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

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: _____.

Greene County WebGIS



October 29, 2026

Parcels
Driveways
Roads
County Boundary
Minor Arterial
Greene County
Private
Surrounding Counties

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

Citations
2.4m Resolution Metadata

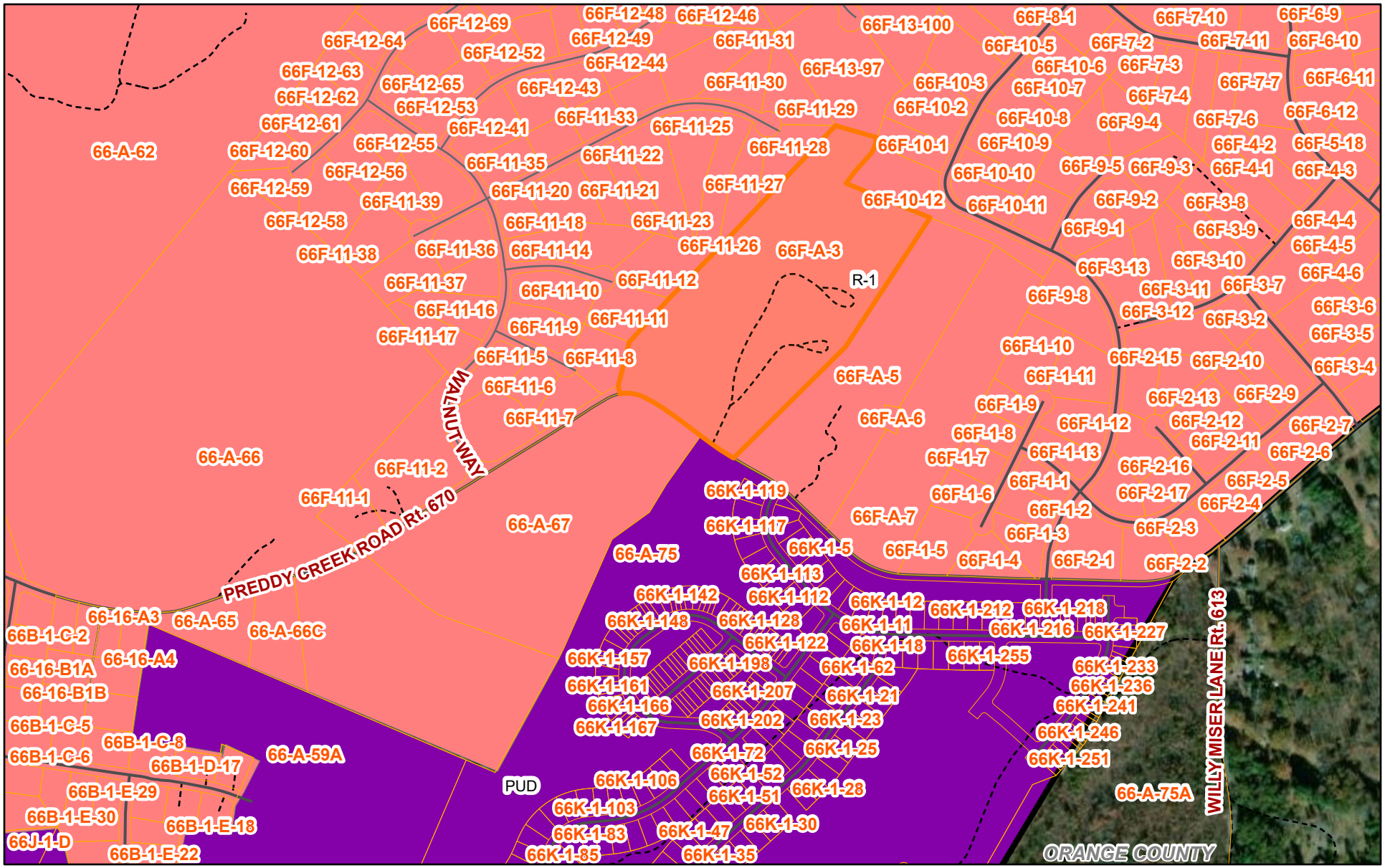
1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Vantor

Greene County WebGIS



October 29, 2026

Parcels

Roads
- Minor Arterial
- Private
- Driveways

County Boundary
- Greene County
- Surrounding Counties

Zoning Districts
- PUD
- R-1

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

Citations
2.4m Resolution Metadata

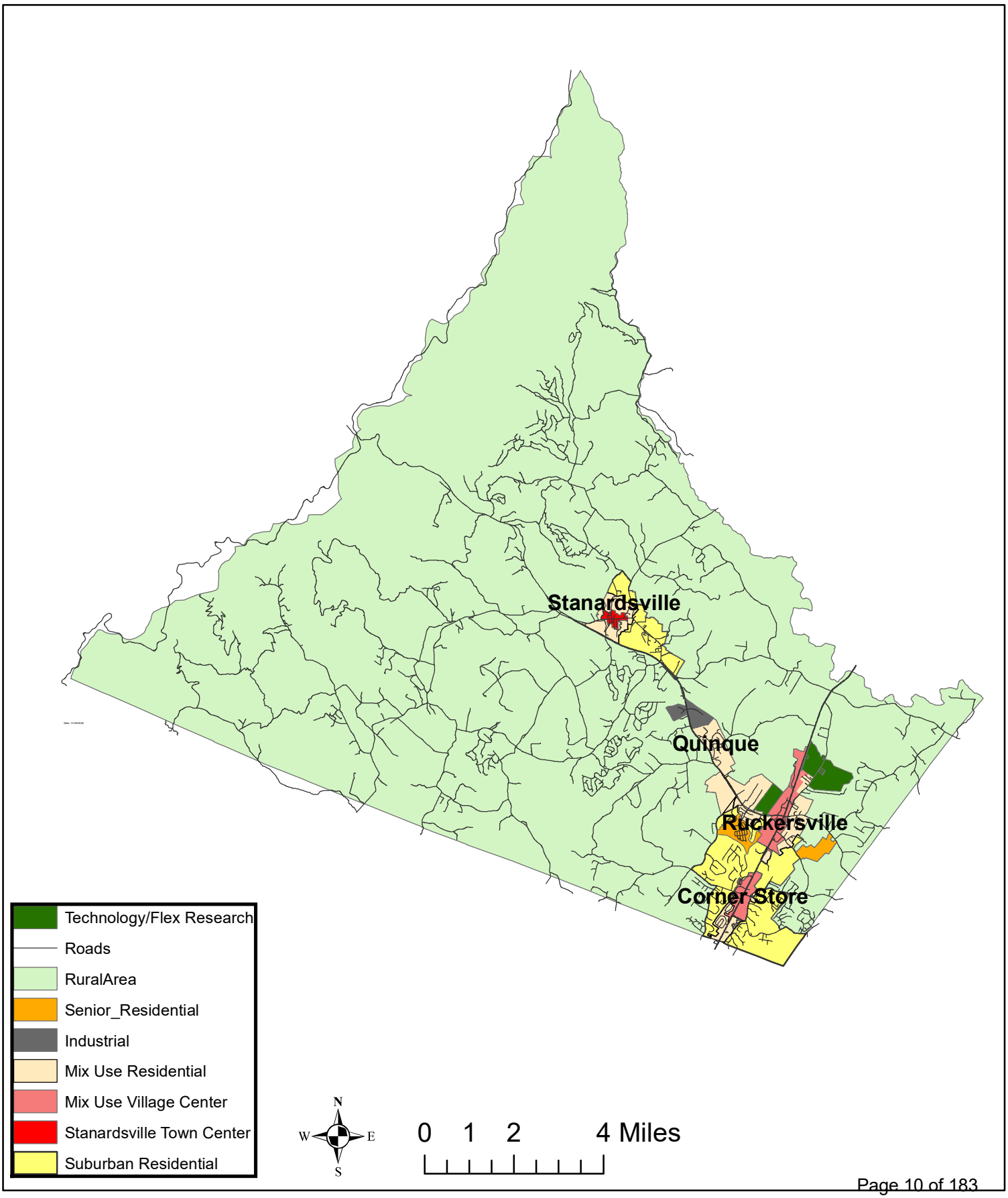
1:9,028

0 0.05 0.1 0.2 mi

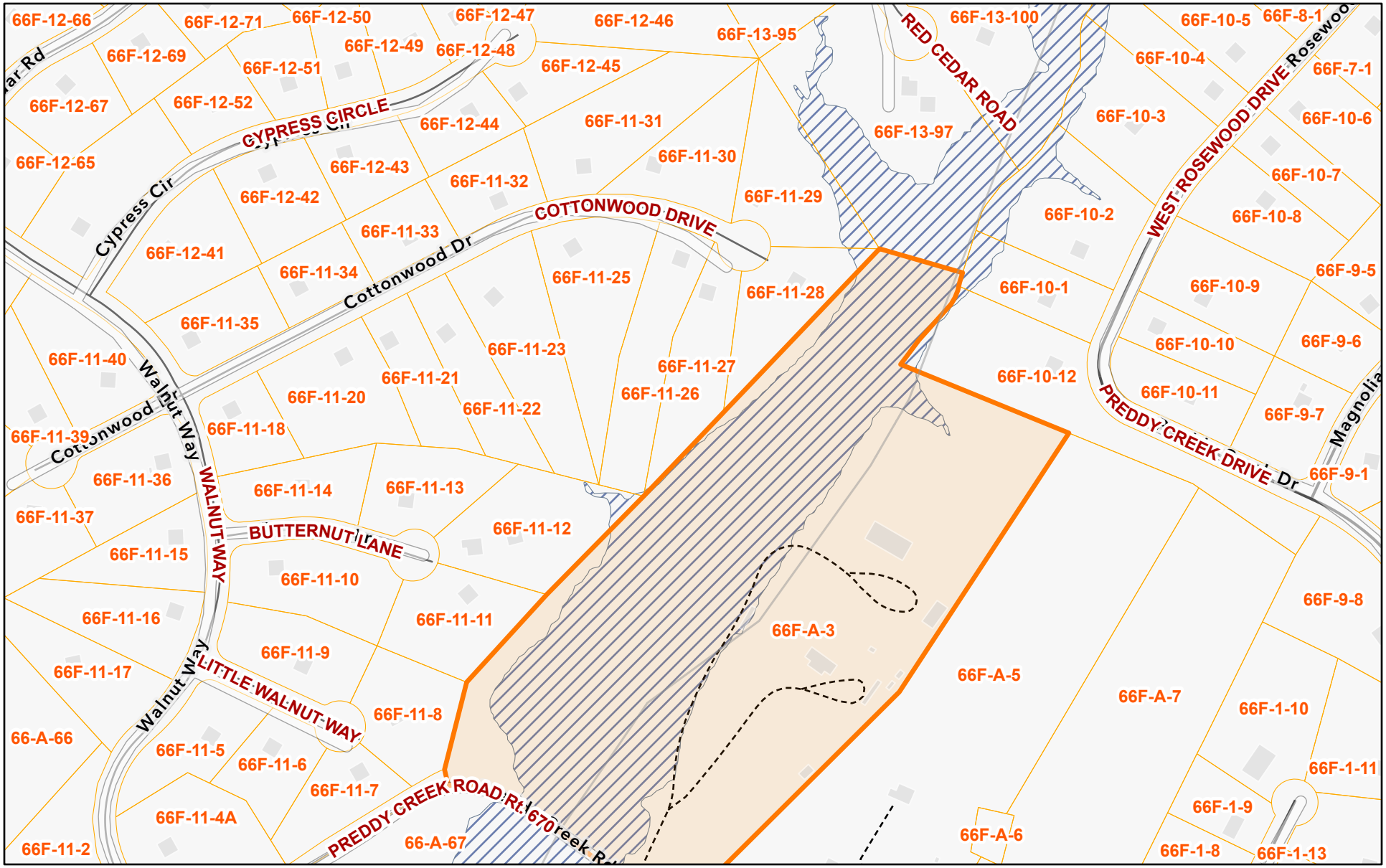
0 0.07 0.15 0.3 km

Vantor

Future Land Use-Growth Area: Context Map



Greene County WebGIS



October 29, 2026

Parcels

Roads

Minor Arterial

Private

Driveways

County Boundary

Greene County

Effective Floodplain

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

To Whom It May Concern,

I am requesting a special use permit to keep livestock on my property in Greene County, Virginia. I anticipate keeping approximately 1,000 pounds per acre, with the potential to establish multiple fenced pastures across the property's distinct levels of land.

My goal is to responsibly maintain livestock while preserving the rural character and agricultural heritage that have traditionally defined Greene County.

Thank you for your consideration of my application.

