PLANNING & ZONING

GREENE COUNTY, VIRGINIA

40 Celt Road, Room 226 | P.O. Box 358
Stanardsville, VA 22973 | 434-990-2519
planning@gcva.us | www.greenecountyva.gov

PLANNING COMMISSION STAFF REPORT

Meeting	November 18, 2026 | Public Hearing
Case	SUP26-006 — Elliott Livestock
Applicants	Roger and Rachel Elliott
Location	1871 Preddy Creek Road, Barboursville, Virginia
Tax Map Parcel	66F-(A)-3
Zoning	R-1 (Residential)
Future Land Use	Rural Area
Requested Use	Keeping of livestock on approximately 19.77 acres of grazeable land

REQUEST

Roger and Rachel Elliott request a special use permit to maintain livestock on approximately 19.77 acres of grazeable land on property zoned R-1. The applicants indicate an anticipated stocking level of approximately 1,000 pounds of livestock per acre and the potential establishment of multiple fenced pastures across distinct levels of the property. (SUP#26-006)

AUTHORITY UNDER VIRGINIA CODE AND ZONING ORDINANCE

Virginia Code § 15.2-2286(A)(3) authorizes special use permits with appropriate conditions. Article 16-2-3 of the Greene County Zoning Ordinance directs consideration of neighborhood character, compatibility with permitted uses, effects on adjoining property, suitability of the property, conservation of natural resources, and preservation of floodplains. Article 16-2-4 addresses conditions that may be recommended or imposed to protect public health, safety, and welfare.

APPLICABLE ZONING ORDINANCE PROVISIONS

Article 5-1-2.2 permits the keeping of livestock on at least two acres of grazeable land in the R-1 district with approval of a special use permit. Article 5-1-1.1 otherwise excludes livestock and fowl from agriculture permitted by right in R-1. Article 16-2 governs the special use permit process.

Article 22 — LIVESTOCK: “Domestic animals normally raised on a farm such as horses, cows, swine, goats, sheep, poultry, etc. This definition specifically excludes dogs and cats.” (Revised 1/11/05)

APPLICANT JUSTIFICATION

The applicants state that their goal is to maintain livestock responsibly while preserving the rural character and agricultural heritage of Greene County. Their letter describes potential fenced pastures and an anticipated livestock weight per acre.

COMPREHENSIVE PLAN

While the Future Land Use Map designates the property as rural, the applicant is not requesting a nuisance use. Instead, the request aligns with agricultural use of the land.

The Comprehensive Plan vision statement emphasizes that conserving farmland enhances residents' quality of life and preserves the rural character of Greene County.

By right, the parcel could support up to 43 detached single-family dwellings with full public infrastructure (water, sewer, and road). The applicant's proposal maintains the rural character of the parcel through livestock use, with appropriate best management practices.

INDEPENDENT IMPACT STUDY AND AGENCY COMMENTS

Animal Density

Staff consulted the Greene County Extension Office on best management practices. The standard guideline is 3 acres per 1,000-pound animal unit; however, with proper management and/or a grazing plan, this may be reduced to 2 acres per 1,000-pound animal unit.

Floodplain Considerations

Portions of the subject property are located within the designated floodplain associated with Preddy Creek. Livestock grazing is generally permissible within floodplain areas, provided the activity complies with applicable provisions of Article 13 (Floodplain District) of the Greene County Zoning Ordinance. While grazing itself does not typically constitute development, the installation of fencing, livestock shelters, grading, or other improvements within the regulated floodplain may require additional review and permitting to ensure that floodwater conveyance is not adversely affected. To protect water quality and minimize impacts to Preddy Creek, staff recommends a condition requiring livestock to be excluded from the stream and a 50-foot riparian buffer, planted with trees and shrubs, to be established and maintained along the creek. Livestock grazing may continue within floodplain areas outside the required buffer, subject to applicable regulations.

