Completion	Walkability & Safety	Town / VDOT
High	Blue Ridge Meadows Connections	Growth Coordination	Developer / Town
High	Civic Facility Pedestrian Access	Accessibility	Town
High	Ford Avenue Streetscape	Economic Development	Town / VDOT
Medium	Madison Road Streetscape	Community Character	Town / VDOT
Medium	Bicycle Improvements	Multimodal Mobility	Town / VDOT
Medium	Wayfinding Signage	Tourism	Town
Long-Term	Additional Parking	Downtown Revitalization	Town
Long-Term	Future Street Connections	Growth Management	Town / Developers

3.8 Transportation Goals & Policies

The following goals and policies establish the Town's long-term transportation vision and should guide future land use decisions, capital improvements, development review, and coordination with regional partners.

Goal 1 — Improve Transportation Safety

Provide a transportation system that safely accommodates pedestrians, bicyclists, motorists, emergency responders, school traffic, and visitors.

Policies

- Improve pedestrian crossings.
- Continue implementing ADA improvements.
- Support context-sensitive traffic calming where appropriate.
- Coordinate transportation improvements with public safety agencies.

Goal 2 — Strengthen Walkability

Maintain and expand Stanardsville's walkable character through continued investment in sidewalks, pedestrian crossings, streetscapes, and accessible public spaces.

Policies

- Complete missing sidewalk segments.
- Improve connections between neighborhoods and community destinations.
- Encourage pedestrian-oriented redevelopment.
- Support Complete Streets principles.

Goal 3 — Support Economic Development

Transportation improvements should reinforce Main Street revitalization, improve access to businesses, and strengthen tourism.

Policies

- Improve downtown accessibility.
- Enhance gateway corridors.
- Support shared parking.
- Improve wayfinding.

Goal 4 — Coordinate Transportation & Growth

Transportation infrastructure should be planned concurrently with future residential and commercial development.

Policies

- Coordinate transportation planning with land use decisions.
- Ensure infrastructure keeps pace with growth.
- Improve connections to Blue Ridge Meadows.
- Encourage interconnected street networks.

Goal 5 — Preserve Community Character

Transportation improvements should reinforce Stanardsville's historic identity.

Policies

- Context-sensitive roadway design.
- Streetscape improvements.
- DarkSky-compatible lighting.
- Historic preservation considerations.

Goal 6 — Strengthen Regional Partnerships

Continue working cooperatively with Greene County, VDOT, TJPDC, and regional partners.

Policies

- Pursue grant funding.
- Coordinate capital improvements.
- Support regional transportation planning.

- Maintain regular communication with partner agencies.

3.9 Transportation Implementation Strategy

Transportation implementation should follow Chapter 7, with the annual project review described below.

Transportation priorities should be reviewed annually during budget preparation, Capital Improvement Program planning, and discussions with VDOT to ensure that projects remain aligned with community needs and available funding. Include the Greene County Sheriff's Office in discussions of speeding and distracted driving.

Implementation should remain flexible. As projects are completed, development patterns change, and new funding opportunities emerge, transportation priorities should be updated while remaining consistent with the vision established by this Comprehensive Plan.

Implementation should advance the transportation goals and policies in Section 3.8.

Table 3.6 - Transportation Performance Measures

Measure	Desired Direction
Sidewalk gaps	Decrease
ADA accessibility	Increase
Pedestrian crashes	Decrease
Crosswalk improvements	Increase
Connected neighborhoods	Increase
Public parking utilization	Monitor
Transportation grant funding	Increase
Coordination with VDOT	Continue annually

3.10 Summary

Stanardsville's compact street network, walkable downtown, regional highway connections, and civic destinations provide the foundation for its transportation strategy.

The goals in Section 3.8 and improvement priorities in Section 3.7 guide future investment.

Transportation decisions should enhance the community rather than simply increase roadway capacity. Coordinating these investments with land use, infrastructure, and economic development will support residents, businesses, and visitors while preserving the Town's character.

SECTION 4 — INFRASTRUCTURE

4.1 Introduction

The Infrastructure chapter addresses the systems necessary to support Stanardsville's existing community and future growth. These systems include water supply, wastewater treatment, stormwater management, broadband access, and other essential utilities.

Infrastructure capacity is one of the most significant factors influencing the Town's ability to accommodate development. The availability, condition, and expansion of infrastructure systems directly affect land use decisions, housing development, and economic growth.

As Stanardsville experiences renewed development activity and increasing regional pressure, careful planning and coordination of infrastructure systems are essential to ensure public health, environmental protection, and long-term sustainability.

4.2 Water Supply System

Existing Conditions

Stanardsville's water system is operated in coordination with Greene County and serves both Town residents and surrounding areas. The system includes:

- A shared reservoir
- Water treatment facilities
- Distribution infrastructure serving residential, commercial, and institutional users

Much of the existing infrastructure is aging, with some components exceeding 40 years in service. While the system has historically met demand, recent growth has placed increased pressure on capacity. Reliability planning should include evaluation of water-main breaks, service interruptions, network redundancy, and isolation valves so repairs can be made with less disruption to residents and businesses.

Water demand has increased due to:

- Residential development within the Town and County
- Growth in institutional and public uses
- Regional population increases

System capacity constraints were identified around 2019, highlighting the need for improvements and expansion.

Capacity and Future Needs

Planned improvements to the water system include:

- Expansion of reservoir capacity to approximately **600 million gallons.**
- Upgrades to treatment facilities with potential expansion to **2.0–4.0 MGD capacity**

These improvements are critical to:

- Supporting future residential and commercial development
- Ensuring system reliability during peak demand
- Maintaining water quality and regulatory compliance The Town supports coordination with Greene County on system improvements and should pursue funding and phased implementation to reduce delays in needed reliability upgrades.

Table 4.1 — Water System Capacity and Demand

Metric	Current Condition	Planned Capacity/Improvement	Notes
Water Supply Capacity	Limited (constraints identified ~2019)	Expanded reservoir (600 MG)	Supports future growth
Treatment Capacity	Existing system	Potential expansion (2.0–4.0 MGD)	Dependent on upgrades
Demand	Increasing	Continued growth expected	Driven by residential development

4.3 Wastewater System

Existing Conditions

Stanardsville is served by a centralized wastewater treatment system that also serves portions of Greene County. The system includes:

- Collection infrastructure
- Pump stations
- Treatment facilities

As with the water system, portions of the wastewater infrastructure are aging and require ongoing maintenance and upgrades. Priority investigations should include reported leaks affecting Mitchell Creek and backups along Main Street, with repair needs coordinated with the system operator.

System Challenges

Key challenges facing the wastewater system include:

- Limited capacity for additional connections without expansion
- Inflow and infiltration in older portions of the system
- Increasing demand associated with new development

These issues can affect system efficiency and increase operational costs.

