Town of Stanardsville, Virginia

STAFF REPORT

Meeting Date	November 18, 2026
Public Hearing	Town of Stanardsville Comprehensive Plan Update
Subject	Proposed 2026 Comprehensive Plan (2017 Plan Update)
Action Requested	Planning Commission recommendation to Town Council

Background

The Town of Stanardsville Comprehensive Plan was adopted by Town Council on August 14, 2017. The proposed 2026 Comprehensive Plan updates the Town's long-range policy guidance to reflect changing community conditions, planned development, infrastructure needs, and future investment priorities. The Plan continues to emphasize preservation of the Town's historic character and small-town atmosphere while supporting economic vitality and quality of life.

Significant Revisions

- **Future land use framework:** Establishes more detailed policy areas for Main Street, established neighborhoods, emerging residential growth, civic and institutional uses, parks and open space, and gateway corridors.
- **Residential growth:** Specifically addresses Blue Ridge Meadows and the coordination of new housing with streets, sidewalks, parks, utilities, and existing neighborhoods.
- **Downtown revitalization:** Expands guidance for adaptive reuse, local businesses, Main Street reinvestment, and the William Mills House opportunity.
- **Transportation:** Identifies prioritized improvements for Main Street intersections, Ford Avenue, sidewalk connections, civic destinations, and future development access.
- **Infrastructure:** Links future development and phasing more directly to water, sewer, stormwater, broadband, and other public-service capacity.
- **Housing:** Provides more specific direction on housing diversity, rehabilitation, family and workforce housing, and neighborhood compatibility.
- **Parks and public spaces:** Adds more detailed consideration of Greene Commons, neighborhood parks, pedestrian connections, and the voluntary Greenbelt Initiative.
- **Economic development:** Emphasizes business retention, entrepreneurship, tourism, adaptive reuse, partnerships, and long-term fiscal sustainability.
- **Implementation:** Adds an action framework with short-, mid-, and long-term priorities, responsible parties, and potential funding approaches.

Planning Considerations

The Comprehensive Plan is a long-range policy document. Adoption does not itself amend zoning districts, rezone individual properties, approve development, or change Town boundaries. Future regulatory amendments, capital projects, and development applications would proceed through their applicable review and approval processes.

Before final adoption, the Town should confirm draft adoption wording, demographic figures and their source years, the future land use map and legend, and the roles and timeframes identified in the implementation chapter.

Staff Recommendation

Following the public hearing and consideration of public comments, staff recommends that the Planning Commission consider recommending adoption of the proposed 2026 Town of Stanardsville Comprehensive Plan to Town Council, subject to any revisions identified by the Commission.

Suggested Motion

I move that the Planning Commission recommend that the Stanardsville Town Council adopt the proposed 2026 Town of Stanardsville Comprehensive Plan, with any amendments identified during this meeting, finding that the Plan provides appropriate long-range guidance for the Town’s future growth, preservation, infrastructure, and development.