PIN	RENAME	READR1	READR3	REZIP1
66-A-75	STANLEY MARTIN HOMES, LLC	11710 PLAZA AMERICA DR STE 110	RESTON VA	20190
66F-A-5	GREENE KC INC	2700 COLT RUN ROAD	OAKTON VA	22124
66F-11-11	KEARNEY JOHN E AND	86 BUTTERNUT LANE	BARBOURSVILLE VA	22923
66F-11-27	KINSEY JUSTIN M & DEMETRIA W TS	310 COTTONWOOD DR	BARBOURSVILLE	22923
66F-11-26	MANZ ROBERT M & MARIE R	292 COTTONWOOD DRIVE	BARBOURSVILLE, VA	22923
66F-11-28	MCDONALD BRIAN & HYUNJU	326 COTTONWOOD DRIVE	BARBOURSVILLE VA	22923
66F-11-29	MUSSELMAN LORI	317 COTTONWOOD DRIVE	BARBOURSVILLE VA	22923
66F-11-12	PETERMAN MARTIN D & HEATHER L	89 BUTTERNUT LANE	BARBOURSVILLE VA	22923
66F-10-12	PETERS JASON D & JENNIFER L	127 WEST ROSEWOOD DRIVE	BARBOURSVILLE VA	22923
66F-13-97	POMPANO JOSEPH MICHAEL & DEB	290 RED CEDAR ROAD	BARBOURSVILLE, VA	22923
66F-10-1	SMITH RONALD & SARA	145 WEST ROSEWOOD DR	BARBOURSVILLE VA	22923
66F-11-8	THAYER KIM M	71 LITTLE WALNUT WAY	BARBOURSVILLE VA	22923
66-A-67	WRIGHT RUSSELL L	1726 PREDDY CREEK	BARBOURSVILLE, VA	22923

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

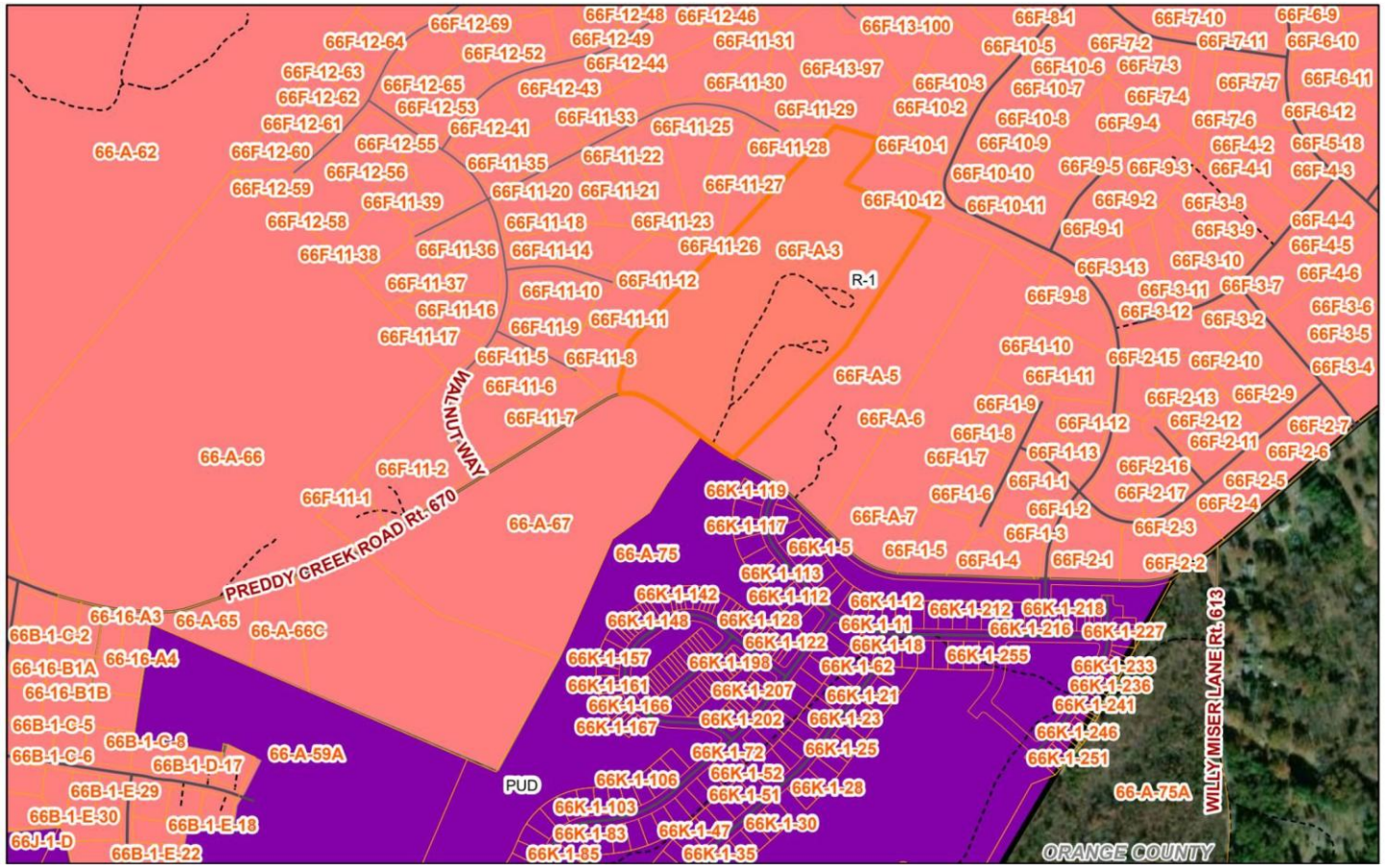
Large parcel outlined in orange, between Walnut Way and Willy Miser Lane.



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.

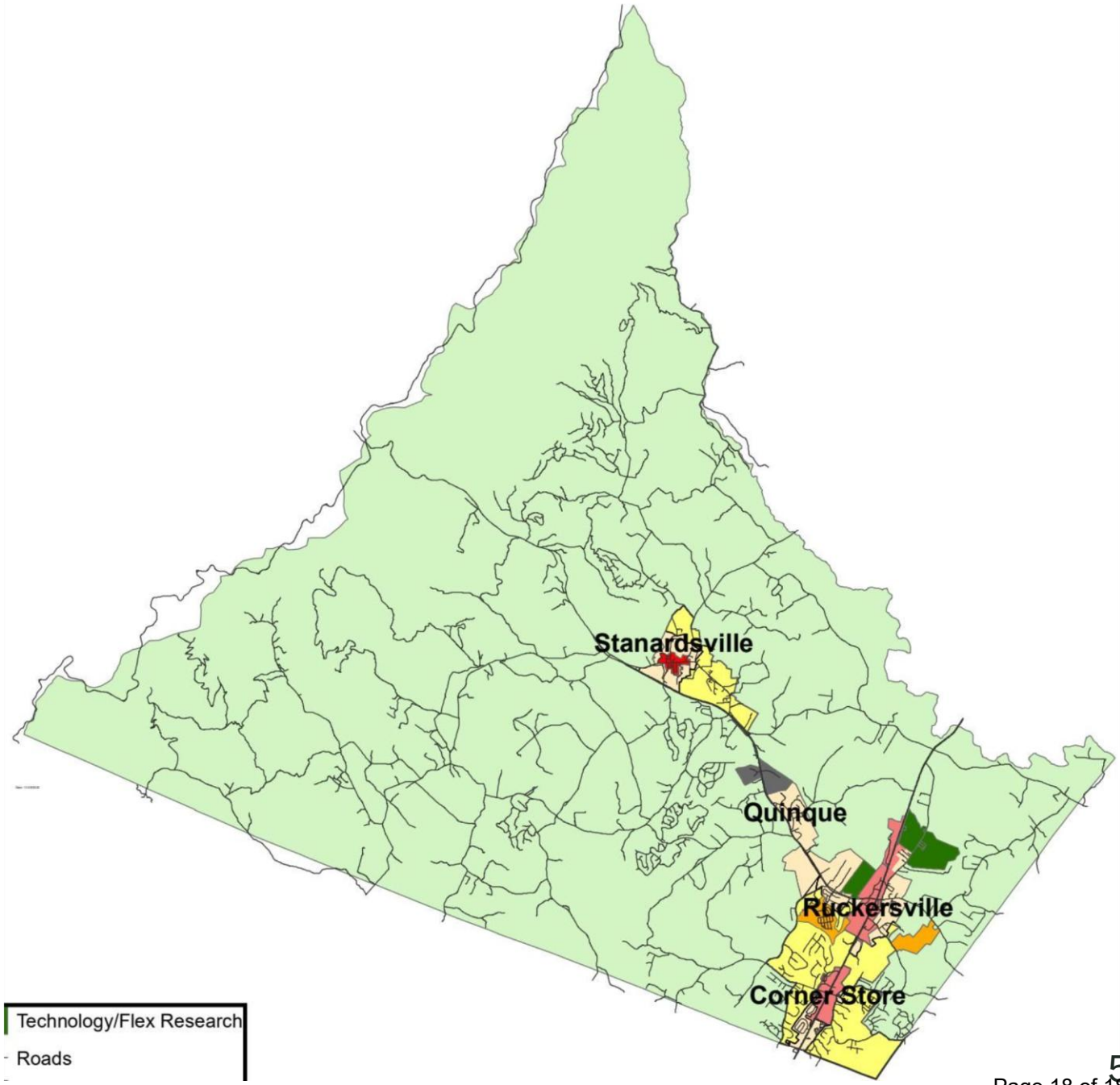
Article 5-1-1.1 excludes livestock from by-right agriculture in R-1.



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

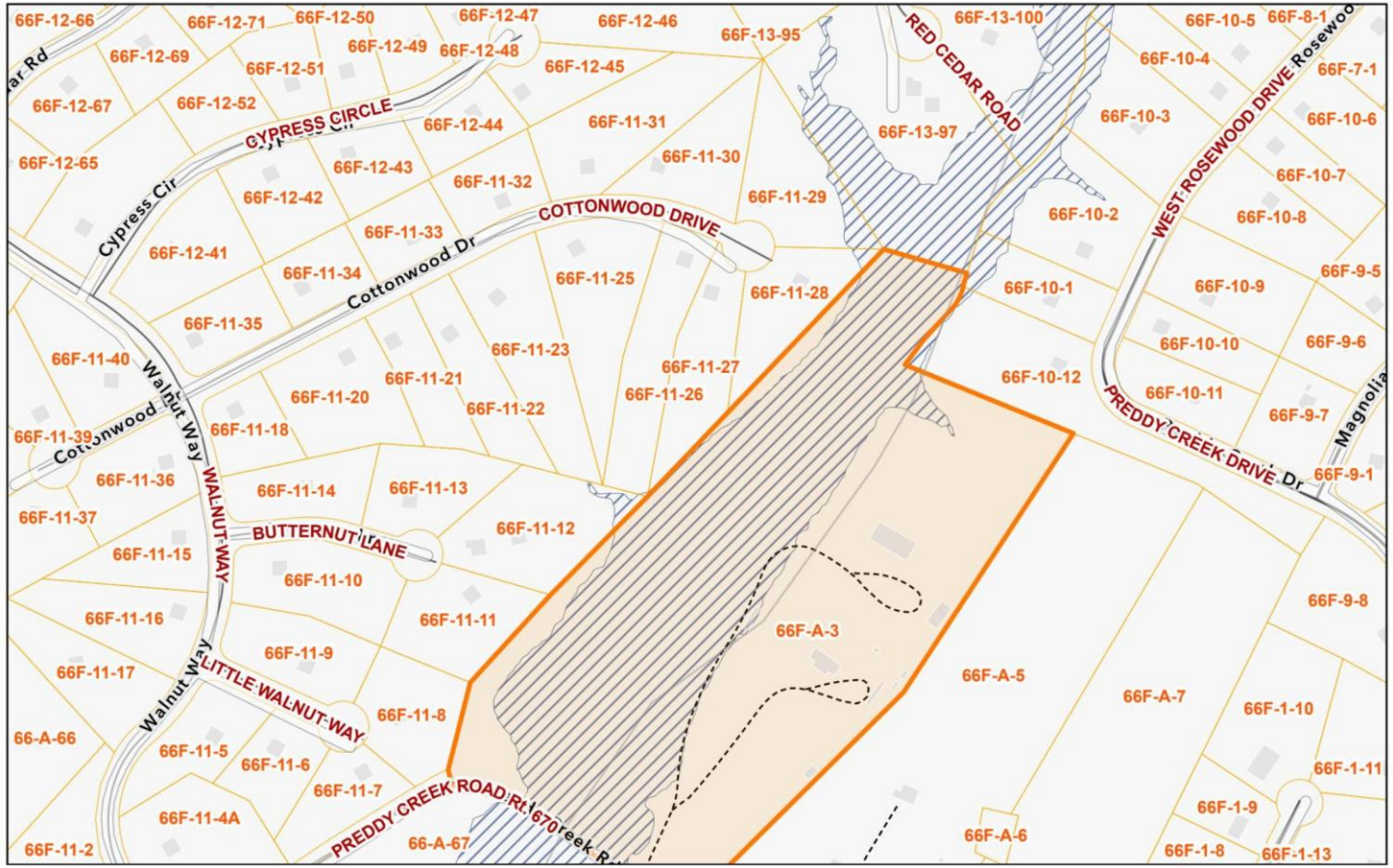
One animal unit = 1,000 lbs. Staff's condition uses the stricter 3-acre standard.