Future Needs

Future improvements to the wastewater system should include:

- Expansion of treatment capacity
- Rehabilitation of aging sewer lines
- Coordination with new development areas

Ensuring adequate wastewater capacity is essential to supporting planned growth within the Town.

Table 4.2 — Wastewater System Capacity

Metric	Current Condition	Issue/Constraint	Future Need
Treatment Capacity	Limited but functional	Capacity constraints with growth	Expansion required
Collection System	Aging infrastructure	Inflow and infiltration	Rehabilitation needed
Demand	Increasing	Development pressure	System upgrades

4.4 Stormwater Management

Existing Conditions

Stormwater management within Stanardsville is primarily coordinated through Greene County. The Town has limited standalone stormwater infrastructure and relies on:

- Natural drainage patterns
- County-managed systems
- Existing drainage facilities

As development increases, stormwater management becomes more critical to prevent flooding and protect water quality.

Challenges

Stormwater-related challenges include:

- Localized flooding in low-lying areas
- Increased runoff from impervious surfaces
- Limited infrastructure to manage stormwater effectively

Future Needs and Strategies

To address these challenges, the Town should:

- Coordinate stormwater planning with Greene County
- Require stormwater management systems in new development

Encourage low-impact development (LID) practices such as:

- Rain gardens
- Permeable surfaces
- Vegetated buffers

Table 4.3 — Stormwater Issues and Priority Areas

Location	Issue	Description	Priority
Low-lying areas	Flooding	Poor drainage during storms	High
Developed areas	Runoff	Increased impervious surfaces	High
Older neighborhoods	Drainage limitations	Limited infrastructure	Medium
Town-wide	Water quality	Stormwater impacts streams	Medium

4.5 Broadband and Telecommunications

Existing Conditions

Access to reliable broadband infrastructure is essential for economic development, education, healthcare, and quality of life. Historically, broadband access in Greene County and Stanardsville has been limited, particularly in rural areas.

Recent investments have significantly improved service availability. Coordination among providers and Rappahannock Electric Cooperative has supported improved access to high-speed fiber service.

Recent Investments

Broadband expansion has been supported through state and regional programs, including:

- **Virginia Telecommunications Initiative (VATI)**
- **Rural Investment to Strengthen the Economy (RISE)**

These programs have funded:

- Approximately **471 miles of fiber infrastructure**
- Service to approximately **2,687 units**
- Additional expansion serving approximately **400 units and 48 miles of fiber**

Future Considerations

Future priorities for broadband include:

- Maintain broad access within the Town and address any remaining service gaps.
- Supporting remote work and business development
- Maintaining reliability and service quality Coordinate with telecommunications and electric providers to remove abandoned cables, consolidate unused pole attachments, and address safety and visual clutter.

Table 4.4 — Broadband Expansion Summary

Program	Infrastructure Built	Units Served	Notes
VATI / RISE Projects	~471 miles fiber	~2,687 units	Major regional investment
Additional Expansion	~48 miles fiber	~400 units	Continued buildout
Service Availability	Expanding	Increasing access	Supports remote work & business

4.6 Electric, Gas, and Other Utilities

Stanardsville is served by regional utility providers for electric, telecommunications, and other services.

Existing Conditions

- Reliable electric service throughout the Town Continue coordination with Rappahannock Electric Cooperative on upgrades and service reliability.
- Limited availability of natural gas infrastructure
- Expanding telecommunications services

Future Needs

- Coordination with utility providers for system upgrades
- Integration of utilities into new development
- Consideration of energy efficiency and sustainability

Table 4.5 — Utility Providers and Services

Utility	Provider	Notes
Electric	Rappahannock Electrical Cooperative	Reliable service
Broadband	Xfinity, Brightspeed, Firefly	Expanding coverage
Natural Gas	Limited	Not widely available

4.7 Infrastructure and Growth Management

Infrastructure capacity is a key determinant of where and how growth can occur within the Town.

Key considerations include:

- Aligning development with available water and sewer capacity
- Directing growth to designated areas with infrastructure access
- Coordinating infrastructure planning with Greene County

Infrastructure constraints must be carefully managed to avoid overburdening systems and to ensure sustainable growth.

4.8 Infrastructure Goals and Policies

Goal 1 — Ensure Adequate Infrastructure Capacity

Provide infrastructure systems capable of supporting current and future development.

Policies:

- Coordinate water and sewer expansion with development
- Prioritize infrastructure improvements in growth areas
- Monitor system capacity and demand

Goal 2 — Maintain and Improve Existing Systems

Protect public investment through maintenance and modernization.

Policies:

- Replace aging infrastructure
- Improve system reliability
- Address inflow and infiltration issues

Goal 3 — Expand Broadband Access

Ensure access to high-speed internet for all residents and businesses.

Policies:

- Support regional broadband initiatives
- Encourage private investment
- Promote digital equity

Goal 4 — Improve Stormwater Management

Reduce flooding risks and protect environmental quality.

Policies:

- Implement stormwater best practices
- Coordinate with County programs
- Require stormwater management in development

4.9 Implementation Strategies

To support infrastructure improvements, the Town will:

- Coordinate closely with Greene County on water and sewer planning
- Pursue state and federal funding opportunities
- Align infrastructure investment with growth priorities
- Require infrastructure improvements as part of new development

Table 4.6 — Infrastructure Implementation Matrix

Action	Timeframe	Responsible Party
Water system expansion	Short–Mid	County / Town
Sewer upgrades	Mid-term	County
Broadband expansion	Ongoing	Regional
Stormwater coordination	Ongoing	Town / County

4.10 Infrastructure Performance Measures

Performance measures provide a mechanism for monitoring progress toward the goals and policies established in this chapter. These measures should be reviewed annually by Town Council in coordination with Greene County, utility providers, and other partner agencies to evaluate infrastructure capacity, identify emerging needs, and prioritize future investments.

Table 4.7 — Infrastructure Performance Measures

Measure	Desired Direction	Evaluation Method
Available Water Capacity	Increase	Annual review of water system capacity and demand
Available Wastewater Capacity	Increase	Annual review of treatment capacity and system utilization
Water Main and Sewer Line Rehabilitation	Increase	Linear feet improved annually
Broadband Coverage	Increase	Percentage of properties with high-speed broadband access
Broadband Reliability	Increase	Service availability and outage frequency
Stormwater Deficiencies	Decrease	Number of recurring drainage or flooding issues
Infrastructure Investment	Increase	Annual public and partner infrastructure expenditures
Development Supported by Existing Infrastructure	Increase	Percentage of new development served by available infrastructure

Measure	Desired Direction	Evaluation Method
Infrastructure-Related Service Interruptions	Decrease	Annual tracking of outages and service disruptions
Coordination with Greene County	Continue Annually	Joint planning meetings and capital project coordination

Monitoring and Reporting

The Town should prepare a brief annual infrastructure status review that:

- Evaluates progress toward these performance measures.
- Identifies capacity limitations and potential service deficiencies.
- Reviews planned water and wastewater improvements.
- Assesses broadband expansion and service reliability.
- Updates infrastructure priorities based on growth patterns and development activity.
- Coordinates findings with the Town's Capital Improvements Program and Comprehensive Plan implementation efforts.

