SUP26-006: Elliott Livestock

Planning Commission public hearing

November 18, 2026

Greene County Planning & Zoning



The Elliotts ask to keep livestock on 19.77 acres

Applicants	Roger and Rachel Elliott
Property	1871 Preddy Creek Road, Barboursville TMP 66F-(A)-3
Designation	R-1 (Residential); Future Land Use: Rural Area
Anticipated stocking	About 1,000 lbs per acre, possibly in several fenced pastures

The parcel sits on Preddy Creek Road

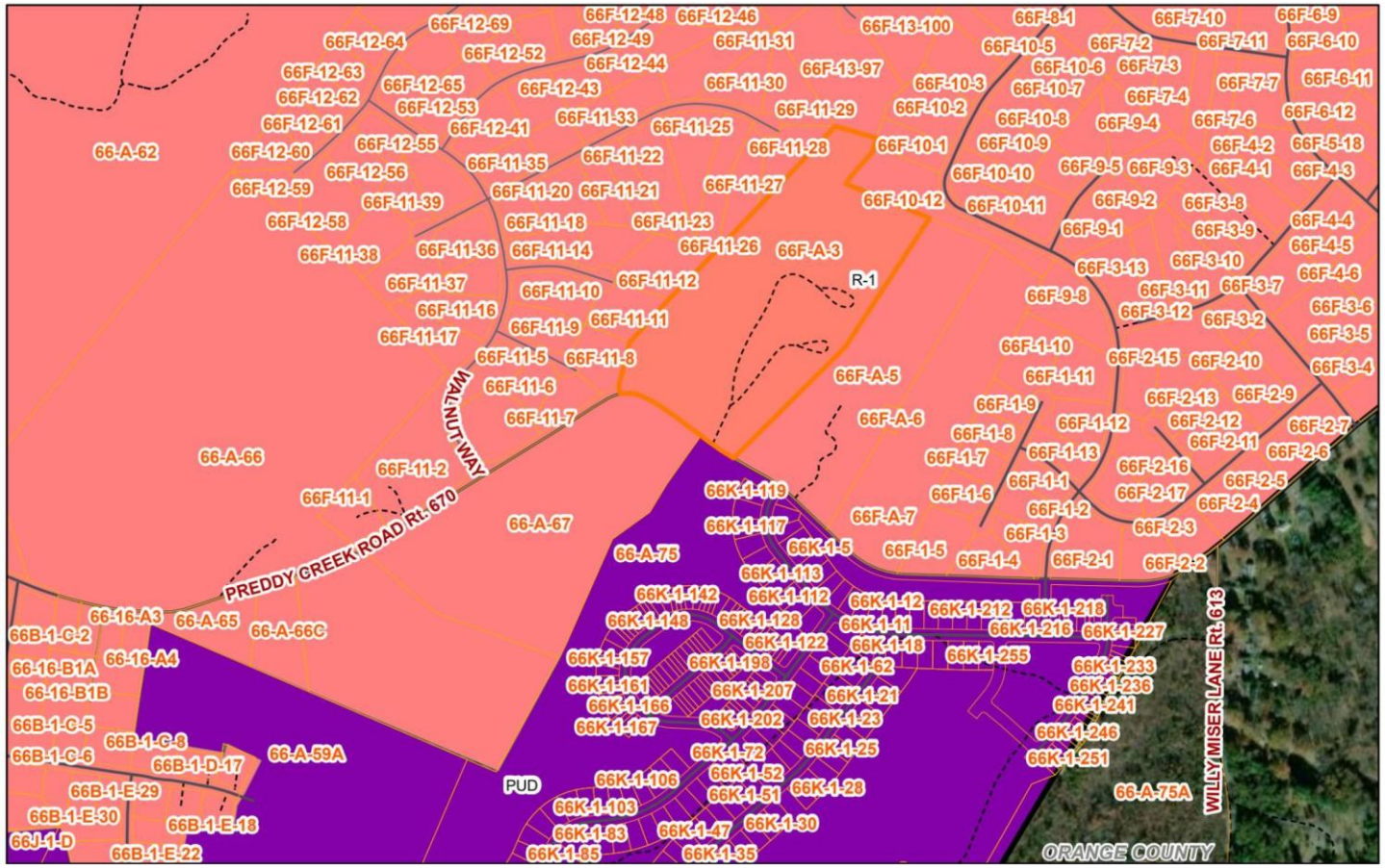
Large parcel outlined in orange, between Walnut Way and Willy Miser Lane.



Zoning is R-1, where livestock needs a special use permit

Article 5-1-2.2 allows livestock on 2+ rangeable acres in R-1 with an SUP.