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

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 WORK SESSION

Accessory Dwelling Unit Ordinance Revision

Current Ordinance and Proposed Changes | November 18, 2026

VIRGINIA CODE FRAMEWORK

Virginia Code Change

Virginia Code § 15.2-2292.4 becomes effective July 1, 2027 and establishes an ADU framework for covered localities. Subsection I says it does not apply to a locality that adopted an ADU ordinance before January 1, 2026. Greene's ADU definition bears a July 23, 2013 revision date.

For covered localities, single-family residential districts are deemed to allow ADUs as a permitted accessory use, with only the requirements authorized by the statute.

- The statute addresses floor-area limits, parking, code compliance, limited owner occupancy at application, location, and separate sale or subdivision. It also restricts certain setback, lot, street-improvement, and family-relationship requirements.
- Va. Code § 15.2-2290 governing manufactured housing is a separate current requirement. The proposed manufactured-home provision needs review under that section.

The proposed ordinance is a policy update informed by state law. The draft retains alternatives for Planning Commission discussion and is not a final recommendation.

EXISTING ORDINANCE AND PROPOSED REVISION

Existing Greene County ADU Provisions

The current Article 22 definition establishes the following principal standards:

- Express by-right districts: A-1, C-1 and R-1. R-2 imports most R-1 uses, but Article 22 does not name R-2; SR and PUD are not expressly listed.
- Size: 300 to 800 square feet; maximum of two bedrooms.
- Two additional off-street parking spaces and continuing owner occupancy of one unit, verified by notarized affidavit.
- One ADU per parcel, within the primary dwelling or a conforming accessory structure; mobile or manufactured homes are excluded.

Current and Proposed Comparison

During the September 2026 work session, the Planning Commission reviewed Greene County's existing accessory dwelling unit (ADU) regulations and discussed potential amendments intended to provide greater flexibility for property owners while maintaining appropriate development standards.

The following topics and options were presented for Planning Commission consideration and guidance:

- **Cooking facilities:** What appliance makes a unit an ADU.
- **Owner occupancy:** Whether the owner must live in either dwelling.
- **ADU floor area:** A 200-square-foot minimum and alternative maximum sizes for attached and detached ADUs.
- **Floor-area calculation:** How to count shared rooms, basement space, garages, storage, stairs, and later conversions.
- **Bedrooms:** Whether to restore the two-bedroom limit.
- **Parking:** Whether detached ADUs need two spaces instead of one.
- **Density:** Whether an ADU counts toward density, lot-area, division-right, or principal-unit allocations.
- **Existing approvals:** How ADUs interact with proffers, approved unit caps, PUD plans, and SR age restrictions.
- **Section 16-1-5 dwellings:** How to distinguish an ADU from an additional principal dwelling authorized in A-1 or C-1.

The middle column summarizes the current ordinance. The right column describes the base working draft and identifies alternatives where the PC Options document has not settled a single approach.

Topic	Current ordinance	Proposed draft and options
Definition and cooking	Separate unit in the house or accessory building, with kitchen, sleeping and bathroom facilities.	Attached or detached unit with complete independent facilities. Cooking requires a permanently installed appliance; portable countertop appliances do not qualify.
Owner occupancy	Owner occupies one unit as permanent legal residence; affidavit and absence limit.	Base A removes continuing owner occupancy and bars separate sale/subdivision. A-1 retains owner occupancy; A-2 keeps the base draft.
Zoning districts	A-1, C-1 and R-1 expressly; R-2 cross-reference unclear; SR/PUD not named.	Paragraph C expressly adds R-2, SR and PUD for lots with an existing or proposed single-family dwelling. Companion district amendments remain to be drafted.
Density and rural dwelling	No express ADU density exclusion or relationship to §16-1-5 additional rural dwelling.	E excludes ADUs from principal-unit density, minimum lot area per dwelling, division rights and unit allocations; H distinguishes an ADU from a §16-1-5 principal dwelling. Proffers and approved conditions remain subject to review.
Number and configuration	One per parcel; within the primary dwelling or conforming accessory structure.	One per parcel (with §16-1-5 reference); within, attached to, or detached from primary dwelling, subject to code compliance.
Size and bedrooms	300–800 sq. ft.; maximum two bedrooms.	Base: 200–1,500 sq. ft., no bedroom cap. Options: 800 detached / 1,500 attached or interior; or 50% of primary dwelling area. Separate option restores two-bedroom limit.
Floor-area measurement	No detailed rule for shared, unfinished or accessory space.	J counts residential space serving the ADU even if shared or outside its drawn boundary; excludes qualifying principal-only and nonresidential accessory areas; requires dimensioned plans and review of later changes.
Parking	Two additional off-street spaces.	Base K: one dedicated ADU space plus replacement of displaced required parking. K-1: two for detached, one for attached or interior.
Manufactured homes	Mobile or manufactured homes cannot be used as ADUs.	O allows a qualifying manufactured home as a detached ADU under the same zoning standards as a site-built detached ADU, subject to state and building requirements.

PLANNING COMMISSION DISCUSSION GUIDE

The following choices are open in the working draft. Staff requests direction so that a single clean ordinance amendment can be prepared.

1. Definition and cooking facilities. Review the permanent-appliance test with the Building Official. The proposed definition includes a freestanding range in a designated kitchen location, while excluding portable countertop appliances.

2. Minimum and maximum floor area. Choose the 200–1,500-square-foot base draft, the 800-square-foot detached and 1,500-square-foot attached/interior option, or a maximum of 50% of the primary dwelling area. The options should not be combined without clarifying how the limits interact.

3. Floor-area measurement and bedrooms. Confirm Paragraph J's treatment of shared laundry, bathrooms, circulation, recreation space, basement and unfinished storage, and later conversions. Decide whether to reinstate the two-bedroom maximum; coordinate with the Building Official and Health Department.

4. Parking. Choose one dedicated space for every ADU or two for a detached ADU and one for an attached/interior ADU. Both alternatives replace any required primary-dwelling parking displaced by construction.

5. Owner occupancy and rental term. Choose whether to retain continuing owner occupancy or remove it. The working draft does not add a rental-term or tourist-lodging restriction; either would require express language if desired.

6. Density, existing approvals and age restrictions. The proposed density exception is intended to allow ADUs even in built-out communities, while SR occupancy percentages still count occupied ADUs. Confirm treatment of site-specific proffers, approved PUD plans and special use permit conditions. Paragraph E cannot by itself establish how every prior unit cap applies.

7. Districts and remaining drafting. Confirm R-2, SR and PUD inclusion and prepare companion use-list and dimensional amendments. Clarify Paragraph F's reference to §16-1-5 principal dwellings. Review ADU permit procedures, cooking facilities, floor-area measurement and manufactured homes before public hearing.

Requested Direction

Staff recommends that the Commission identify a preferred floor-area standard, decide the owner-occupancy and bedroom questions, select a parking standard, and provide direction on cooking facilities and shared-space measurement.

GREENE COUNTY, VIRGINIA

Board of Supervisors

RESOLUTION

RESOLUTION NO. 2026-005

A RESOLUTION ESTABLISHING PLANNING AND ZONING PRIORITIES FOR ORDINANCE REVISIONS AND COMPREHENSIVE PLAN UPDATES

WHEREAS, Sections 15.2-1427 and 15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt resolutions for the governance of the county; and

WHEREAS, Sections 15.2-2223 and 15.2-2283 of the Code of Virginia, 1950, as amended, grant the Board of Supervisors the authority to prepare, adopt, and amend a comprehensive plan and zoning ordinances to promote the health, safety, and general welfare of the public; and

WHEREAS, the Greene County Planning Commission serves on behalf of the Board of Supervisors and is committed to advancing the Board's priorities as efficiently as possible; and

WHEREAS, following a joint work session between the Board of Supervisors and the Planning Commission, county staff and officials agreed to initiate a public engagement campaign and launch a website for the Comprehensive Plan update; and

WHEREAS, the Planning Director and Zoning Administrator has identified five key priority areas requiring immediate attention and legislative action to improve county governance, land use, infrastructure, and housing; and

WHEREAS, establishing clear priorities ensures that county staff and the Planning Commission can efficiently allocate resources toward drafting ordinance revisions that reflect the community's needs; and

WHEREAS, the Board of Supervisors finds that formally adopting these five planning and zoning priorities serves the public interest and provides necessary direction for the orderly development of Greene County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF GREENE THAT:

Section 1. Adoption of Ordinance Revision Priorities

The Board of Supervisors hereby adopts the following five priority areas for immediate ordinance revision and Comprehensive Plan integration:

- **Land Use Map Growth Area / Tech Flex Overlay:** Growth area adjustment and expansion to encourage business versus housing, focus on the Tech Flex overlay, Route 29 to 33 to Quinque, and identity, commercial opportunities, and infrastructure needs.
- **Legislative – Subdivision/Zoning Ordinances / Policy:** Implementation of legislative changes found during the Legislaide audit, codification of existing policies into the ordinance, and

identification and update of multiple small ordinance improvements. This will include any amendments that take effect July 1, 2026, unless another effective date is specified in the code.

- **Private Road Standards / Access Management:** Establishment of private road standards including minimum construction standards, clarification of private roads versus public roads and land subdivisions, and access management.
- **Dark Skies / Landscaping:** Review of dark skies regulations, addition of residential requirements (which are currently exempt), and transition to natural landscaping versus current curated landscaping requirements.
- **Mobile Homes in residential zoning districts:** Update zoning ordinance to reflect newly adopted state code requirements.
- **Mobile Food and Service Units:** Review and update to more comprehensive regulations.
- **Accessory Dwelling Units (ADU):** Review of the ADU definition and establishment of minimum and maximum allowed square footage.

Section 2. Direction to Staff and Planning Commission

The Zoning Administrator and the Planning Commission are hereby authorized and directed to utilize these priorities to guide the public engagement campaign, the Comprehensive Plan update, and the drafting of necessary ordinance revisions. Staff are further directed to prepare the corresponding ordinance amendments for future public hearings and final consideration by the Board of Supervisors.

Section 3. Effective Date

This Resolution shall be effective immediately upon adoption by the Board of Supervisors.

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON JUNE 9, 2026.

Motion: Marie Durrer
Second: Matthew Hartung

Votes:

Catalano: Yes

Lamb: Yes

Goolsby: Yes

Hartung: Yes

Durrer: Yes

Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST: _____
Cathy Schafrik, Clerk
Greene County Board of Supervisors

Code of Virginia
Title 15.2. Counties, Cities and Towns
Subtitle II. Powers of Local Government
Chapter 22. Planning, Subdivision of Land and Zoning
Article 7. Zoning

§ 15.2-2292.4. (Effective July 1, 2027) Development and use of accessory dwelling units

A. As used in this section, "accessory dwelling unit" or "ADU" means an attached or detached dwelling unit on a residential dwelling lot that:

1. Provides complete independent living facilities for one or more individuals;

2. Is located on the same lot as a proposed or existing primary residence; and

3. Includes facilities for living, sleeping, eating, cooking, and sanitation.

B. Zoning ordinances for single-family residential zoning districts shall be deemed to include accessory dwelling units as a permitted accessory use, and no locality shall require compliance with any other requirements except as provided in this section.

C. Any person proposing an ADU shall first obtain an ADU permit from the locality, for which the locality may charge a fee of no more than $500. Such fee shall be in addition to any other applicable fees, including inspection, site, or building permit fees, that may be required in connection with the ADU. A locality shall issue the permit if the applicant demonstrates that the ADU complies with the requirements of this section and the local codes and ordinances referenced herein.

D. Localities may require the following:

1. A lease term for the rental of an ADU of 30 consecutive days or longer;

2. Replacement of a primary dwelling's required parking if the construction of the ADU eliminates such parking;

3. Dedicated parking for the ADU;

4. Limits on floor area, lot coverage, and impervious area of an ADU of no less than (i) 350 square feet on lots less than 2,500 square feet and (ii) 500 square feet on lots 2,500 square feet or greater;

5. Compliance with (i) building codes, including the requirements of the Uniform Statewide Building Code (§ 36-97 et seq.), for an accessory dwelling unit if the ADU is attached or for a dwelling unit if the ADU is detached; (ii) water, sewer, septic, emergency access, flood zone, and stormwater requirements; (iii) historic and architectural districts and corridor protection restrictions; and (iv) Air Installations Compatible Use Zone restrictions;

6. Owner occupancy of the ADU or the primary dwelling, but not both, only at the time an application is submitted to construct or convert an accessory dwelling unit;

7. That the ADU shall be no more than 500 feet from the primary dwelling;

8. No ADUs on a residential lot that has more than one dwelling unit; and

9. No ADUs sold separately or subdivided from the primary dwelling.

E. Localities shall not require the following:

1. Rear or side setbacks for the ADU that are greater than the setback required for the primary dwelling or the setback required for accessory structures on the residential lot, whichever is less;

2. Restrictions for ADUs that are more restrictive than those for single-family dwellings within the same zoning area with regard to height, rear or side setbacks, lot size or coverage, or building frontage;

3. A restrictive covenant concerning an ADU on a lot or parcel zoned for residential use by a single-family dwelling;

4. Improvements to public streets as a condition of allowing an ADU, except as necessary to reconstruct or repair a public street that is disturbed as a result of the construction of the ADU; or

5. Consanguinity or affinity between the occupants of an ADU and the primary dwelling.

F. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants, the provisions of condominium instruments of a condominium created pursuant to the Virginia Condominium Act (§ 55.1-1900 et seq.), the declaration of a common interest community as defined in § 54.1-2345, the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55.1-2100 et seq.), or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ 55.1-1800 et seq.).