Long-Term Objective

The Town's objective is to ensure that infrastructure systems remain reliable, financially sustainable, and capable of supporting future development while preserving public health, environmental quality, and the quality of life that residents expect. Community-support planning should also consider childcare access and public cooling and warming spaces in coordination with Greene County, educational institutions, and community partners. These services support workforce participation and resilience.

4.11 Summary

Infrastructure systems are fundamental to Stanardsville’s future. Ensuring adequate capacity, maintaining existing systems, and planning for expansion will enable the Town to accommodate growth while protecting public health and quality of life.

By aligning infrastructure investments with land use and development patterns, Stanardsville can support sustainable and well-managed growth.

SECTION 5 — HOUSING

5.1 Introduction

The Housing chapter evaluates the availability, condition, and diversity of housing within the Town of Stanardsville and establishes policies to support a stable, inclusive, and sustainable residential environment.

Housing is a fundamental component of community well-being. It affects economic opportunity, population stability, and quality of life. As Stanardsville experiences renewed development interest and regional growth pressures, ensuring that the Town provides a range of housing options for current and future residents is essential.

Sections 5.2 through 5.8 examine housing conditions and needs; Sections 5.9 through 5.11 establish policies, implementation strategies, and performance measures.

5.2 Existing Housing Conditions

The historic housing described in Section 1.6 contributes to the Town's character and requires continued reinvestment.

These older homes contribute to:

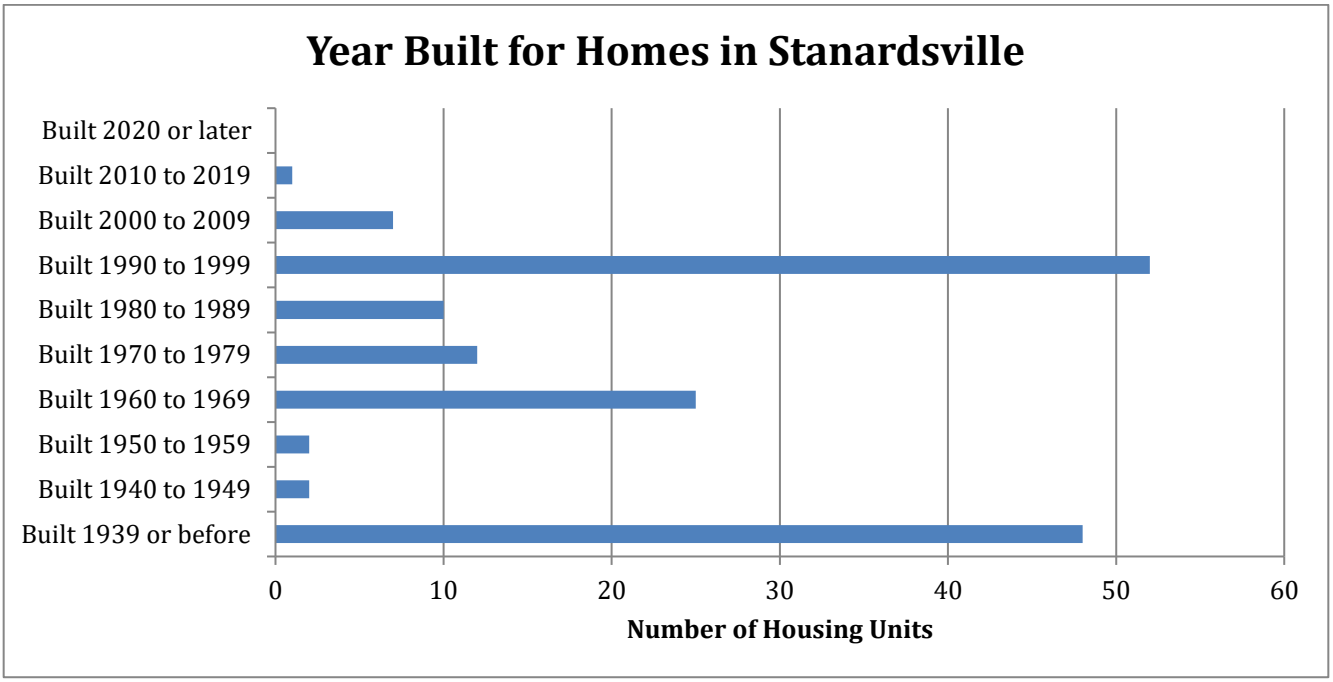
- The Town's historic identity
- Walkable neighborhood patterns
- Architectural diversity

However, they also present challenges related to:

- Maintenance and rehabilitation
- Energy efficiency
- Modern building standards
- Accessibility

In addition to historic housing, the Town includes mid- and late-twentieth-century homes as well as newer residential developments. The overall condition of housing varies, with some units requiring investment to remain viable over time.

Figure 5.1 — Age of Housing Stock



5.3 Housing Types and Distribution

Housing in Stanardsville consists primarily of single-family detached homes, with limited diversity in housing types compared to larger or more urban communities.

Existing housing types include:

- Single-family detached homes (predominant)
- Converted multi-family units within older structures
- Townhomes and newer residential units in recent developments

Blue Ridge Meadows introduces additional housing types; its development trends are discussed in Section 5.7.

Despite this shift, the overall housing stock remains relatively limited in terms of:

- Multi-family housing
- Smaller or more affordable units
- Housing options for seniors or smaller households

See Table 1.2 for Housing Characteristics.

5.4 Housing Supply and Demand

Housing demand in Stanardsville is influenced by broader regional trends, including growth in Greene County and nearby Charlottesville. The Town's small size and limited housing inventory contribute to constraints in supply.

Factors influencing housing demand include:

- Regional population growth
- Commuting patterns
- Demand for small-town living environments
- Proximity to employment and recreation

Blue Ridge Meadows is expected to expand housing supply and diversify housing types; see Section 5.7.

However, demand continues to exceed supply in several key areas, particularly:

- Affordable housing
- Workforce housing
- Smaller units for individuals and seniors

Table 5.1 — Housing Unit Growth and Trends

Time Period	Trend	Notes
Pre-2000	Slow growth	Limited development
2000–2020	Moderate	Incremental additions
Post-2020	Increasing	Blue Ridge Meadows impact 100 Townhomes in Town limits, 336 Single family homes in the adjacent county portion.