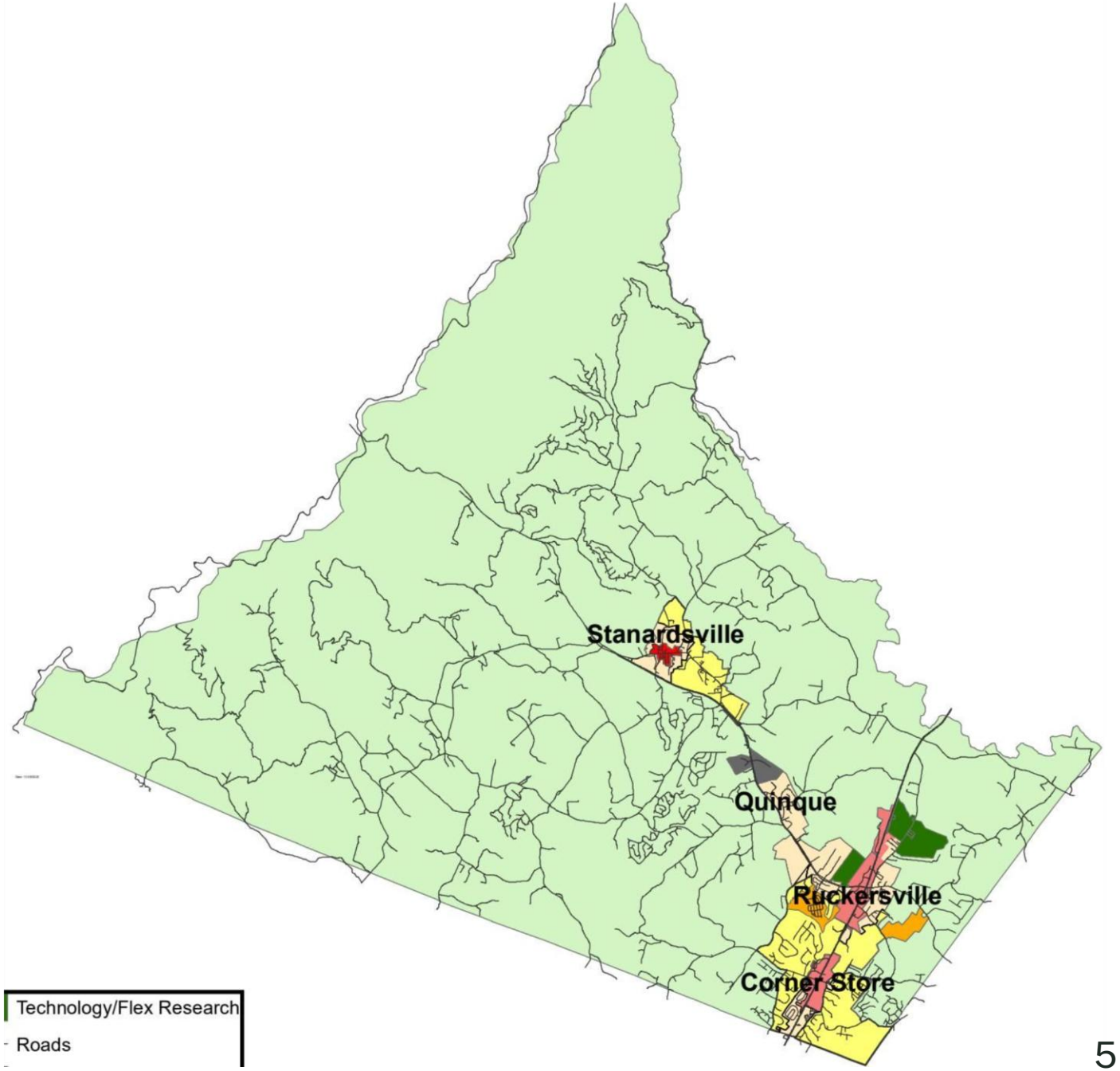
Article 5-1-1.1 excludes livestock from by-right agriculture in R-1.



The Comprehensive Plan designates the area Rural

The request is agricultural use of the land, not a nuisance use.

The plan's vision says conserving farmland enhances quality of life and rural character.



By right, the land could hold 43 homes

43

HOMES BY RIGHT

Up to 43 detached single-family dwellings with water, sewer, and road.

19.77

ACRES OF PASTURE

Livestock with best management practices keeps the parcel rural.

The Commission weighs the SUP against set criteria

VIRGINIA CODE § 15.2-2286(A)(3)

Authorizes SUPs with conditions.

ARTICLE 16-2-3

Neighborhood character, compatibility, effects on adjoining property, site suitability, natural resources, floodplains.

ARTICLE 16-2-4

Conditions to protect health, safety, and welfare.

