PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT
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MEMORANDUM

To: Greene County Board of Supervisors

From: Community Development

Re: Monthly Report

Date: September 10, 2026

1. **Comprehensive Plan Review**
   An overview of the County's existing rural subdivision regulations to the Ruckersville Advisory Committee, Planning Commission, and Board of Supervisors. The next step in the process will be the County's first community open house, where staff will present existing conditions and provide an opportunity for residents to learn about current development trends and provide input on the future of the County's rural and growth areas.
2. **Pre-Applications:**
   a. Dunkin Donuts had a pre-app for TMP 60-A-23 and will be submitting a site plan shortly.
      a. https://www.webgis.net/va/Greene/?id=Parcels|PIN|60-A-23

3. **Route 670 Connector Road Project:**
   Staff is working with VDOT and the RT 670 project team to prepare and release the request for bids. Additional information about the project is available at: https://www.greenecountyva.gov/426/Route-670-Connector-Road-Project.

4. **CivicPlus Planning and Zoning Application Program:**

   Beginning July 1, 2025, staff initiated implementation of the CivicPlus electronic application and tracking system. This platform allows community members to submit all applications online, significantly streamlining intake, review, approval, and document management processes. Planning and zoning staff have experienced strong success with the system and have received consistently positive feedback from both residents and developers.

   https://www.civicgov4.com/va_greenecounty/portal/index.php

5. **Site and Subdivision Plans:**
   Preliminary site and subdivision plans are available at the following link:
   https://greenecountyva.gov/DocumentCenter/Index/108

6. **Site Plan Submittals for Review:**
   a. Blue Ridge Meadow Subdivision: 329 Single Family Lots and 82 Townhomes
      i. http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|5321
   b. Grocery Store at Village of Terrace Greene
      i. http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|pin|66-A-48
   c. Rappahannock Electric Cooperative
      i. http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|pin|66-7-1
   d. Highbrighton Farms: 13 single-family lots (agricultural partitions)
      i. http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|3411
   e. Woodpark Subdivision Plan: 545 lots (near final approval)
      i. http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|3355
   f. Tramontane Subdivision:
      i. http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|pin|52-6-B
   g. Payne Flex Plex:
      i. http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|2460

7. **Town of Stanardsville**

   a. Staff will begin assisting the Town with an update of the uses allowed by right and by special use permit in the RC District.
   b. Staff are working with the Council to review 911 addressing, site and subdivision ordinances and E & S regulations.
   c. Staff has assisted the Town with developing a street and addressing ordinance.

8. **Ordinance Revisions Under Review:**

   a. **Agritourism, farm wineries, and breweries.**
   b. **Manufactured homes.**
   c. **Mobile Vendors**

d. **Accessory Dwelling Units (work session 10/21/2026 with PC)**

9. **Zoning Inspections:**

a. New addresses issued: 8
b. Site visits: 54
c. Temp signs removed from VDOT R.O.W.: 79
d. New road signs ordered: 2

Applications	2026												
Date	**Jan**	**Feb**	**March**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total**
Acc. Dwelling Units	0	0	0	0	0	1	0	2	0				3
Special Use Permit	1	0	0	1	2	0	1	1	0				6
ReZone	0	0	0	0	0	0	0	0	0				0
Ordin Rev	0	0	0	0	0	2	0	1	0				3
Site Plan (SPR)	0	0	2	0	4	1	1	0	1				9
Letter Of Revision (LOR)	0	1	0	1	2	1	1	0	1				7
Subdivision	3	8	5	2	5	4	6	7	3				43
Variance	0	0	0	0	0	0	0	0	0				0
BZA Appeal	0	0	0	0	0	0	0	0	0				0
ZC/ZD (Zon. Cert)	6	9	5	6	5	6	5	4	3				49
PETRA (Road Acc)	0	0	1	0	1	0	0	0	0				2
Temp S. Permits	0	0	0	1	3	2	0	3	1				10
S. Permits	2	4	3	0	1	2	1	1	2				16
New Zoning Complaints	3	4	7	3	2	2	3	3	2				29
Zoning Complaints Closed	0	7	2	1	2	3	8	2	2				27
Bonds	0	1	2	2	0	0	0	2	1				8
Total	**15**	**34**	**27**	**17**	**27**	**24**	**26**	**26**	**16**	**0**	**0**	**0**	**209**

Applications	2025												
Date	**Jan**	**Feb**	**March**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total**

Acc. Dwelling Units	0	0	1	0	2	0	0	0	1	0	0	1	5
Special Use Permit	1	0	0	0	1	1	1	1	0	0	0	0	5
ReZone	0	0	0	0	1	0	0	0	1	0	0	0	2
Ordin Rev	0	0	0	2	1	0	0	0	0	0	0	0	3
Site Plan (SPR)	0	0	0	0	0	0	2	3	0	1	2	1	9
Letter Of Revision (LOR)	2	0	0	1	1	0	0	0	2	0	0	2	8
Subdivision	5	5	3	7	5	3	3	3	5	7	4	6	56
Variance	1	0	0	0	0	0	0	0	0	0	0	0	1
BZA Appeal	0	0	1	0	0	0	0	0	0	0	0	0	1
ZC/ZD (Zon. Cert)	6	8	7	6	5	2	10	10	9	4	6	7	80
PETRA (Road Acc)	0	0	0	0	1	0	2	2	0	0	0	0	5
Temp S. Permits	2	1	5	5	4	3	3	3	2	0	0	0	28
S. Permits	2	2	3	3	1	1	1		2	1	0	0	16
New Zoning Complaints	3	8	4	5	4	1	5	4	1	3	1	8	47
Zoning Complaints Closed	4	1	5	4	7	2	1	0	3	1	1	0	29
Bonds	4	3	4	2	3	1	0	0	0	1	0	0	18
Total	**30**	**28**	**33**	**35**	**36**	**14**	**28**	**26**	**26**	**18**	**14**	**25**	**308**

Applications	**2024**												
Date	**Jan**	**Feb**	**March**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total**
Acc. Dwelling Units	0	1	0	0	0	0	0	0	1	1	0		**3**
Special Use Permit	0	2	1	0	0	0	3	1	0	0	1		**8**
ReZone	1	0	0	0	0	0	2	1	0	0	0		**4**
Ordin Rev	0	0	0	0	1	2	0	0	1	0	0		**4**