5.5 Housing Affordability

Housing affordability is a growing concern in Stanardsville and the surrounding region. Rising home prices and limited rental availability have made it more difficult for some residents to find suitable housing within the Town. A particular priority is housing affordable to families and multigenerational households who need three or more bedrooms. Smaller units alone will not address this need.

Affordability is influenced by:

- Regional housing market conditions
- Limited housing supply
- Construction costs
- Income levels

A portion of households in Stanardsville experience housing cost burdens, meaning they spend a significant percentage of their income on housing costs. This can limit access to other necessities and affect overall quality of life.

Affordable housing is essential to:

- Supporting the local workforce
- Maintaining economic diversity
- Allowing long-term residents to remain in the community

Table 5.2 — Housing Costs and Affordability

Metric	Trend	Implication
Home Values	Increasing	Affordability concerns
Rental Costs	Increasing	Limited rental availability
Cost-Burdened Households	Present	Need for affordable housing

5.6 Special Housing Needs

Stanardsville's population includes groups with specific housing needs that must be considered in planning efforts.

Seniors

The Town has a significant population of older adults who may require:

- Accessible housing, including single-level layouts
- Smaller or low-maintenance units
- Proximity to services and healthcare

Families

Families require:

- Adequate-sized housing units, including affordable three-bedroom options
- Access to schools and recreational facilities
- Safe and walkable neighborhoods

Workforce

Local and regional workers need:

- Affordable housing options
- Proximity to employment opportunities
- Access to transportation

Lower-Income Households

Households with limited income require:

- Affordable rental and ownership opportunities
- Access to assistance programs
- Stable housing options

See Table 1.1 for Demographic Characteristics in Town, County, and Region.

5.7 Residential Development Trends

Recent development activity in Stanardsville reflects a shift toward increased housing demand and diversification of housing types.

The Blue Ridge Meadows development represents a significant change in the Town's housing landscape and includes:

- A mix of housing types
- Higher-density development compared to historic patterns
- Integration of open space

In addition to new development, residential trends include:

- Infill development within existing neighborhoods
- Rehabilitation and reuse of older housing units
- Incremental expansion of housing supply

These trends indicate that the Town is entering a period of growth, with increased demand for a variety of housing options.

See Figure 2.3 Growth Areas Map and Section 2.5.3 for the residential growth area framework.

5.8 Housing and Land Use Coordination

Housing development must be closely coordinated with land use planning and infrastructure capacity to ensure sustainable growth.

Key considerations include:

- Aligning housing development with designated growth areas
- Ensuring availability of water and sewer infrastructure
- Maintaining compatibility with existing neighborhoods
- Supporting walkable and connected development patterns

Section 2.5.2 addresses neighborhood compatibility, Section 2.5.3 addresses growth areas, and Chapter 4 addresses utility capacity.

5.9 Housing Goals and Policies

Goal 1 — Maintain and Improve Existing Housing Quality

Preserve the Town's housing stock while ensuring safety and livability.

Policies:

- Encourage rehabilitation and maintenance of older homes
- Support programs that improve housing quality
- Promote energy efficiency improvements Coordinate enforcement of applicable building and property-maintenance codes with Greene County, address unsafe or substandard conditions, and pair enforcement with rehabilitation assistance where available.

Goal 2 — Expand Housing Opportunities

Provide a range of housing types to meet diverse needs.

Policies:

- Support development of townhomes and small multi-family units
- Encourage infill residential development
- Promote mixed-use residential opportunities

Goal 3 — Improve Housing Affordability

Ensure housing is accessible to a broad range of income levels.

Policies:

- Encourage affordable housing initiatives
- Support workforce housing development
- Coordinate with regional housing programs

Goal 4 — Support Special Housing Needs

Address the needs of seniors, families, and other populations.

Policies:

- Promote accessible housing design
- Encourage housing near services and amenities
- Support aging-in-place strategies

5.10 Implementation Strategies

To achieve housing goals, the Town will:

- Coordinate with Greene County on housing initiatives
- Update zoning regulations to allow a wider range of housing types
- Encourage partnerships with developers and housing organizations
- Pursue funding opportunities for housing programs
- Promote redevelopment and infill housing

Table 5.3 — Housing Implementation Matrix

Action	Timeframe	Responsible Party
Housing rehabilitation programs	Short-term	Town / County
Encourage mixed housing types	Ongoing	Planning Commission
Promote affordable housing	Mid-term	Regional partners
Coordinate housing and infrastructure	Ongoing	Town / County

5.11 Housing Performance Measures

Performance measures provide a framework for evaluating progress toward the Town's housing goals and identifying emerging housing needs. These measures should be reviewed periodically by the Town Council and Planning Commission to assess housing conditions, affordability, neighborhood stability, and the effectiveness of housing policies.

Table 5.4 — Housing Performance Measures

Measure	Desired Direction	Evaluation Method
Total Housing Units	Increase	Periodic review of housing inventory
Housing Diversity	Increase	Number and variety of housing types available
Affordable Housing Opportunities	Increase	Availability of workforce and attainable housing
Rehabilitation of Existing Housing	Increase	Number of rehabilitated or improved housing units

Measure	Desired Direction	Evaluation Method
Owner-Occupied Housing	Maintain or Increase	Percentage of owner-occupied units
Residential Vacancy Rate	Maintain Healthy Levels	Housing market assessment
Cost-Burdened Households	Decrease	Review of housing affordability indicators
Housing Near Services and Amenities	Increase	Proximity of housing to schools, parks, and public facilities
Infill and Redevelopment Activity	Increase	Number of housing units created through redevelopment and infill
Housing Coordinated with Infrastructure Capacity	Increase	Development occurring within planned growth areas

Monitoring and Reporting

The Town should periodically evaluate housing conditions and prepare a housing status review that:

- Monitors housing growth and development activity.
- Assesses affordability trends and housing market conditions.
- Evaluates the availability of housing for seniors, families, and workforce residents.
- Tracks rehabilitation and reinvestment in older housing stock.
- Reviews the relationship between housing growth, infrastructure capacity, and land use planning.
- Identifies regulatory or policy changes that may be needed to support housing objectives.

Long-Term Objective

The Town's long-term objective is to provide a diverse range of safe, attractive, and attainable housing opportunities that support residents throughout all stages of life while preserving neighborhood character and strengthening Stanardsville's small-town identity.

5.12 Summary

Housing is a critical component of Stanardsville’s future. By maintaining existing housing, expanding opportunities, and addressing affordability, the Town can support a stable and diverse population.

Coordinated planning between housing, land use, and infrastructure will ensure that future growth enhances the community while preserving its character and quality of life.

SECTION 6 — ECONOMIC DEVELOPMENT

6.1 Introduction

The Economic Development chapter establishes a framework for strengthening Stanardsville's local economy, supporting business activity, and expanding the Town's tax base. A healthy and resilient local economy is essential to maintaining public services, enhancing quality of life, and ensuring long-term fiscal sustainability.