G. Nothing in this section shall apply to any existing permits for an ADU approved by the locality prior to July 1, 2027.

H. Nothing in this section shall be construed to restrict a locality's passage prior to July 1, 2027, of an ADU ordinance, or a subsequent amendment thereof, that substantially complies with the requirements of this section.

I. Nothing in this section shall apply to a locality that adopted an ADU ordinance prior to January 1, 2026.

2026, c. 895.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

Accessory Dwelling Unit Provisions

Greene County Zoning Ordinance - Latest Revision July 22, 2025

Scope. This document compiles every express occurrence of the term “Accessory Dwelling Unit” identified in the zoning ordinance, together with district use provisions in R-2, SR, and PUD that may affect how the ADU provisions are read. Ordinance language is reproduced as written; source page and section references are provided for convenience.

By-right districts	C-1 Conservation; A-1 Agricultural; R-1 Residential (per Article 22, parameter C)
Size	300 to 800 sq. ft.
Bedrooms	Maximum 2
Parking	2 additional off-street spaces
Owner occupancy	Owner must occupy at least one unit as permanent legal residence; affidavit required
Limit	No more than 1 ADU per parcel

1. Conservation District, C-1

Article 3, Section 3-1-1, Uses Permitted by Right - page 6

3-1-1 Uses Permitted by Right

.14 Accessory Dwelling Unit (Revised 7/23/13)

2. Agricultural District, A-1

Article 4, Section 4-1-1, Uses Permitted by Right - page 10

4-1-1 Uses Permitted by Right

Same as Conservation C-1 plus:

.6 Accessory Dwelling Unit (Revised 7/23/13)

3. Residential District, R-1

Article 5, Section 5-1-1, Uses Permitted by Right - page 15

5-1-1 Uses Permitted by Right

.8 Accessory Dwelling Unit (Revised 7/23/13)

4. Related R-2 By-Right Cross-Reference

Article 6, Section 6-1-1, Uses Permitted by Right - page 19

6-1-1 Uses Permitted by Right

.1 All uses permitted by right in R-1 excluding public facilities agriculture and keeping of domestic laying hens. (Revised 11/10/2020)

Textual note: Section 6-1-1.1 imports most R-1 by-right uses into R-2, while Article 22 parameter C expressly lists only A-1, C-1, and R-1 as districts where an accessory dwelling unit is permitted by right. This compilation flags that wording without resolving the apparent tension.

5. Senior Residential District, SR

Article 6A, Section 6A-1-1, Uses Permitted by Right - page 23

6A-1-1 Uses Permitted by Right

.1 Age Restricted Communities (100% Age Restricted) meeting the requirements of Section 6.1-2 of this ordinance, and within such Age Restricted Communities (100% Age Restricted), the following uses are permitted by right:

.a Single Family Detached Dwellings

.3 Accessory uses or structures as defined. (Revised 1/11/05)

Textual note: Section 6A-1-1 lists single-family detached dwellings and accessory uses or structures, but does not expressly list accessory dwelling units. Article 22 parameter C does not name SR as a district where an ADU is permitted by right. The excerpt above omits other SR uses; the complete list and age-restriction requirements remain in Article 6A.

6. Planned Unit Development District, PUD

Article 7, Section 7-3, Permitted Uses - page 27

7-3 PERMITTED USES

The following uses are permitted in PUD districts:

.1 Single-family detached and semi-attached dwellings.

.10 Accessory uses and structures clearly subordinate and incidental to the permitted principal uses and structures.

.11 Uses permitted by right in the SR Senior Residential district subject to an eight (8) dwelling unit per acre density. (Revised 1/11/05)

Textual note: Section 7-3 lists residential and accessory uses, but does not expressly list accessory dwelling units. Article 22 parameter C does not name PUD as a district where an ADU is permitted by right. The excerpt above omits other PUD uses. An approved PUD development plan may also affect a particular lot.

Article 22 Definition and ADU Parameters

Article 22, Definitions - page 145

ACCESSORY DWELLING UNIT (Revised 7/23/13): A separate living unit located on a single family residential lot. The accessory dwelling unit includes a kitchen, sleeping and bathroom facilities, located within the single family residence or within an accessory building on the property. Accessory dwelling unit is by definition subordinate in use, size, location and appearance to the primary unit. The accessory dwelling unit shall be in accordance with the following parameters:

A. The accessory dwelling unit and the principal dwelling shall be in the same ownership. The owner must occupy at least one of the dwelling units as a permanent legal residence, except for temporary absences not to exceed six months. The owner occupancy shall be verified by a notarized affidavit from the owner. (Revised 7/23/13)

B. Reserved (Revised 7/23/13)

C. The installation of accessory dwelling unit is permitted by-right in Agriculture, A-1, Conservation, C-1 and, Residential, R-1, zoning districts. (Revised 7/23/13)

D. The accessory dwelling unit must be a complete, separate housekeeping unit, independent in function from the principal dwelling. (Revised 7/23/13)

E. Reserved (Revised 7/23/13)

F. Not more than one accessory dwelling unit may be established on the parcel. (Revised 7/23/13)

G. The accessory dwelling unit may be designed to be located within the single-family dwelling with a separate entrance or in a conforming accessory structure; however, it may not be located in a nonconforming accessory structure or structure made conforming as a result of a variance. (Revised 7/23/13)

H. The accessory dwelling unit shall be designed so that the appearance of the building in which it is located remains that of a single family detached dwelling or accessory structure. (Revised 7/23/13)

I. The accessory dwelling unit shall be no larger than 800 square feet, or smaller than 300 square feet. (Revised 7/23/13)

J. The accessory dwelling unit shall not have more than two bedrooms. (Revised 7/23/13)

K. Two additional off-street parking spaces shall be provided for the accessory dwelling unit. (Revised 7/23/13)

L. All Health Department, State and County Code requirements shall be met. (Revised 7/23/13)

M. Reserved (Revised 7/23/13)

N. Reserved (Revised 7/23/13)

O. Mobile or manufactured homes shall not be used as an accessory dwelling unit. (Revised 7/23/13)

October 19, 2026

Dear Commissioners Mastervich, McCloskey, Kelpe, Snow, and Wajda, and Mr. Frydl and Ms. Golomb:

This letter is in regard to the October 22, 2026 work session of the Department of Planning and Zoning and the Planning Commission to '….review proposed revisions to the Greene County Zoning Ordinance provisions governing accessory dwelling units (ADUs),' this in response to '…the new Virginia statutory framework,' which refers to Code §15.2-2292.4, which goes into effect on July 1, 2027.

As I'm sure you are aware, over the past decade many localities across the country have eliminated zoning restrictions on the placement of ADU, as a strategy to increase the stock of 'affordable' housing. This philosophy informed the decision by the state legislature to draw up SB531 / Code §15.2-2292.4.[1]

Unsurprisingly, landowners, developers, real estate agents, and housing investment groups have leveraged the relaxation of zoning restrictions on ADU in order to generate impressive profits by renting these dwellings out as short term rentals (STR) on Air BnB, VRBO, and other portals.[2]

STR associated with ADU have been the source of considerable tensions in localities. For example, in San Diego, the rental of ADU as STR has led to anger on the part of residents who have to deal with rowdy behavior on the part of the short-term tenants.[3]

I note that the text of Code §15.2-2292.4 makes zero mention of STR. Also, neither the existing language of Article 22 / the County's ADU ordinance, as well as the alterations to the ADU ordinance drawn up by Ms. Golomb, for consideration on October 22, mention STR.[4]

I know the Planning Commission shares with me the dedication to making Greene County an inviting and welcoming place to live, and the County government and staff always are responsive to the concerns of residents on issues of zoning.

In this spirit, I encourage the Commission to consider adding language to the ordinance prohibiting STR at ADU.

As an example of such language, at their October 8, 2026 meeting the City Council of Staunton reviewed (and presumably adopted) the following draft text for the City Code, Chapter 18.111, 'Accessory Dwelling Units.' [5]

18.111.030 General requirements.
Accessory Dwelling Units shall be subject to the following standards

(1) A lease term for the rental of an ADU shall be 30 consecutive days or longer. An ADU is not permitted to be used as a homestay. The primary dwelling shall not be used as a homestay if an ADU is located on the property.

If the Commission is unwilling to incorporate similar text into the Greene ADU ordinance, then perhaps the Commission could recommend to the Board of Supervisors that any ADU owner wanting to rent the dwelling as a STR should be obliged to register that dwelling in the County's STR database. ADU owners who deploy STR without registering with the County should be penalized by an escalating schedule of fines.[6]

I recognize that the ultimate decision on ADU zoning ordinance language and policy rests with the Board, but I am confident that the Commission's endorsement of a prohibition on STR in ADU would be impactful to the Board's decision-making process.

Sincerely,

James Higgins

475 Rosewood Drive

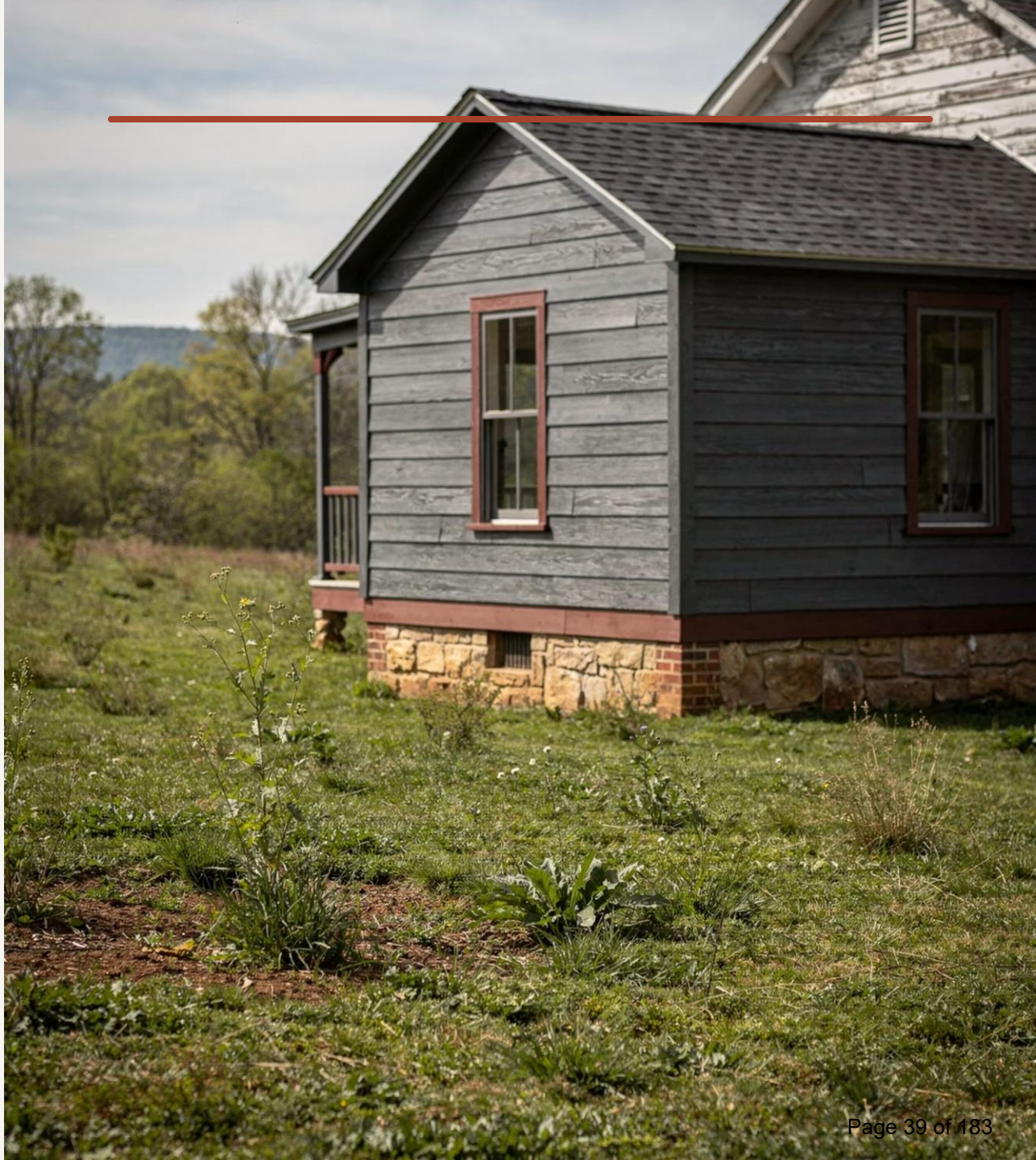
Barboursville, VA 22923

sooperspesh@outlook.com

[1] https://www.schillingshow.com/2024/05/16/guest-editorial-do-accessory-dwelling-units-really-provide-affordable-housing/
[2] https://www.biggerpockets.com/blog/real-estate-1097; https://crestbackyardhomes.com/raising-bar-adu-industry-collaboration-matters/; https://www.zenbusiness.com/start-a-business/construction/adu-development/; https://www.fergusonhome.com/adu-income-property/a27268?srsltid=AU7gw4UK0jnrXP1SbQY_xX0k5yoJ6d36SUQgBprD7SC8_4BpEOVJSvJQ;
[3] https://inewsource.org/2025/09/18/san-diego-affordable-housing-short-term-rental-vacation-ban/
[4] https://law.lis.virginia.gov/vacode/title15.2/chapter22/section15.2-2292.4/, "ADU Draft Changes 9/28/2026 skg" https://greenecova.portal.civicclerk.com/event/1129/files/agenda/3492
[5] https://www.ci.staunton.va.us/agendas-minutes, link to City Council Work Session and Regular Meeting, date of 10/08/2026 pdf file, page 46
[6] https://vernonreporter.com/viroqua-city-council-reviews-proposed-short-term-rental-ordinance-aimed-at-protecting-local-housing-inventory/