POTENTIAL CONDITIONS FOR DISCUSSION

1. The approved use shall be limited to the keeping and maintenance of livestock, as defined by the Greene County Zoning Ordinance, substantially as described in the applicant's justification letter.

2. The livestock density shall not be less than 3 acres per 1,000-pound animal unit of grazeable land, as recommended by reviewing agencies.

3. Livestock shall be maintained within securely fenced pasture areas on the subject property. Fencing shall be installed and maintained to prevent livestock from entering adjoining properties or public rights-of-way.

4. The property shall be maintained in a manner that minimizes adverse impacts on surrounding residential properties, including the management of animal waste, odors, runoff, and other conditions associated with livestock.

5. Any structures associated with the keeping of livestock, including barns, shelters, and accessory buildings, shall comply with applicable zoning requirements and required setbacks.

6. To protect water quality, livestock shall be excluded from Preddy Creek by fencing, and a 50-foot riparian buffer consisting of trees and shrubs shall be established and maintained along the creek. Stream-exclusion fencing shall be installed in accordance with applicable NRCS conservation practice standards, as reviewed in coordination with the Culpeper Soil and Water Conservation District. Any fencing located within the designated floodplain shall comply with Article 13 of the Greene County Zoning Ordinance. Any substantial expansion or change in the nature or intensity of the approved livestock operation beyond the conditions of this permit shall require an amendment to the Special Use Permit prior to implementation.

7. Any substantial expansion or change in the nature or intensity of the approved livestock operation beyond the conditions of this permit shall require an amendment to the Special Use Permit prior to implementation.

PLANNING COMMISSION ACTION

Recommendation of approval with conditions

In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to recommend approval of SUP#26-006, as requested by Roger and Rachel Elliott, to maintain livestock on approximately 19.77 acres of grazeable land on TMP 66F-(A)-3, located at 1871 Preddy Creek Road, subject to the following seven conditions, with any modifications stated by the Planning Commission.

1. The approved use shall be limited to the keeping and maintenance of livestock, as defined by the Greene County Zoning Ordinance, substantially as described in the applicant's justification letter.

2. The livestock density shall not be less than 3 acres per 1,000-pound animal unit of grazeable land, as recommended by reviewing agencies.

3. Livestock shall be maintained within securely fenced pasture areas on the subject property. Fencing shall be installed and maintained to prevent livestock from entering adjoining properties or public rights-of-way.

4. The property shall be maintained in a manner that minimizes adverse impacts on surrounding residential properties, including the management of animal waste, odors, runoff, and other conditions associated with livestock.

5. Any structures associated with the keeping of livestock, including barns, shelters, and accessory buildings, shall comply with applicable zoning requirements and required setbacks.

6. To protect water quality, livestock shall be excluded from Preddy Creek by fencing, and a 50-foot riparian buffer consisting of trees and shrubs shall be established and maintained along the creek. Stream-exclusion fencing shall be installed in accordance with applicable NRCS conservation practice standards, as reviewed in coordination with the Culpeper Soil and Water Conservation District. Any fencing located within the designated floodplain shall comply with Article 13 of the Greene County Zoning Ordinance. Any substantial expansion or change in the nature or intensity of the approved livestock operation beyond the conditions of this permit shall require an amendment to the Special Use Permit prior to implementation.

7. Any substantial expansion or change in the nature or intensity of the approved livestock operation beyond the conditions of this permit shall require an amendment to the Special Use Permit prior to implementation.

Recommendation of approval as submitted

In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to recommend approval of SUP#26-006, as requested by Roger and Rachel Elliott, to maintain livestock on approximately 19.77 acres of grazeable land on TMP 66F-(A)-3, located at 1871 Preddy Creek Road, as submitted by the applicants.

Recommendation of denial

In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to recommend denial of SUP#26-006, as requested by Roger and Rachel Elliott, to maintain livestock on TMP 66F-(A)-3, located at 1871 Preddy Creek Road, for the following reasons:

_____.

Deferral

I move to defer action on SUP#26-006 until _____ to allow the following matters to be addressed: _____.