As the seat of Greene County and a gateway to regional tourism and recreation, Stanardsville is uniquely positioned to build upon its historic assets, civic role, and strategic location. This chapter evaluates existing economic conditions, identifies opportunities and challenges, and outlines policies to support sustainable economic growth.

6.2 Economic Context

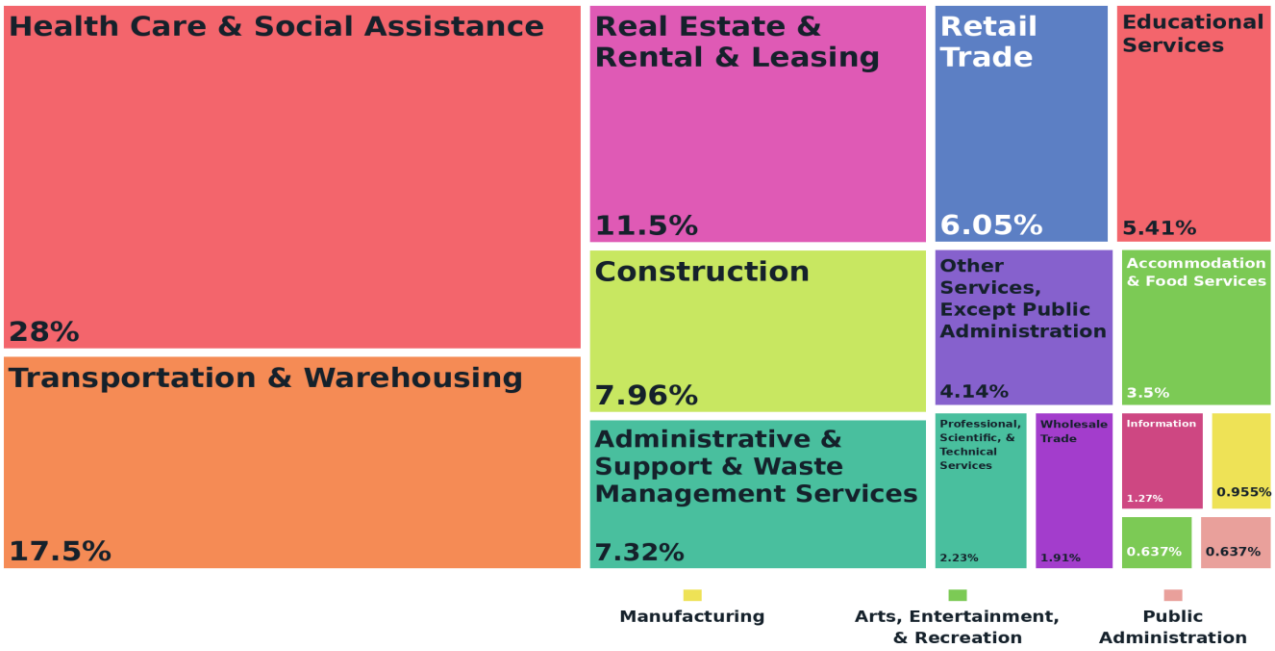
The economic overview in Section 1.7 provides the context for the sector, workforce, and tourism discussions below.

Key characteristics include:

- A significant **public sector presence**, including County government, schools, and public services
- A high level of **commuting** to nearby employment centers such as Charlottesville and Albemarle County
- A growing **tourism economy** associated with Shenandoah National Park and regional attractions

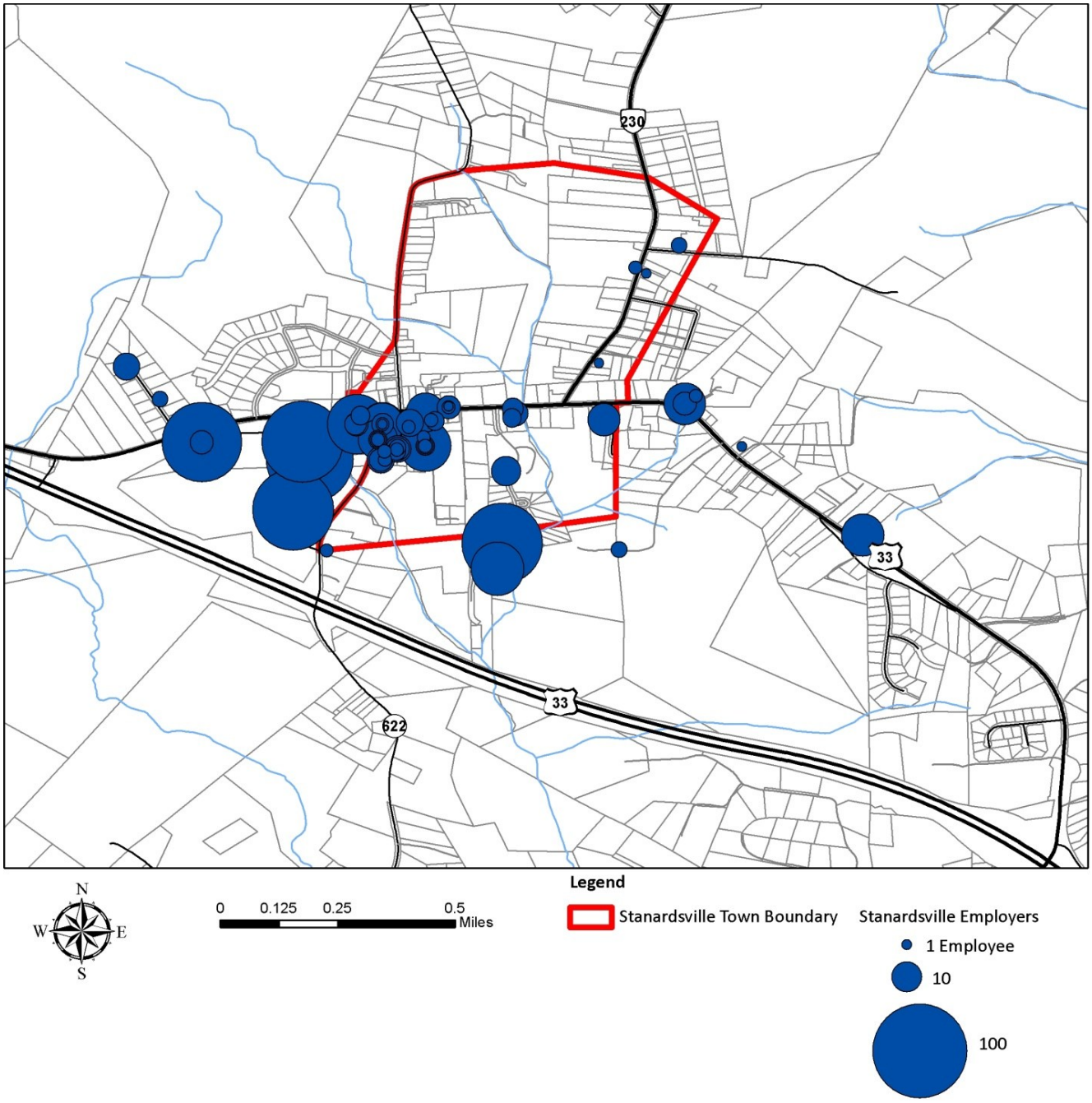
These factors create a stable but evolving economic base, with opportunities for growth through targeted investment and development.