GREENE COUNTY

Accessory Dwelling Unit Ordinance Revision



Six choices to settle tonight

1. Minimum and maximum floor area
2. Floor-area measurement and bedrooms
3. Parking
4. Owner occupancy and rental term
5. Density, existing approvals and age restrictions
6. Districts and remaining drafting

Cooking facilities were determined with the Building Official; the draft only clarifies language. Staff needs direction for one clean Article 22 amendment. No adoption recommendation is requested on the alternatives.

VA. CODE § 15.2-2292.4

State law changes the baseline on July 1, 2027

ADUs deemed a permitted accessory use in single-family districts. **$500** permit fee cap.

Local authority	State baseline
May require	30-day minimum lease; dedicated parking; owner occupancy only at application; no separate sale or subdivision
May not require	Extra setbacks, street improvements, covenants or family ties between occupants



CURRENT ORDINANCE

Today: restrictive, three named districts

Topic	Today
Districts	By right in A-1, C-1 and R-1; R-2 unclear; SR and PUD not named
Floor area and bedrooms	300 to 800 sq. ft.; maximum two bedrooms
Parking	Two additional off-street spaces
Occupancy	Owner lives in one unit; notarized affidavit
Parcel and type	One per parcel; manufactured homes excluded



The proposed draft opens ADUs up

C	Adds R-2, SR and PUD expressly
E	ADUs do not count toward density, lot area per dwelling or division rights
F, G, H	Attached or detached; one per parcel, separate from §16-1-5 dwellings
A	No separate sale or subdivision
O	Qualifying manufactured home allowed as a detached ADU

Size and bedrooms: three size paths, one bedroom question

Size path	Floor-area standard
Base draft	200 to 1,500 sq. ft.
Option I-1	800 sq. ft. detached; 1,500 attached or interior
Option I-2	Maximum 50% of the primary dwelling’s floor area

Bedrooms: reinstate the two-bedroom cap (I-A), or rely on building, water and septic review (I-B).

Options should not be combined without clarifying how the limits interact.

How floor area is counted decides what fits

Count: All residential space serving the ADU, even if shared or outside its drawn boundary.

Exclude: Garages, carports, workshops and storage or mechanical-only areas when separated and independently accessed.

Exclude: Unenclosed porches, decks and patios.

Dimensioned plans required; later conversions need zoning approval.

Confirm shared laundry, unfinished basements, stairs and spaces reached only through the ADU.



Parking: one space or two



Standard	Spaces
Today	Two additional spaces
K / K-2	One dedicated space for every ADU
K-1	Two for detached; one for attached or interior

Both replace primary-dwelling parking displaced by construction.

Owner occupancy and rental term

A-1

Keep continuing owner occupancy

Owner occupies either unit.

A-2

Remove owner occupancy

As in the September 28 draft.

C

Remove owner occupancy, require rental terms

ADU rental terms of at least 30 consecutive days, if legally authorized.

State law allows owner occupancy to be required only when the application is submitted.

Paragraph C allows tourist lodging in A-1 and C-1 only under Article 16-25.

The September 28 draft has no rental-term or tourist-lodging restriction; Option C's 30-day minimum, if legally authorized, needs express language.

PERMANENT-APPLIANCE TEST

Cooking facilities: clarified with the Building Official

Qualifies

Built-in ovens, cooktops and microwaves; freestanding electric or gas ranges in a designated kitchen location.

Does not qualify

Countertop microwaves, hot plates, portable induction burners, air fryers, toaster ovens and slow cookers.

Settled with the Building Official. The definition only clarifies the permanent-appliance test; no Commission decision needed.

Density, prior approvals and districts

Occupied SR ADUs still count toward age-restriction percentages.

Confirm proffers, approved PUD plans and special use permit conditions. Paragraph E alone cannot settle prior unit caps.

Confirm R-2, SR and PUD. Companion use-list and dimensional amendments remain to be drafted.

Review the manufactured-home provision under Va. Code § 15.2-2290.



DIRECTION ONLY

Direction requested and next steps

1. Pick a preferred floor-area standard
2. Decide owner occupancy and bedrooms
3. Select a parking standard
4. Direct staff on shared-space measurement

Staff returns with one coordinated Article 22 and district amendment after County Attorney, Building Official and Health Department review.

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GREENE COUNTY PLANNING COMMISSION
STAFF REPORT — WORK SESSION

Meeting Date	**November 18, 2026**
Subject	Proposed Zoning Ordinance Amendments — Cannabis Establishments
Meeting Type	Planning Commission Work Session
Requested Action	Discussion and direction to staff; no formal recommendation requested

Purpose

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.

Background

On October 13, 2026, the Board of Supervisors adopted Resolution No. 2026-014 directing the Planning Commission, in coordination with County staff, to review the Zoning Ordinance and recommend amendments regarding retail cannabis establishments. The resolution identifies definitions, permitted zoning districts, separation distances of no more than 1,000 linear feet, and reasonable retail hours as subjects for review. It also directs the Commission to consider whether overly restrictive zoning or special use permit requirements could effectively prohibit retail cannabis sales.

The attached draft ordinance extends beyond retail sales to address cultivation, processing, testing, transportation, delivery, microbusinesses, and pharmaceutical processors. The Commission should consider whether the full scope is appropriate under the Board's direction.

Local Authority to Regulate Cannabis Establishments

Under Virginia's new adult-use cannabis laws, local governments have limited authority to regulate cannabis establishments, as the Commonwealth has reserved primary regulatory and licensing authority to the Virginia Cannabis

Control Authority. While localities cannot prohibit retail cannabis sales, impose moratoriums, limit the number of licenses, or regulate cannabis products, packaging, or advertising, they may establish reasonable zoning regulations governing where retail cannabis establishments may operate. Specifically, localities may designate zoning districts where retail sales are permitted, establish separation requirements of up to 1,000 feet from certain sensitive uses, including schools, childcare facilities, hospitals, and parks, and regulate retail hours of sale. Local zoning regulations must be carefully structured to avoid creating an effective prohibition on otherwise lawful cannabis businesses.

Additionally, while special use permit requirements may be considered, overly restrictive approval processes could be challenged as a de facto ban.

Accordingly, the proposed amendments are intended to establish reasonable land-use standards that promote compatibility with surrounding properties and protect public health, safety, and welfare while remaining consistent with the limitations imposed by state law.

Summary of Proposed Amendments

Permitted zoning districts. Cannabis dispensing facilities and retail marijuana stores would be by-right uses in B-1, B-2, and B-3, and listed within the Planned Unit Development shopping-center use provisions. Cultivation facilities, microbusinesses, delivery operators, testing facilities, processing facilities, transporters, and pharmaceutical processors would be by-right uses in M-1 and M-2.

Separation requirements. The draft requires 1,000 feet between dispensing facilities, retail stores, and microbusinesses; 1,000 feet between those uses and hospitals, schools, higher education institutions, child day programs, and publicly designated parks; and 1,000 feet between specified industrial cannabis uses and sensitive uses. The draft measures separation in a straight line from the occupied tenant space or structure to the boundary of the protected property.

Additional development standards. Retail stores, dispensing facilities, and microbusinesses would require frontage on a public street with a stated minimum width of 30 feet. The draft also restricts window, electronic, animated, and temporary signs and certain exterior decorative lighting.

Definitions. Article 22 would add definitions for cannabis-related establishments, activities, products, and related terminology, many referencing Virginia law.

Items for Planning Commission Discussion

1. Confirm the appropriate zoning districts and whether all listed uses should be permitted by right.

2. Consider whether each proposed 1,000-foot buffer is appropriate and whether mapping of affected properties should be prepared before a public hearing.

3. Clarify how the separation requirement applies between establishments, including the measurement endpoint and treatment of multi-tenant buildings.

5. Review the street-frontage, signage, and lighting standards for consistency with existing County ordinance provisions and applicable state authority.

6. Confirm treatment of microbusinesses that may include retail activities but are proposed as by-right industrial uses.

Staff Recommendation / Next Steps

Staff recommends that the Planning Commission discuss the proposed amendments, identify preferred zoning districts and separation standards, and provide direction on retail hours and other operating provisions. Following the work session, staff can revise the draft, coordinate legal review, and return the ordinance for consideration of a public hearing. No formal action is requested at this work session.

GREENE COUNTY, VIRGINIA

Board of Supervisors

RESOLUTION

RESOLUTION NO. 2026-014

A RESOLUTION DIRECTING THE GREENE COUNTY PLANNING COMMISSION TO REVIEW AND RECOMMEND AMENDMENTS TO THE GREENE COUNTY ZONING ORDINANCE REGARDING THE REGULATION OF RETAIL CANNABIS ESTABLISHMENTS

WHEREAS, Sections 15.2-1427 and 15.2-1433 of the Code of Virginia, 1950, as amended, enable a local governing body to adopt resolutions and ordinances for the governance of the county; and

WHEREAS, the Virginia General Assembly established a legal, adult-use retail cannabis market in the Commonwealth of Virginia, governed by the Cannabis Control Act under Title 4.1 of the Code of Virginia, and regulated by the Virginia Cannabis Control Authority; and

WHEREAS, Virginia Code § 4.1-629(A) preempts local regulation or prohibition of the cultivation, processing, possession, sale, distribution, handling, transportation, consumption, use, advertising, or dispensing of marijuana or marijuana products, except as expressly provided in § 4.1-630; and

WHEREAS, Virginia Code § 15.2-912.4 and related state statutes authorize localities to utilize zoning ordinances to regulate certain aspects of retail cannabis establishments, including establishing zoning districts where retail sales are permitted, setting minimum distance buffers (not to exceed 1,000 linear feet) between retail stores and sensitive uses such as schools, daycares, and hospitals, and fixing the hours of sale; and

WHEREAS, the Board of Supervisors of Greene County desires to proactively address the zoning implications of retail cannabis sales to protect the public health, safety, and welfare of the community while avoiding overly restrictive zoning ordinances or conditional use permit processes that could be construed as a de facto ban; and

WHEREAS, the Board of Supervisors finds that directing the Planning Commission to review the Greene County Zoning Ordinance and recommend appropriate amendments is necessary and in the best interest of the citizens of Greene County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF GREENE that:

Section 1. Direction to Planning Commission

The Board of Supervisors hereby directs the Greene County Planning Commission, working in coordination with County staff, to review the Greene County Zoning Ordinance and recommend amendments necessary to regulate retail cannabis establishments within the County.

Section 2. Scope of Zoning Review

The Planning Commission's review and recommendations shall be limited strictly to zoning matters, including but not limited to:

- Incorporating definitions from Virginia Code § 4.1-600 into the Zoning Ordinance;
- Establishing specific zoning districts where retail cannabis sales will be permitted;
- Adopting minimum distance buffers between retail stores and schools, daycares, hospitals, and other sensitive uses, provided such buffers do not exceed 1,000 linear feet pursuant to Virginia Code § 15.2-912.4; and
- Establishing reasonable hours during which marijuana may be sold at retail establishments.