Extension guidance sets the stocking density

3

ACRES PER ANIMAL UNIT

Standard guideline

2

ACRES PER ANIMAL UNIT

As low as, with a grazing plan

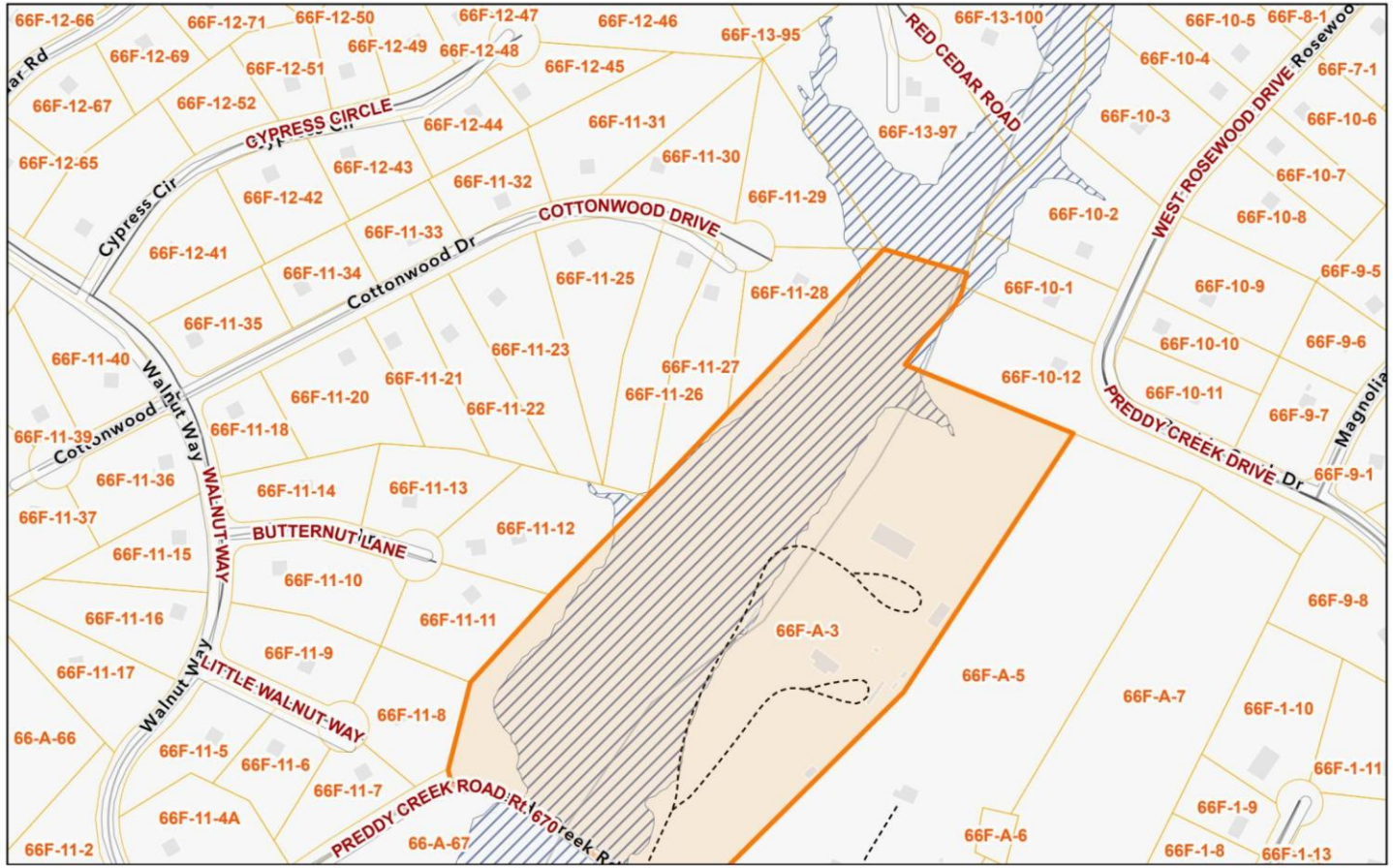
One animal unit = 1,000 lbs. Staff's condition uses the stricter 3-acre standard.

Part of the property lies in the Preddy Creek floodplain

Grazing is generally allowed, subject to Article 13.

Fencing, shelters, or grading may need added floodplain review.

Staff recommends stream exclusion and a 50-foot planted riparian buffer.



Staff proposes seven conditions for discussion

1. Use limited to livestock as described in the justification letter
2. Density no less than 3 acres per 1,000-lb animal unit
3. Secure fencing keeps animals off adjoining land and rights-of-way
4. Manage waste, odor, and runoff to protect neighbors
5. Structures meet zoning requirements and setbacks
6. Creek exclusion, 50-ft buffer, open-wire fencing in the floodplain
7. Substantial expansion requires an SUP amendment

Floodplain fencing must let floodwater through

Allowed

Open-wire fencing such as two- or three-strand electric.

Not allowed

Solid or woven-wire fencing in the floodplain.

All fencing complies with Article 13.

Four motions are available to the Commission

Staff report options

1. Approve with the seven conditions, with any modifications

2. Approve as submitted by the applicants

3. Deny, stating reasons

4. Defer to a set date to address specific matters