Figure 6.1 — Employment by Sector **315 Workers**



Census Bureau ACS 2024 Estimate

Figure 6.2 — Employment Distribution



6.3 Employment and Workforce

Employment opportunities within Stanardsville are limited compared to larger regional centers. As a result, many residents commute outside the Town for work.

Primary employment sectors for Town residents include:

- Healthcare and social services
- Retail and service industries
- Construction and real estate
- Public administration

The Town's workforce benefits from proximity to regional job centers while also highlighting the need for expanded local employment opportunities.

Table 6.1 – Employment Trends

Category	Trend	Implication
Out-commuting	High	Limited local jobs
Regional employment	Strong	Ties to Charlottesville
Local employment	Limited	Opportunity for growth

Stanardsville's workforce is diverse, with residents employed in a variety of sectors. Supporting workforce development and providing opportunities for local employment are important components of economic planning.

6.4 Downtown and Commercial Activity

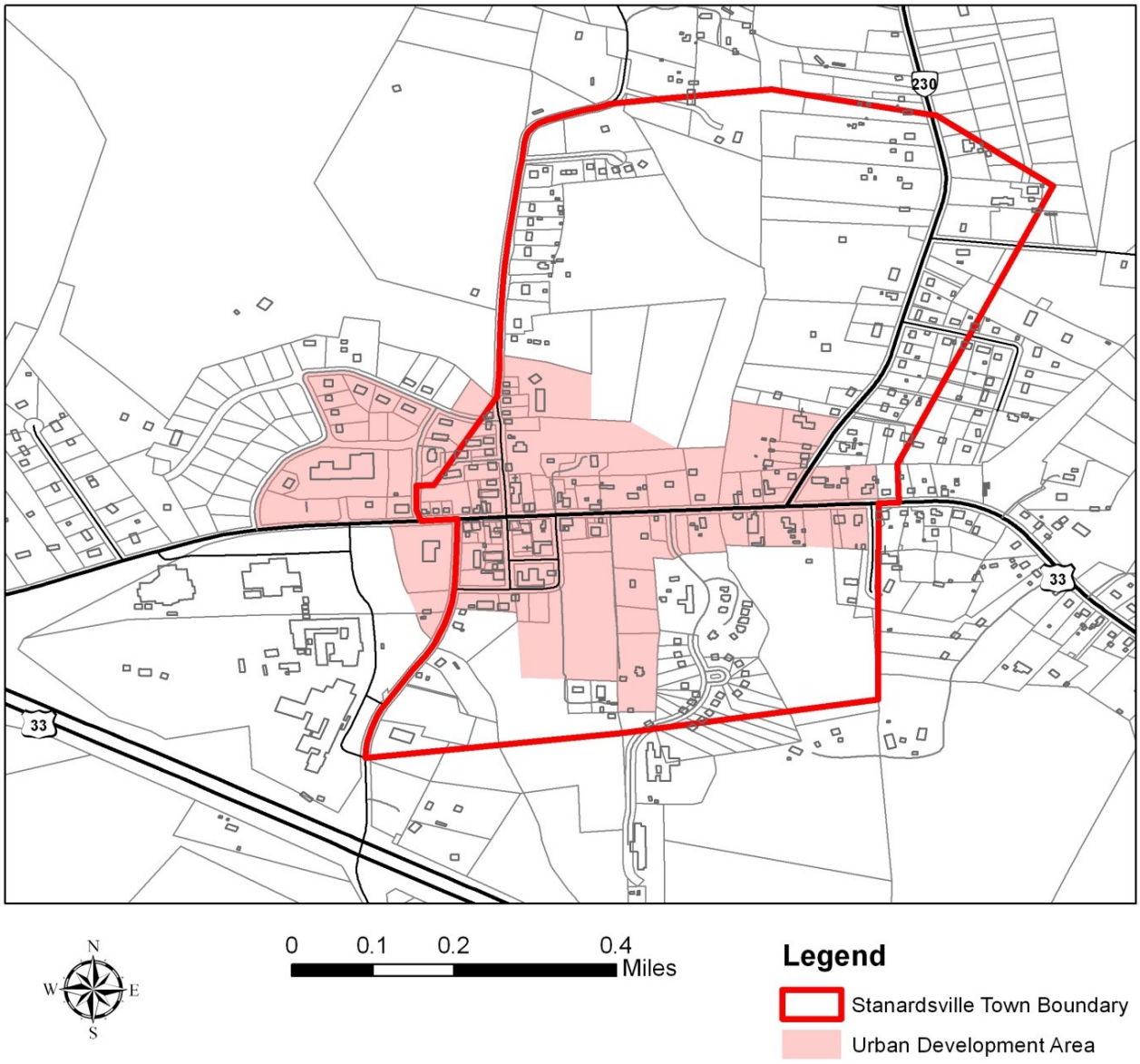
Downtown Stanardsville, centered along Main Street, is the Town's primary commercial district and economic focal point. The downtown area includes a mix of small businesses, service providers, and public institutions.

Existing conditions include:

- A compact and walkable commercial corridor
- Historic buildings and streetscapes
- A mix of active businesses and underutilized properties

The construction of the Route 33 bypass significantly changed downtown dynamics. While it reduced traffic congestion and improved pedestrian conditions, it also reduced pass-through traffic, affecting visibility for some businesses.

Figure 6.3 — Downtown Context Map



Downtown revitalization represents one of the most important economic opportunities for the Town. Efforts to enhance the downtown environment, attract businesses, and encourage redevelopment are essential to strengthening the local economy.

6.5 Tourism and Recreation Economy

Tourism is a significant and growing component of Stanardsville's economy. The Town's location near Shenandoah National Park and other regional attractions provides opportunities to attract visitors and support local businesses.

Key tourism assets include:

- Shenandoah National Park
- Nearby wineries, breweries, and agritourism destinations

- Local festivals and community events
- Scenic rural landscapes and outdoor recreation opportunities

Transportation considerations for visitor access are discussed in Section 3.5.3.