In drafting these recommendations, the Planning Commission shall carefully evaluate the regulatory risks of overly restrictive zoning ordinances or Special Use Permit (SUP) processes to ensure they do not result in a de facto ban on retail cannabis sales.

Section 3. Effective Date

This Resolution shall be effective upon adoption by the Board of Supervisors.

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON OCTOBER 13, 2026.

Motion:
Second:

Votes:

Catalano: _____
Durrer: _____
Lamb: _____
Goolsby: _____
McGuigan: _____

_____ ATTEST: _____

Steve Catalano, Chair
Greene County Board of Supervisors

Cathy Schafrik, Clerk
Greene County Board of Supervisors

§ 4.1-629. Local ordinances or resolutions regulating marijuana or marijuana products

A. No county, city, or town shall, except as provided in § 4.1-630, adopt any ordinance or resolution that regulates or prohibits the cultivation, processing, possession, sale, distribution, handling, transportation, consumption, use, advertising, or dispensing of marijuana or marijuana products in the Commonwealth.

B. 1. Notwithstanding subsection A, the governing body of any county, city, or town may adopt an ordinance that prohibits the acts described in § 4.1-1108 or the acts described in § 4.1-1109 in its local public parks, playgrounds, public streets, or any sidewalk adjoining any public street. A penalty may be prescribed by the locality for a violation of such ordinance.

2. Notwithstanding subsection A, the governing body of any county, city, or town may adopt an ordinance that decreases the minimum distance requirements as promulgated in Board regulations (i) between retail marijuana stores and microbusinesses or (ii) between a retail marijuana store or microbusiness and any hospital; public, private, or parochial school or institution of higher education; or child day program.

C. Except as provided in this section, nothing in this subtitle shall be construed to supersede or limit the authority of a locality to adopt and enforce local ordinances to regulate businesses licensed pursuant to this subtitle, including local zoning and land use requirements and business license requirements.

D. Except as provided in this section, all local acts, including charter provisions and ordinances of counties, cities, and towns, inconsistent with any of the provisions of this subtitle, are repealed to the extent of such inconsistency.

2026, Sp. Sess. I, c. 1.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

§ 4.1-630. Local ordinances regulating time of sale of marijuana or marijuana products

The governing body of each county may adopt ordinances effective in that portion of such county not embraced within the corporate limits of any incorporated town, and the governing body of each city and town may adopt ordinances effective in such city or town, fixing hours during which marijuana and marijuana products may be sold. Such governing bodies shall provide for fines and other penalties for violations of any such ordinances, which shall be enforced as if the violations were Class 1 misdemeanors with a right of appeal pursuant to § 16.1-106.

A copy of any ordinance adopted pursuant to this section shall be certified by the clerk of the governing body adopting it and transmitted to the Board.

On and after the effective date of any ordinance adopted pursuant to this section, no marijuana store shall sell marijuana or marijuana products during the hours limited by the ordinance.

2026, Sp. Sess. I, c. 1.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

VIRGINIA CANNABIS LAWS

What changes in 2027 — and what it means for Greene County residents

Greene County Planning Commission | November 18, 2026

The big change: legal retail sales

Starting July 1, 2027, adults age 21 and older may purchase recreational marijuana from state-licensed businesses. Until then, nonmedical retail sales remain illegal. The Virginia Cannabis Control Authority (CCA) licenses and regulates the market; regulations are being finalized.

WHAT ADULTS MAY DO NOW	WHAT REMAINS PROHIBITED
• Possess up to 2 ounces in public (age 21+). • Grow up to four plants per household, subject to state rules. • Share up to 2 ounces privately with another adult 21+, without payment or exchange of value. • Use cannabis in a private residence, subject to property-owner restrictions.	• Sell recreational cannabis without a state license. • Drive under the influence or use cannabis while driving. • Consume cannabis in public. • Sell or provide cannabis to minors. • Exceed applicable cultivation and possession limits.

What does this mean for Greene County?

Virginia does not allow counties to ban the state-licensed cannabis market outright. Greene County may still apply lawful zoning, land-use and business-license requirements. State licensing rules also address where certain retail establishments may be located, including separation from sensitive uses such as schools. The County must ensure its zoning ordinance is consistent with state law and final CCA regulations.

Who does what?

STATE (CCA): Issues cannabis licenses and regulates marijuana businesses, products, and compliance.
COUNTY: Reviews local zoning and land-use compliance; does not issue state cannabis licenses.
RESIDENTS: Must follow state possession, cultivation, consumption, and driving laws.

Why is the Planning Commission discussing this?

The Commission is reviewing how cannabis-related land uses should be addressed in the Greene County Zoning Ordinance before the retail market opens. This work session is an opportunity to understand state requirements and discuss the local land-use framework; it does not itself authorize a particular business.

Official resources: cca.virginia.gov/laws | cca.virginia.gov/retailmarijuanamarket | Virginia Code § 4.1-629

Prepared October 29, 2026. State regulations and implementation details may change; consult current CCA guidance and adopted law.

ORDINANCE TO AMEND THE GREENE COUNTY ZONING ORDINANCE TO REGULATE CERTAIN LOCAL ASPECTS OF ADULT-USE CANNABIS BUSINESSES

Zoning Districts

Article 8 Business B-1
By Right Uses
The following uses and structures shall be permitted in the Business District, B-1, B-2, and B-3:
(l) Cannabis dispensing facility
(2) Retail marijuana store
(section to be re-lettered for uses to be in alphabetical order)

Article 11 Limited Industrial District M-1 and M-2
By Right Uses
(aq) Marijuana cultivation facility
(ar) Marijuana microbusiness
(as) Marijuana delivery operator
(at) Marijuana testing facility
(au) Marijuana processing facility
(av) Marijuana transporter
(ay) Pharmaceutical processor

Article 7 Planned Unit Developments
Section aaaa Use Regulations
Structures to be erected or land to be used shall be for the following uses permitted with a shopping center of two hundred thousand square feet or less. Shopping centers of greater than two hundred thousand square feet require a special use permit:

(d) Cannabis dispensing facility
(m) Retail marijuana store
(section to be re-lettered for uses to be in alphabetical order)

Article 16 General Provisions
Section xxxx Cannabis
(a) *Legislative findings.* The Greene County Board of Supervisors hereby finds and declares that:

(1) Authority and Police Power.
The Greene County Board of Supervisors is authorized under applicable law to regulate land use to protect and promote the public health, safety, morals, and general welfare.

(2) Unique Land Use Characteristics.

Marijuana establishments possess land use characteristics that distinguish them from other uses, including heightened security needs, potential impacts on youth access, odor generation, traffic patterns, and proximity-sensitive concerns.

(3) Community Impacts.
Without appropriate location standards and operational controls, marijuana-related uses may adversely affect nearby residential neighborhoods, schools, parks, childcare facilities, and other sensitive land uses, and may contribute to incompatible land use patterns.

(4) Public Health Considerations.
Reasonable zoning controls on the location and concentration of marijuana establishments help reduce unintended access by minors, mitigate exposure to secondhand emissions and odors, and support responsible, regulated access consistent with state law.

(5) Public Safety Considerations.
Marijuana establishments can attract increased vehicular traffic and require enhanced security measures. Location and siting standards are necessary to support effective law enforcement, emergency response, and safe circulation for pedestrians and motorists.

(6) Land Use Compatibility.
Proper zoning treatment of marijuana establishments promotes compatibility with surrounding uses, preserves neighborhood character, supports orderly development, and advances long-range planning goals set forth in the County's Comprehensive Plan.

(7) Economic and Regulatory Balance.
The regulation of marijuana establishments through zoning is not intended to prohibit lawful marijuana activity but rather to ensure that such activity occurs in appropriate locations and under conditions that minimize potential adverse impacts on the community.

(b) *Purpose and intent.* The purpose and intent of this section is to:

(1) Promote the health, safety, and general welfare of the public by establishing clear, reasonable, and enforceable zoning standards for marijuana-related uses.

(2) Ensure that marijuana establishments are located only in zoning districts where such uses are compatible with surrounding land uses and infrastructure capacity.

(3) Protect residential neighborhoods and sensitive land uses from potential adverse secondary effects associated with marijuana operations.

(4) Provide objective standards for siting, spacing, and operation to guide applicants, staff, and decision-makers and to reduce uncertainty in land use decision-making.

(5) Support the responsible implementation of state marijuana laws while preserving local land use authority.

(6) Advance the goals and policies of the County's Comprehensive Plan and zoning ordinance as a whole.

(c) *Minimum distance – Between cannabis dispensing facilities, retail marijuana stores and microbusinesses.* No cannabis dispensing facility, retail marijuana store, or microbusiness shall be located within 1,000 feet of any other cannabis dispensing facility, retail marijuana store or microbusiness.

Commented [KK1]: It cannot be greater than 1,000 feet, but it can be less. Or you do not have to have any buffers

(d) *Minimum distance – Between cannabis dispensing facilities, retail marijuana stores and microbusinesses and hospitals, schools, institutions of higher education, playgrounds, and child day programs.* No cannabis dispensing facility, retail marijuana store, or microbusiness shall be located within 1,000 feet of any hospital; public, private, or parochial school or institution of higher education; publicly designated parks with playgrounds, or child day program.

(e) *Minimum distance – Between cannabis dispensing facilities, retail marijuana stores, and microbusinesses and parks.* No cannabis dispensing facilities, retail marijuana store or microbusiness shall be located within 1,000 feet of any publicly designated park that does not include a playground.

(f) *Minimum distance – Between marijuana cultivation facilities, marijuana delivery operators, marijuana testing facilities, marijuana processing facilities, marijuana transporters, and pharmaceutical processors and hospitals, schools, institutions of higher education, playgrounds, and child day programs.* No marijuana cultivation facilities, marijuana delivery operators, marijuana testing facilities, marijuana processing facilities, marijuana transporters, and pharmaceutical processors shall be located within 1,000 feet of any hospital; public, private, or parochial school or institution of higher education; publicly designated parks, or child day program.

(g) Measurement of distances. Unless otherwise expressly provided, all measurements of separation distances required by this article shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest part of the tenant space or structure occupied by the marijuana establishment to the closest point on a property boundary of land used of the land use(s) identified in subsections (c) through (f) of this section which exists on or before the date that a completed application for a license to operate the marijuana establishment is filed with the County.

(h) Street frontage required. Every retail marijuana store, cannabis dispensing facility, or microbusiness building hereafter erected shall be located on a lot with frontage on a public street having a minimum width of 30 feet as defined in this chapter.

(i) Special signage and lighting provisions.

(1) In addition to the sign regulations in County Code Section xxx Article xxx Signs, no marijuana establishment shall be permitted to have window signage, electronic signs, animated signs, or temporary signs.

(2) In addition to County Code Section xxxx General Lighting Standards, no marijuana establishment shall be permitted to utilize rope lighting outlining the establishments windows and doors or any other exterior permanent lighting either by exposed tubing or strings of lights, either outlining any part of a building or affixed to any architectural feature thereof.

(j) *Use of buildings and land.* No marijuana establishment building or structure shall be erected, reconstructed, structurally altered, enlarged or moved, and no marijuana establishment land or building shall be used or designed to be used for any purpose other than as may be herein permitted.

(k) *Minimum requirements.* The provisions of this section shall be held to be the minimum requirements adopted for the promotion of health, safety, convenience, morals, comfort, prosperity and general welfare of the public. It is not intended by this section to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions of law or ordinance, any easement, covenant or private agreement, or any rules, regulations, or permits other than zoning regulations.

(l) *Prohibited times.* No marijuana or marijuana products shall be sold except between 9 AM and 9 PM Monday through Saturday and 9 AM and 6 PM on Sunday.

ARTICLE 22 Definitions.

As used in this chapter and to define uses within the zoning ordinance, unless the context requires a different meaning:

"Cannabis dispensing facility" means a dual-use facility that (i) has obtained a permit from the Board of Directors of the Virginia Cannabis Control Authority pursuant to § 4.1-1602; (ii) is owned, at least in part, by a pharmaceutical processor; (iii) dispenses cannabis products produced by a pharmaceutical processor to a patient, his registered agent, or, if such patient is a minor or a vulnerable adult as defined in § 18.2-369, such patient's parent or legal guardian; and (iv) has been verified by the Board pursuant to § 4.1-1602.1 to hold and exercise all privileges to operate as a retail marijuana store pursuant to § 4.1-802 on the premises of the cannabis dispensing facility.

“Cultivation” or “cultivate” means the planting, propagation, growing, harvesting, drying, curing, grading, trimming, packaging, or other similar manufacturing of marijuana for use or sale. “Cultivation” or “cultivate” does not include processing or testing.

“Hemp product” means a product, including any raw materials from industrial hemp that are used for or added to a food or beverage, that (i) contains industrial hemp and has completed all stages of processing needed for the product and (ii) when offered for retail sale (a) contains a total tetrahydrocannabinol concentration of no greater than 0.3 percent and (b) contains no more than two milligrams of total tetrahydrocannabinol per package.

