Greene County Planning Commission
County Meeting Room, 40 Celt Road, Stanardsville, VA 22973
Wednesday, November 18, 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. Roger and Rachel Elliott request a special use permit to maintain livestock on approximately 19.77 acres of rangeable land, in accordance with Article 5-1-2.2 of the Greene County Zoning Ordinance. The subject property is identified as Tax Map Parcel (TMP) #66F-(A)-3 and is located at 1871 Preddy Creek Road, Barboursville, Virginia. The property is zoned R-1 (Residential) and is designated as "Rural Area" on the Greene County Future Land Use Map. (SUP26-006)

      Staff Report

      Maps

      Justification Letter

      Adjoining Property Owner List

      Presentation

5. **Work Sessions**

   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

Resolution

Code of Virginia 15.2-2292.4

Current Accessory Dwelling Unit (ADU) Regulations

Citizen Comment

Presentation

b. The purpose of this work session is to review proposed amendments to the Greene County Zoning Ordinance addressing the location and land-use standards for cannabis establishments and to obtain Planning Commission direction before a potential public hearing.

Staff Report

Resolution

Code of Virginia 4.1-629 and 4.1-630

Virginia Cannabis 2027 Handout

Cannabis Ordinance

Code of Virginia 15.2-912.4 100 Foot Buffer and Buffer Map

Presentation

6. Approval of Minutes

a. October 21, 2026 Minutes

7. Other Planning Matters

a. Ruckersville Advisory Committee

b. Town of Stanardsville

c. Update on Development Activity

d. Next Month's Agenda

8. Adjournment

9. Town of Stanardsville Planning Commission

10. Call to Order

11. Determine a Quorum

12. Public Hearing

a. The Greene County Planning Commission, acting as the Town of Stanardsville Planning Commission, will hold a public hearing at which persons affected may appear and present their views regarding the proposed Town of Stanardsville Comprehensive Plan for 2027 to 2031.

Staff Report

Resolution

Town of Stanardsville Comprehensive Plan Revision 27-31

13. Adjournment