Opportunities exist to expand tourism-related businesses, including:

- Restaurants and cafes
- Lodging accommodations
- Retail and specialty shops
- Visitor services Arts, music, and cultural experiences.

6.6 Business Environment

Stanardsville provides a supportive environment for small businesses, but several challenges limit economic growth.

Strengths

- Historic downtown setting
- Strong community support for local businesses
- Opportunities for adaptive reuse of existing buildings
- Proximity to tourism destinations

Challenges

- Limited commercial space
- Small local customer base
- Competition from nearby regional centers
- Limited infrastructure in some areas

Table 6.2 — Business Strengths and Challenges

Strengths	Challenges
Historic downtown	Limited commercial space
Community support	Small market size
Tourism proximity	Regional competition
Adaptive reuse opportunities	Limited visibility from bypass

6.7 Economic Development Opportunities

Stanardsville has several key opportunities for economic growth:

Downtown Revitalization

- Redevelopment of vacant or underutilized properties
- Targeted streetscape and public-space improvements that support business access and retention

- Attraction of new businesses

Tourism Expansion

- Leveraging proximity to Shenandoah National Park
- Promoting local events and attractions
- Supporting visitor-oriented businesses

Mixed-Use Development

- Integrating residential and commercial uses
- Encouraging development in designated growth areas
- Supporting walkable development patterns

Local Business Development

- Supporting entrepreneurs and small businesses
- Encouraging business retention and expansion
- Providing access to technical assistance and resources Use the William Mills House opportunity to evaluate business incubator space, and coordinate assistance for retaining and recruiting businesses that meet resident needs.

See Figure 2.3 Growth Areas Map and Section 2.5.1 for the Main Street policy framework.

6.8 Economic Development and Land Use Coordination

Economic development is closely tied to land use planning and infrastructure capacity.

Key relationships include:

- Concentrating commercial activity in the Main Street corridor
- Supporting mixed-use development in designated growth areas
- Ensuring adequate infrastructure to support business activity

Section 2.5.1 provides the Main Street policy framework, and Chapter 4 addresses infrastructure capacity. Business recruitment should seek complementary restaurants, arts, music, cultural activities, and appropriate evening entertainment that broaden downtown's appeal. Incentives and partnerships should support businesses that strengthen community character and add services valued by residents.

6.9 Economic Development Goals and Policies

Goal 1 — Strengthen Downtown Stanardsville

Enhance Main Street as the Town's economic and cultural center.

Policies:

- Encourage redevelopment of underutilized properties
- Support façade improvements and historic preservation
- Promote downtown as a destination Review zoning to support compatible mixed-use development and active ground-floor businesses.

Goal 2 — Support Local Businesses

Foster a supportive environment for small businesses and entrepreneurs.

Policies:

- Provide resources and technical assistance
- Encourage business retention and expansion
- Support local business networks

Goal 3 — Expand Tourism Opportunities

Leverage regional assets to increase visitor activity.

Policies:

- Promote Stanardsville as a gateway to Shenandoah National Park
- Support development of visitor-oriented businesses
- Coordinate with regional tourism organizations

Goal 4 — Increase the Local Tax Base

Promote economic development that enhances fiscal sustainability.

Policies:

- Encourage commercial and mixed-use development
- Support investment in growth areas
- Balance development with community character

Goal 5 — Coordinate with Regional Partners

Work collaboratively with Greene County and regional organizations.

Policies:

- Align economic development strategies with County plans
- Pursue regional funding opportunities
- Coordinate marketing and promotion efforts

6.10 Implementation Strategies

To support economic development, the Town will:

- Promote redevelopment opportunities in the downtown area
- Partner with Greene County and regional organizations
- Pursue grants and funding for economic development initiatives
- Support events and activities that attract visitors
- Encourage private investment through zoning and policy alignment Modernize the Town website and communication channels to promote local businesses, available spaces, and visitor information.
- Establish a formal Main Street Business District

Table 6.3 — Economic Development Implementation Matrix

Action	Timeframe	Responsible Party
Downtown revitalization initiatives	Short-term	Town
Support small businesses	Ongoing	Town / County
Tourism promotion	Ongoing	Regional partners
Encourage mixed-use development	Mid-term	Planning Commission

6.11 Economic Development Performance Measures

Performance measures provide a means to evaluate progress toward the Town's economic development objectives and to monitor changes in business activity, tourism, workforce opportunities, and long-term fiscal sustainability. These measures should be reviewed annually by Town Council and incorporated into implementation planning, budget discussions, and economic development initiatives.

Table 6.4 — Economic Development Performance Measures

Measure	Desired Direction	Evaluation Method
Occupied Downtown Commercial Buildings	Increase	Annual business occupancy inventory
New Business Openings	Increase	Business license and permit review
Vacant Commercial Storefronts	Decrease	Downtown vacancy survey
Private Investment in Downtown	Increase	Annual building permits and investment tracking
Tourism Activity	Increase	Event attendance, lodging activity, visitor counts
Local Business Retention	Increase	Annual business status review
Commercial Tax Base	Increase	Assessment and revenue analysis
Mixed-Use Development Projects	Increase	Development approval tracking
Employment Opportunities Within Town	Increase	Business and workforce assessment
Façade and Building Rehabilitation Projects	Increase	Number of completed improvement projects

Measure	Desired Direction	Evaluation Method
Community Events Hosted Annually	Increase	Event and attendance tracking
Coordination with Regional Partners	Continue Annually	Joint initiatives and funding applications

Monitoring and Reporting

The Town should prepare a brief annual economic development report that:

- Tracks business openings, closures, and expansions.
- Monitors occupancy rates within the Main Street corridor.
- Evaluates tourism and community event activity.
- Reviews commercial investment and redevelopment projects.
- Assesses workforce and employment trends.
- Identifies funding opportunities and economic development partnerships.
- Measures progress toward implementation objectives identified in this chapter.

Long-Term Objective

The Town's long-term objective is to strengthen Main Street as the economic heart of Stanardsville, expand opportunities for locally owned businesses, support tourism and recreation-based economic activity, increase the local tax base, and promote investment that preserves the Town's historic character while contributing to long-term fiscal sustainability.

6.12 Summary

Economic development in Stanardsville is centered on strengthening its historic downtown, supporting local businesses, and leveraging its role as a gateway to regional tourism. Arts and music should be integrated into the Town’s marketing narrative as part of its distinctive cultural identity.

By aligning economic strategies with land use, transportation, and infrastructure planning, the Town can support sustainable growth, enhance its tax base, and maintain its unique character.

SECTION 7 — IMPLEMENTATION

7.1 Introduction

The Implementation chapter establishes the framework for carrying out the goals, policies, and strategies identified throughout this Comprehensive Plan. While the preceding chapters define the Town's vision and policy direction, implementation ensures that these policies are translated into measurable actions and outcomes.