“Immature plant” means a nonflowering marijuana plant that is no taller than eight inches and no wider than eight inches, is produced from a cutting, clipping, or seedling, and is growing in a container.

“Industrial hemp” means the same as that term is defined in Virginia Code § 3.2-4112.

“Industrial hemp extract” means the same as that term is defined in Virginia Code § 3.2-5145.1.

“Licensed” means the holding of a valid license or permit granted by the Virginia Cannabis Control Authority.

“Marijuana” means any part of a plant of the genus Cannabis, whether growing or not, its seeds or resin; and every compound, manufacture, salt, derivative, mixture, or preparation of such plant, its seeds, its resin, or any extract containing one or more cannabinoids. “Marijuana” does not include (i) the mature stalks of such plant, fiber produced from such stalk, or oil or cake made from the seed of such plant, unless such stalks, fiber, oil, or cake is combined with other parts of plants of the genus Cannabis; (ii) industrial hemp that is possessed by a person registered pursuant to subsection A of Virginia Code § 3.2-4115 or his agent; (iii) industrial hemp that is possessed by a person who holds a hemp producer license issued by the U.S. Department of Agriculture pursuant to 7 C.F.R. Part 990; (iv) a hemp product; (v) an industrial hemp extract; or (vi) any substance containing a tetrahydrocannabinol isomer, ester, ether, salt, or salts of such isomer, ester, or ether that has been placed by the Virginia Board of Pharmacy into one of the schedules set forth in the Drug Control Act (Virginia Code § 54.1-3400 et seq.) pursuant to Virginia Code § 54.1-3443.

“Marijuana concentrate” means marijuana that has undergone a process to concentrate one or more active cannabinoids, thereby increasing the product's potency. Resin from granular trichomes from a marijuana plant is a concentrate for purposes of this subtitle.

“Marijuana cultivation facility” means a facility licensed by the Board of Directors of the Virginia Cannabis Control Authority to cultivate, label, and package marijuana; to purchase or take possession of marijuana plants and seeds from other marijuana cultivation facilities; to transfer possession of and sell marijuana, immature marijuana

plants, and marijuana seeds to retail marijuana stores; to transfer possession of marijuana, immature marijuana plants, and marijuana seeds to marijuana transporters; to transfer possession of and sell marijuana, marijuana plants, and marijuana seeds to other marijuana cultivation facilities; to transfer possession of and sell marijuana to marijuana processing facilities; and to transport marijuana, immature marijuana plants, and marijuana seeds from the marijuana cultivation facility's licensed premises to another licensed marijuana establishment.

“Marijuana delivery operator” means an entity licensed by the Board of Directors of the Virginia Cannabis Control Authority to take possession of marijuana or marijuana products from a retail marijuana store, microbusiness, pharmaceutical processor, or cannabis dispensing facility and deliver such marijuana or marijuana products only in person to patients or consumers at their residence or business.

“Marijuana establishment” means a marijuana cultivation facility, marijuana microbusiness, marijuana delivery operator, marijuana testing facility, marijuana processing facility, marijuana transporter, retail marijuana store, or pharmaceutical processor or cannabis dispensing facility authorized to exercise dual-use privileges.

“Marijuana paraphernalia” means all equipment, products, and materials of any kind that are either designed for use or are intended for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, strength testing, analyzing, packaging, repackaging, storing, containing, concealing, ingesting, inhaling, or otherwise introducing into the human body marijuana.

“Marijuana processing facility” means a facility licensed by the Board of Directors of the Virginia Cannabis Control Authority to process, label, and package marijuana and marijuana products; to purchase or take possession of marijuana from a marijuana cultivation facility or another marijuana processing facility; to transfer possession of and sell marijuana and marijuana products to retail marijuana stores or other marijuana processing facilities; to transfer possession of marijuana and marijuana products to marijuana transporters; and to transport marijuana and marijuana products from the marijuana processing facility's licensed premises to another licensed marijuana establishment.

“Marijuana products” means (i) products that are composed of marijuana and other ingredients and are intended for use or consumption, ointments, and tinctures or (ii) marijuana concentrate.

“Marijuana testing facility” means a facility licensed by the Board of Directors of the Virginia Cannabis Control Authority to develop, research, transport, or test marijuana, marijuana products, or other substances.

“Marijuana transporter” means a facility licensed by the Board of Directors of the Virginia Cannabis Control Authority to take possession of marijuana, marijuana products, immature marijuana plants, and marijuana seeds from a marijuana cultivation facility, a

marijuana processing facility, a retail marijuana store, a microbusiness, or another marijuana transporter; to transfer possession of marijuana, marijuana products, immature marijuana plants, and marijuana seeds to a marijuana cultivation facility, marijuana processing facility, retail marijuana store, microbusiness, or another marijuana transporter; and to transport marijuana, marijuana products, immature marijuana plants, and marijuana seeds from one licensed establishment to another.

“Microbusiness” means a facility licensed by the Board of Directors of the Virginia Cannabis Control Authority to conduct any activities authorized for marijuana cultivation facilities, marijuana processing facilities, and retail marijuana stores, as determined by the Board of Directors of the Virginia Cannabis Control Authority.

"Pharmaceutical processor" means a dual-use facility that (i) has obtained a permit from the Board of Directors of the Virginia Cannabis Control Authority pursuant to § 4.1-1602; (ii) cultivates Cannabis plants intended for the production of cannabis oil, botanical cannabis, and usable cannabis, produces cannabis products, and dispenses cannabis products to a patient pursuant to a written certification, his registered agent, or, if such patient is a minor or a vulnerable adult as defined in § 18.2-369, such patient's parent or legal guardian; and (iii) has been verified by the Board pursuant to § 4.1-1602.1 to hold and exercise all privileges to operate as a marijuana cultivation facility pursuant to § 4.1-800, marijuana processing facility pursuant to § 4.1-801, and retail marijuana store pursuant to § 4.1-802.

“Processing” or “process” means the production of marijuana products or the blending, infusing, compounding, or other preparation of marijuana or marijuana products, including marijuana extraction or preparation by means of chemical synthesis. “Processing” or “process” does not include cultivation or testing.

“Publicly designated park” means any area that is predominantly open space, used principally for active or passive recreation, and not used for a profit-making purpose that is designated in the Greene County’s Comprehensive Plan as a park or open space.

“Residence” means any building or part of a building or structure where a person resides, but does not include any part of a building that is not actually and exclusively used as a private residence, nor any part of a hotel or club other than a private guest room thereof.

“Retail marijuana store” means a facility licensed by the Board of Directors of the Virginia Cannabis Control Authority to purchase or take possession of marijuana, marijuana products, immature marijuana plants, or marijuana seeds from a marijuana cultivation facility or marijuana processing facility; to take possession of marijuana, marijuana products, immature marijuana plants, or marijuana seeds from a marijuana transporter; to sell marijuana, marijuana products, marijuana paraphernalia, immature marijuana plants, or marijuana seeds to consumers on premises approved by the Board of Directors of the Virginia Cannabis Control Authority; to deliver marijuana, marijuana products, marijuana paraphernalia, immature marijuana plants, or marijuana seeds only in person to consumers; to transfer possession of marijuana, marijuana products, marijuana

paraphernalia, immature marijuana plants, or marijuana seeds to marijuana delivery operators; and to transport marijuana, marijuana products, marijuana paraphernalia, immature marijuana plants, and marijuana seeds from the retail marijuana store's licensed premises to another retail marijuana store.

“Sale” and “sell” includes soliciting or receiving an order; keeping, offering, or exposing for sale; peddling, exchanging, or bartering; or delivering other than gratuitously, by any means.

“Testing” or “test” means the research and analysis of marijuana, marijuana products, or other substances for contaminants, safety, or potency. “Testing” or “test” does not include cultivation or processing.

“Tetrahydrocannabinol” means any naturally occurring or synthetic tetrahydrocannabinol, including its salts, isomers, and salts of isomers whenever the existence of such salts, isomers, and salts of isomers is possible within the specific chemical designation and any preparation, mixture, or substance containing, or mixed or infused with, any detectable amount of tetrahydrocannabinol. For the purpose of this definition, “isomer” means the optical, position, and geometric isomers.

“Total tetrahydrocannabinol” means the sum, after the application of any necessary conversion factor, of the percentage by weight of tetrahydrocannabinol and the percentage by weight of tetrahydrocannabinolic acid.

Any term defined by reference to state law shall have the meaning assigned in Title 4.1 of the Code of Virginia, as amended.

This Ordinance is effective upon adoption unless specified otherwise.

Code of Virginia
Title 15.2. Counties, Cities and Towns
Subtitle II. Powers of Local Government
Chapter 9. General Powers of Local Governments
Article 1. Public Health and Safety; Nuisances

§ 15.2-912.4. (Effective until October 1, 2026) Regulation of retail tobacco, nicotine, and hemp product retail sale locations

Any locality may by ordinance regulate the retail sale locations of retail tobacco products, as such term is defined in § 18.2-371.2, or hemp products intended for smoking, as such term is defined in § 4.1-600, for any such retail sale location and may prohibit a retail sale location on property within 1,000 linear feet of a child day center as defined in § 22.1-289.02 or a public, private, or parochial school. An ordinance adopted pursuant to this section shall not affect (i) a licensee holding a valid license under § 4.1-206.3 or (ii) any retail sale location of retail tobacco products or hemp products intended for smoking operating before July 1, 2024.

2024, c. 536;2025, cc. 595, 596;2026, Sp. Sess. I, c. 1.

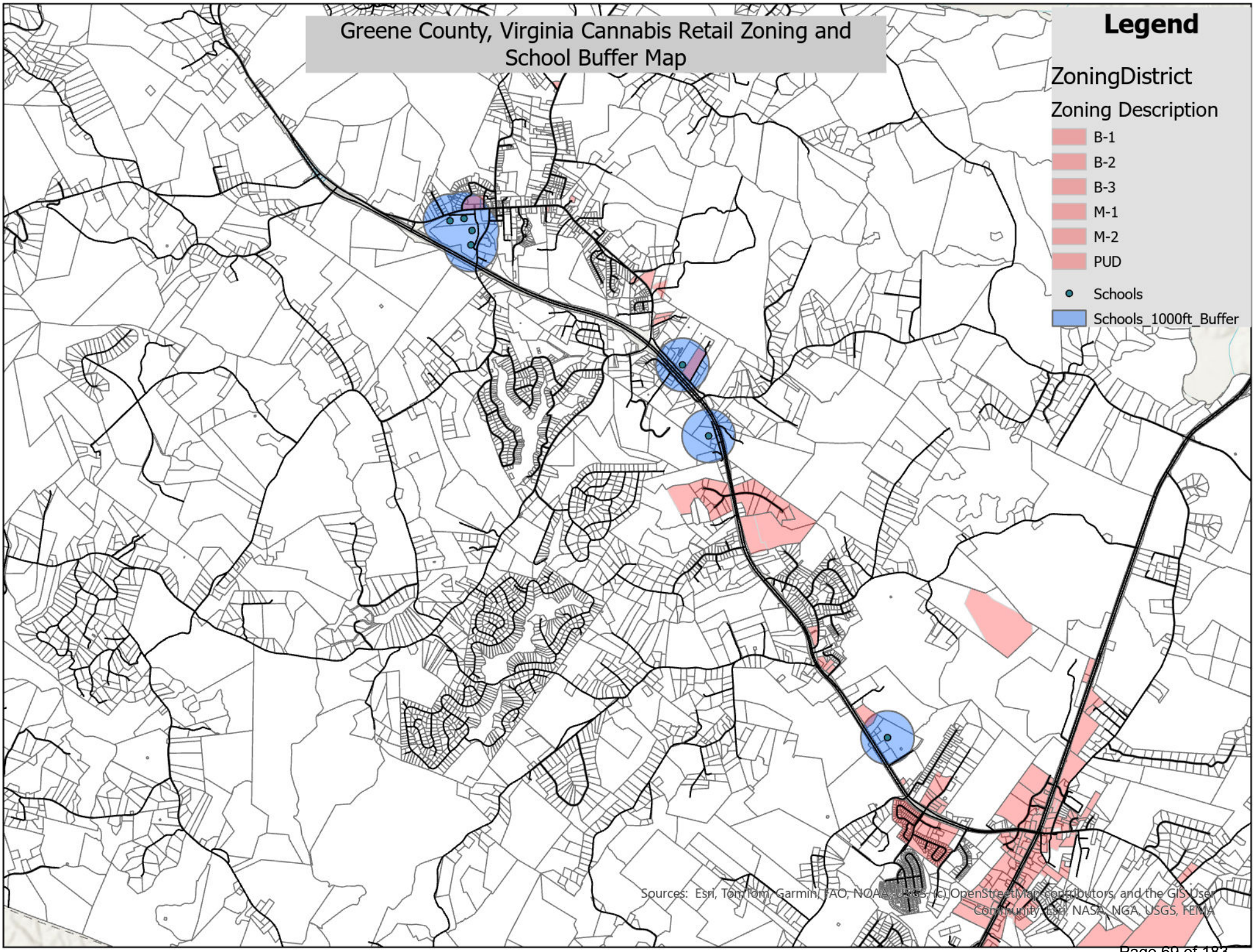
The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

§ 15.2-912.4. (Effective October 1, 2026) Regulation of retail tobacco, nicotine, and hemp product retail sale locations

Any locality may, by ordinance, regulate a retail tobacco establishment, as such term is defined in § 4.1-100, a retail sale location of tobacco products, as such term is defined in § 58.1-1021.01, or a retail sale location of hemp products intended for smoking, as such term is defined in § 4.1-600, and may prohibit such establishment or location on property within 1,000 linear feet of a child day center as defined in § 22.1-289.02 or a public, private, or parochial school. An ordinance adopted pursuant to this section shall not affect (i) a licensee holding a valid license under § 4.1-206.3 or (ii) any retail sale location of tobacco products, hemp products intended for smoking, or retail tobacco establishments operating before July 1, 2024.

