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: November 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, at the beginning of the new year, 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. **Public hearings**
   a. SUP26-006/A26-0316 — Roger and Rachel Elliott: Request for livestock in R-1 at 1871 Preddy Creek Road, TMP 66F-(A)-3. The Planning Commission public hearing is scheduled for November 18, 2026.
   b. SUP26-005/A26-0229 — April Martin, applicant; Sherry Martin, owner: Request for a home confectionery business at 47 William Road, TMP 65C-1-91. The Board of Supervisors public hearing is scheduled for November 10, 2026.
   c. Town of Stanardsville Comprehensive Plan: The Planning Commission, acting on behalf of the Town, will hold a public hearing on November 18, 2026.
3. **Pre-Applications:**
   a. Dunkin Donuts had a pre-app for TMP 60-A-23 and will be submitting a site plan shortly.

      https://www.webgis.net/va/Greene/?find=parcels&value=60-A-23

4. **Route 670 Connector Road Project:**
   The request for bids was published on 10.30.2026. Additional information about the project is available at: https://www.greenecountyva.gov/426/Route-670-Connector-Road-Project.

5. **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

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

7. **Site Plan and Subdivision Applications for Review:**
   a. Ice Park Holdings, LLC: New site plan submitted October 26, 2026, for a 32,000-square-foot ice skating rink on TMP 66-(A)-6E. https://www.webgis.net/va/Greene/?find=parcels&value=66-A-6E
   b. Bruce Shifflett, applicant; Buck Shifflett, owner: New site plan submitted October 14, 2026, for a proposed 80-by-100-foot vehicle repair building and site improvements on vacant property along Seminole Trail, TMP 17-1-A3Y. https://www.webgis.net/va/Greene/?find=parcels&value=17-1-A3Y
   c. 1770 Developments, LLC: Subdivision site plan submitted October 22, 2026, for Pastures at Greene Phase 2, TMP 40-(A)-1F. https://www.webgis.net/va/Greene/?find=parcels&value=40-A-1F1

8. **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. The town is beginning the process of revising and adopting site plan and subdivision ordinances.
   c. The PC will hold a public hearing on the Town Comprehensive Plan on 11.18.2026, followed by a Town public hearing on 12.14.2026

9. **Ordinance Revisions Under Review:**

    a. Agritourism, farm wineries, and breweries. (BOS work session not yet scheduled)
    b. Accessory Dwelling Units (Work Session 11.18.2026 with the PC)
    c. Cannabis (Work Session 11.18.2026 with the PC)

10. **Zoning Inspections:**

    a. New addresses issued: 20
    b. Site visits: 71
    c. Temp signs removed from VDOT R.O.W.: 38
    d. New road signs ordered: 4

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			6
Special Use Permit	1	0	0	1	2	0	1	1	0	1			7
ReZone	0	0	0	0	0	0	0	0	0	0			0
Ordin Rev	0	0	0	0	0	2	0	1	0	1			4
Site Plan (SPR)	0	0	2	0	4	1	1	0	1	2			11
Letter Of Revision (LOR)	0	1	0	1	2	1	1	0	1	0			7
Subdivision	3	8	5	2	5	4	6	7	3	7			50
Variance	0	0	0	0	0	0	0	0	0	0			0
BZA Appeal	0	0	0	0	0	0	0	0	0	0			0
ZC/ZD (Zon. Cert)	6	9	5	6	5	6	5	4	3	8			57
PETRA (Road Acc)	0	0	1	0	1	0	0	0	0	0			2
Temp S. Permits	0	0	0	1	3	2	0	3	1	0			10
S. Permits	2	4	3	0	1	2	1	1	2	1			17
New Zoning Complaints	3	4	7	3	2	2	3	3	2	6			35
Zoning Complaints Closed	0	7	2	1	2	3	8	2	2	4			31
Bonds	0	1	2	2	0	0	0	2	1	2			10
Total	**15**	**34**	**27**	**17**	**27**	**24**	**26**	**26**	**16**	**35**	**0**	**0**	**241**

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**

Site Plan (SPR)	2	1	0	2	1	0	0	1	2	2	2		**13**
Letter Of Revision (LOR)	0	2	2	1	0	0	1	0	0	2	0		**8**
Subdivision	9	3	2	11	5	4	1	8	4	5	2		**54**
Variance	0	0	0	0	0	0	0	0	0	0	0		**0**
BZA Appeal	0	0	0	0	1	0	0	0	0	0	0		**1**
ZC/ZD (Zon. Cert)	5	5	6	4	7	3	5	4	3	3	1		**46**
PETRA (Road Acc)	1	0	0	0	1	0	0	0	0	0	0		**2**
Temp S. Permits	1	3	1	1	1	2	1	0	0	0	0		**10**
S. Permits	2	5	3	3	4	2	2	2	2	2	3		**30**
New Zoning Complaints	11	4	5	2	4	2	9	4	3	1	18		**63**
Zoning Complaints Closed	4	8	4	5	2	1	7	4	4	2	2		**43**
Bonds	3	1	0	1	2	2	1	0	1	2	0		**13**
Total	**39**	**41**	**24**	**30**	**29**	**18**	**32**	**25**	**21**	**20**	**29**	**0**	**299**

