Greene County Planning Commission
County Meeting Room, 40 Celt Road, Stanardsville, VA 22973
Wednesday, October 21, 2026 – 6:00 PM
If you wish to view remotely, please go to https://greenecova.portal.civicclerk.com/ and select the Planning Commission Meeting you wish to view.
If you wish to participate remotely, please log into Zoom:
https://us02web.zoom.us/j/83250466193?pwd=UihNqDtyrsb36xB6NyKxGJdm1vKLYG.1
Meeting ID: 832 5046 6193

Passcode: 201795

1. **Call to Order**

2. **Determine a Quorum**

3. **Pledge of Allegiance**

4. **Public Hearing**

   a. April Martin and Sherry Martin request a Special Use Permit to operate a home business (confectionery business) pursuant to Articles 5-1-2.6 and 22 of the Greene County Zoning Ordinance. The property is zoned Residential (R-1), is identified as TMP 65C-1-91, and is addressed as 47 William Road, Ruckersville, Virginia. The Future Land Use Map designates the property as Rural Area.

      Staff Report

      Maps

      Site Photographs

      Agency Comments

      Application

      Justification Letter

      Sketch of the Structure

      APO List

      Presentation

5. **Work Session**

a. The purpose of this work session is to review proposed revisions to the Greene County Zoning Ordinance provisions governing accessory dwelling units (ADUs), compare the existing ordinance with the proposed amendment and the new Virginia statutory framework, and receive Planning Commission direction before preparation of an ordinance amendment for future public hearing.

   Staff Report

   Code of Virginia

   Current ADU Regulations

   Proposed Definitions

   Citizen Comment

   Resolution

   Presentation

6. Approval of Minutes

a. September 16, 2026 Minutes

7. Other Planning Matters

a. Ruckersville Advisory Committee

b. Town of Stanardsville

   Town of Stanardsville Comprehensive Plan Revision

c. Update on Development Activity

   Development Activity

d. Next Month's Agenda

8. Adjournment