Implementation is an ongoing and adaptive process that requires coordination among Town officials, Greene County, regional partners, property owners, and the broader community. The success of this Plan depends on consistent application, regular evaluation, and the ability to respond to changing conditions.

This chapter identifies the tools, responsibilities, and actions necessary to guide the Town's growth and development over the planning horizon.

7.2 Role of the Comprehensive Plan

The Comprehensive Plan serves as the primary policy guide for land use, development, infrastructure investment, and public decision-making within the Town of Stanardsville.

The Plan should be used to:

- Guide zoning and land use decisions
- Inform capital improvement planning
- Support grant applications and funding requests
- Provide a framework for evaluating development proposals
- Coordinate with Greene County and regional partners

Town Council and the Planning Commission should consistently reference this Plan when making decisions that affect the physical development and future of the Town.

7.3 Implementation Framework

Implementation of the Comprehensive Plan is achieved through a combination of regulatory tools, capital investments, administrative actions, and partnerships.

This framework ensures that:

- Policies are translated into actionable steps
- Resources are allocated effectively
- Progress is measurable over time

The following tools provide the foundation for implementation.

7.4 Regulatory Tools

Zoning Ordinance

The zoning ordinance is the primary mechanism for implementing the Future Land Use Plan. It establishes permitted uses, development standards, and design requirements.

Key actions include:

- Updating zoning districts to align with future land use categories
- Revising permitted uses to support mixed-use and residential diversity
- Incorporating design standards that reinforce community character
- Supporting redevelopment and infill development

Subdivision and Development Regulations

Subdivision and site plan review processes ensure that new development is consistent with the Comprehensive Plan.

Key actions include:

- Requiring infrastructure improvements as part of development
- Ensuring street and pedestrian connectivity
- Reviewing development proposals for consistency with adopted policies

Design Standards and Guidelines

Design standards help maintain the Town's historic character and ensure compatibility between new and existing development.

Key considerations include:

- Building scale and massing
- Streetscape design
- Architectural compatibility
- Pedestrian-oriented development

7.5 Capital Improvements Planning

Capital improvements planning is essential to implementing infrastructure and public facility investments identified in this Plan.

The Town should:

- Identify priority projects for water, sewer, transportation, and public facilities
- Coordinate infrastructure investments with development activity
- Align funding decisions with long-term planning goals

A coordinated capital improvements program ensures that infrastructure investments support planned growth and development.

7.6 Partnerships and Coordination

Successful implementation requires collaboration with multiple partners, including:

- **Greene County** — water, sewer, stormwater, and regional planning
- **Virginia Department of Transportation (VDOT)** — roadway improvements and transportation funding
- **Thomas Jefferson Planning District Commission (TJPDC)** — regional planning and technical assistance
- **State and federal agencies** — funding and program support
- **Private sector and nonprofit organizations** — development and community initiatives

Coordination with these partners is essential to achieving the goals of the Comprehensive Plan.

7.7 Growth Management and Phasing

Growth should be managed to ensure that development occurs in a manner consistent with infrastructure capacity, community character, and fiscal sustainability.

Key Strategies

- Direct development to designated growth areas
- Coordinate development with water and sewer capacity
- Encourage infill and redevelopment before outward expansion
- Phase development to align with infrastructure availability

Managing growth effectively allows the Town to:

- Avoid overburdening infrastructure systems
- Maintain quality of development
- Ensure efficient use of public resources

7.8 Funding and Financial Resources

Implementation of this Plan will require a combination of funding sources, including:

Local Funding

- Town budget allocations
- Capital improvement funds

State and Federal Funding

- VDOT transportation funding programs
- Virginia Telecommunications Initiative (VATI)
- Community Development Block Grants (CDBG)
- Infrastructure and economic development grants

Private Investment

- Developer contributions
- Public-private partnerships

The Town should actively pursue funding opportunities and align projects with available funding sources.

7.9 Action Plan

The following actions provide a roadmap for implementing the Comprehensive Plan. Actions are organized by timeframe to guide prioritization.

Short-Term Actions (0–5 Years)

- Update zoning ordinance to reflect the Future Land Use Plan
- Identify, prioritize, and begin phased infrastructure upgrades needed for reliable service and planned growth, in coordination with Greene County and other providers
- Improve pedestrian safety and sidewalk connectivity
- Support redevelopment of vacant and underutilized properties
- Coordinate with Greene County on water and sewer planning

- Maintain broadband access and reliability and address remaining service gaps

Mid-Term Actions (5–10 Years)

- Continue phased infrastructure upgrades to support growth
- Expand pedestrian and greenway networks
- Encourage mixed-use development in designated areas
- Support development of diverse housing types
- Enhance downtown streetscape and public spaces

Long-Term Actions (10+ Years)

- Continue infrastructure expansion as needed
- Evaluate growth patterns and adjust policies accordingly
- Maintain and expand greenway and open space networks
- Support sustained economic development and tourism

Table 7.1 — Implementation Action Matrix

Action	Timeframe	Responsible Party
Zoning updates	Short-term	Town / Planning Commission
Infrastructure planning	Short-term	Town / County
Sidewalk improvements	Short-term	Town / VDOT
Mixed-use development support	Mid-term	Planning Commission
Greenway expansion	Long-term	Town / County

7.10 Roles and Responsibilities

Successful implementation requires clearly defined roles.

Town Council

- Adopt policies and ordinances
- Approve funding and capital projects
- Provide leadership and direction

Planning Commission

- Review development proposals
- Recommend policy updates
- Ensure consistency with the Comprehensive Plan

Town Staff

- Administer regulations and programs
- Coordinate with partners

- Manage day-to-day implementation

Greene County and Regional Partners

- Provide infrastructure services
- Support planning and funding initiatives
- Coordinate regional strategies

7.11 Monitoring and Plan Updates

The Comprehensive Plan should be regularly reviewed to ensure that it remains relevant and effective.

Monitoring

The Town should:

- Track progress on implementation actions
- Evaluate development trends
- Assess infrastructure capacity

Plan Updates

- Review the Plan at least every five years, as required by Virginia law
- Update sections as needed to reflect changing conditions
- Incorporate new data and community input

Chapter-specific performance measures in Sections 3.9, 4.10, 5.11, and 6.11 support this monitoring and update process.

7.12 Public Engagement

Ongoing public engagement is essential to successful implementation.

The Town should:

- Engage residents in planning and decision-making processes
- Provide transparency in development review
- Encourage participation in community initiatives

Public involvement helps ensure that implementation reflects community priorities and values.

7.13 Summary

Implementation is the process that transforms the Comprehensive Plan from a vision into reality. By using the tools, strategies, and partnerships identified in this chapter, Stanardsville can guide growth, support economic development, and preserve its unique character.

Regular evaluation and community engagement should keep implementation responsive to the Town’s needs.