Applications	**2023**												
Date	**Jan**	**Feb**	**March**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total**
Acc. Dwelling Units	0	0	1	1	2	0	1	0	0	0	0	0	**5**
Special Use Permit	0	0	0	0	2	2	0	0	1	2	1	0	**8**
ReZone	0	0	0	0	0	2	0	1	0	0	0	0	**3**
Ordin Rev	0	0	0	0	2	0	0	0	0	3	0	0	**5**
Site Plan (SPR)	0	0	4	0	1	2	2	1	0	2	4	0	**16**
Letter Of Revision (LOR)	0	3	2	2	2	1	1	0	0	1	0	0	**12**
Subdivision	6	5	5	2	4	3	6	4	4	2	6	0	**47**

Variance	0	0	2	0	0	0	0	0	0	0	0	0	**2**
BZA Appeal	0	0	1	0	0	0	0	0	0	0	0	0	**1**
ZC/ZD (Zon. Cert)	5	3	22	11	4	7	7	5	7	3	8	5	**87**
PETRA (Road Acc)	0	2	1	0	0	0	0	0	0	0	0	0	**3**
Temp S. Permits	0	0	0	1	0	0	1	2	2	2	2	2	**12**
S. Permits	2	3	2	5	2	1	4	1	2	2	2	3	**29**
New Zoning Complaints	4	21	4	3	2	2	4	14	2	2	1	4	**63**
Zoning Complaints Closed	6	20	20	10	7	4	8	26	5	4	0	2	**112**
Bonds	0	4	1	0	2	2	2	1	2	0	2	0	**16**
Total	**23**	**41**	**65**	**35**	**30**	**26**	**36**	**55**	**25**	**23**	**26**	**16**	**416**

Applications	**2022**												
Date	**Jan**	**Feb**	**March**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total**
Acc. Dwelling Units	0	1	0	1	1	1	0	0	0	1	0	0	**5**
Special Use Permit	2	0	0	0	1	1	0	0	0	0	0	0	**4**
ReZone	0	0	0	0	2	1	0	0	1	1	0	0	**5**
Ordin Rev	0	0	2	0	1	0	0	0	0	2	0	0	**5**
Site Plan (SPR)	0	1	2	0	1	1	1	0	2	0	1	1	**10**
Letter Of Revision (LOR)	1	3	0	2	2	0	0	1	1	0	1	2	**13**
Subdivision	6	5	4	3	5	7	1	0	5	3	3	2	**44**
Variance	0	0	0	0	0	0	0	0	0	0	0	1	**1**
BZA Appeal	0	0	0	0	0	0	0	0	0	0	1	1	**2**
ZC/ZD (Zon. Cert)	3	6	5	6	4	6	4	4	2	45	3	6	**94**
PETRA (Road Acc)	0	0	0	0	0	0	0	0	0	0	0	0	**0**

Temp S. Permits	0	0	1	0	1	0	1	0	0	0	0	0	**3**
S. Permits	0	0	1	2	0	0	2	2	1	2	1	6	**17**
Zoning Complaints	0	1	3	4	5	3	1	1	23	3	6	17	**67**
Bonds	1	1	0	0	1	3	1	5	0	1	1	0	**14**
Total	**13**	**18**	**18**	**18**	**24**	**23**	**11**	**13**	**35**	**58**	**17**	**36**	**279**

Applications	**2021**												
Date	**Jan**	**Feb**	**March**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total**
Acc. Dwelling Units	1	0	1	1	1	2	0	0	0	2	0	1	**9**
Special Use Permit	0	1	0	2	3	1	0	0	0	1	0	0	**8**
ReZone	0	1	0	1	1	0	0	0	1	0	0	0	**4**
Ordin Rev	1	0	0	0	0	0	2	0	0	1	0	0	**4**
Site Plan (SPR)	0	2	1	0	0	1	2	1	2	3	0	0	**12**
Letter Of Revision (LOR)	2	2	0	0	0	4	0	1	1	0	2	0	**12**
Subdivision	3	8	3	4	7	7	12	7	3	2	6	4	**66**
Variance	0	0	0	0	0	0	0	0	0	0	0	0	**0**
BZA Appeal	0	0	0	0	0	0	0	0	0	0	0	0	**0**
ZC/ZD (Zon. Cert)	4	1	6	10	2	2	3	5	8	1	3	5	**50**
PETRA (Road Acc)	0	3	1	0	0	2	0	0	0	0	0	0	**6**
Temp S. Permits	0	0	1	0	0	2	0	0	2	0	0	0	**5**
S. Permits	3	0	2	1	0	1	1	1	2	2	1	0	**14**
Zoning Complaints	7	4	8	4	2	2	5	6	4	5	6	3	**56**
Bonds	1	2	2	2	0	1	2	0	0	1	0	2	**13**
Total	**22**	**24**	**25**	**25**	**16**	**25**	**27**	**21**	**23**	**18**	**18**	**15**	**250**