2024, c. 536;2025, cc. 595, 596;2026, cc. 1021, 1044;2026, Sp. Sess. I, c. 1.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.


Greene County, Virginia Cannabis Retail Zoning and School Buffer Map
Legend
ZoningDistrict
Zoning Description
B-1
B-2
B-3
M-1
M-2
PUD
Schools
Schools_1000ft_Buffer
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Cannabis Zoning Amendments

Planning Commission Work Session

November 18, 2026



Discussion and direction, not a vote

Board Resolution No. 2026-014, adopted October 13, 2026, directs review of the Zoning Ordinance for retail cannabis.

Review is limited to zoning: definitions, districts, buffers of no more than 1,000 linear feet, and hours of sale.

No formal recommendation requested tonight.

Cannabis Laws

- 2026 Special Session – established a legal, adult-use retail cannabis market in Virginia.
- Virginia Cannabis Control Authority – power to regulate, tax, and license retail sales.
- Cannabis Control Act Title 4.1

Va. Code § 4.1-629(A): State Preemption

> “No county, city or town shall, except as provided in §4.1-630, adopt any ordinance or resolution that regulates or prohibits the cultivation, processing, possession, sale, distribution, handling, transportation, consumption, use, advertising, or dispensing of marijuana or marijuana products.”

Implementation Timeline

Virginia Cannabis Control Authority — Licensing & Enforcement Milestones

FEB 1, 2027

Deadline for board to adopt implementing regulations; VCCA may begin accepting license applications

MAY 1, 2027

Board can begin issuing licenses

JUL 1, 2027

Majority of licensing and enforcement provisions take effect

JUL 1, 2029

State tax increase from 6% to 8%

License Types

Va. Code § 4.1-800 — Defined Facility Categories

Retail Cannabis Store

A licensed establishment where cannabis and cannabis products are sold directly to consumers.

Cannabis Cultivation Facility

A licensed facility for growing and harvesting cannabis plants.

Cannabis Mfg. Facility

A licensed facility for processing raw cannabis into finished cannabis products.

Cannabis Wholesaler

A licensed entity that purchases cannabis from cultivators or manufacturers for resale to retail stores.

Cannabis Testing Laboratory

A licensed independent lab that tests cannabis and cannabis products for quality, potency, and safety.

Localities May NOT

- Ban or “opt-out” of retail sales
- Impose a moratorium on cannabis sales
- Regulate the advertising of cannabis sales
- Regulate the product or packaging
- Cap the number of licenses within their boundaries
- Increase the VCCA buffer requirements

Localities May

- Adopt an ordinance that prohibits public consumption of cannabis.
- Use Zoning as a way to regulate
- State code allows for buffers between retail establishments and schools, parks, daycare, etc.
- Localities can reduce the buffers, but not increase
- Establish hours of sales for retail establishments

Zoning Ordinance Amendments

- The County may amend its Zoning Ordinance:
  - Include definition section to incorporate definitions from VA Code § 4.1-600.
  - Establish zoning districts where retail sales will be allowed.
  - Adopt ordinance to set minimum distances between retail stores and schools, daycare, hospitals, etc. (The buffer cannot be greater than 1,000 linear feet – Va. Code § 15.2-912.4)
  - Adopt an ordinance that fixes the hours during which marijuana may be sold.

Risks to Regulation

- Overly restrictive zoning ordinances may be considered a de facto ban
- CUP/SUP process *can* be used but could be seen as a de facto ban.

The draft goes beyond retail

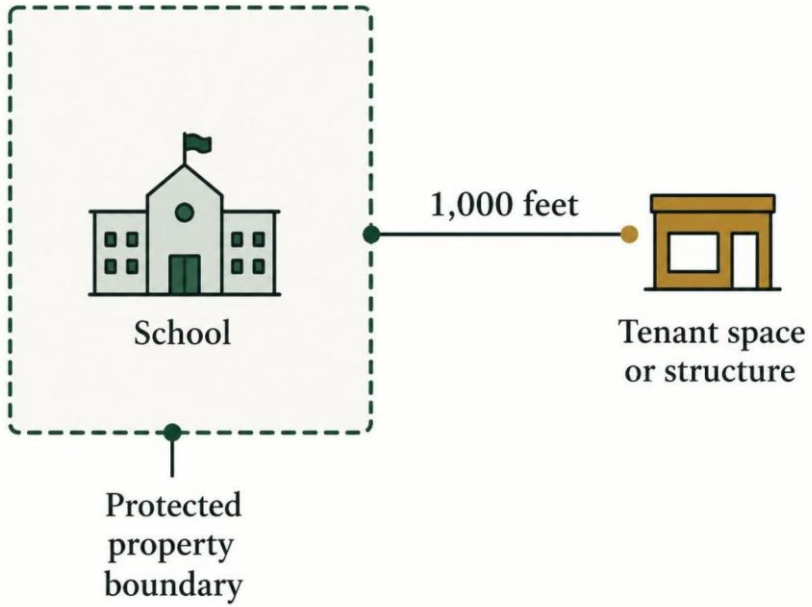
Uses	By-right districts
Retail stores and dispensing facilities	B-1, B-2, B-3, and Planned Unit Development shopping centers
Cultivation, microbusiness, delivery, testing, processing, transport, pharmaceutical processor	M-1 and M-2

Article 22 adds definitions drawn from state law.

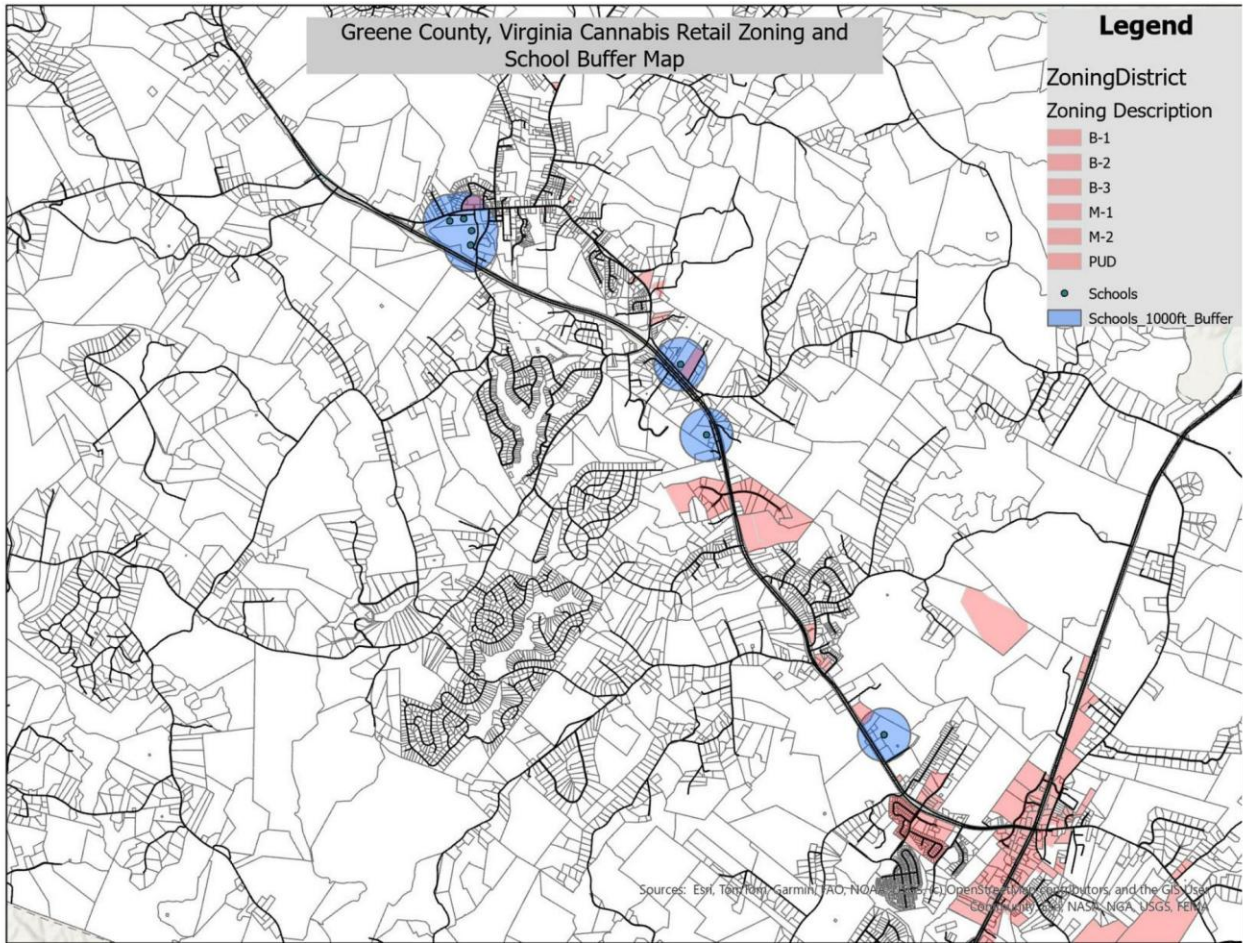
1,000 feet

1,000 ft

- Between stores, dispensaries, and microbusinesses
- From hospitals, schools, higher education, child day programs, and parks
- Industrial cannabis uses carry the same 1,000 feet from sensitive uses
- Measured in a straight line from tenant space or structure to protected property boundary



Where the buffers fall



B-1, B-2, B-3, M-1, M-2, and PUD districts with 1,000-foot school buffers

Frontage, signs, lighting, and hours

- Street frontage of at least **30 feet** for stores, dispensaries, and microbusinesses
- No window, electronic, animated, or temporary signs; no rope or string lighting on buildings
- Sales **9 AM to 9 PM Monday to Saturday**, **9 AM to 6 PM Sunday**

Questions for the Commission

1. Which districts, and should every listed use be by right?
2. Is each 1,000-foot buffer right, and should affected properties be mapped before a hearing?
3. How does spacing between establishments work: measurement endpoint, multi-tenant buildings?
4. Do frontage, signage, and lighting standards fit existing County provisions and state authority?
5. How should microbusinesses with retail activity be treated, given by-right industrial placement?

After tonight

01

Direction

Direction on districts, buffers, and hours shapes the revision.

02

Revision

Staff revises the draft and coordinates legal review.

03

Return

Ordinance returns to the Commission for consideration of a public hearing.

GREENE COUNTY PLANNING COMMISSION
OCTOBER 21, 2026

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, OCTOBER 21, 2026, AT 6:00 PM, HYBRID IN-PERSON WITH REMOTE VIA TELEPHONE AND ELECTRONIC MEANS.

Members present:	John McCloskey, Chairman Mark Kelpe, Vice Chairman David Mastervich, Member VIA Zoom Peter Wajda, Member VIA Zoom Jason Snow, Member
Staff present:	Stephanie Golon, Deputy Planning Director/Deputy Zoning Administrator Cristy Snead, Permit Technician/Planning Commission Secretary

CALL TO ORDER

Mr. McCloskey called the meeting to order.

DETERMINATION OF QUORUM

Each Commissioner stated their name to establish a quorum.

Mr. Snow
Mr. Kelpe
Mr. Mastervich VIA Zoom
Mr. Wajda VIA Zoom
Mr. McCloskey

There was a quorum with three Commissioners present and two Commissioners present VIA Zoom.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. McCloskey stated that they would start the meeting with the Pledge of Allegiance and a moment of silence.

PUBLIC HEARING

April Martin and Sherry Martin's request for a special use permit to operate a home-based confectionery business at 47 William Road, Ruckersville, on property zoned **R-1** and identified as TMP 65C-1-91. The property is designated as a rural area on the Future Land Use Map. The request was made pursuant to Articles 5-1-2.6 and 22 of the Greene County Zoning Ordinance.

Mrs. Golon presented the staff review of Martins' request for a special use permit to operate a home-based confectionery business. She explained that the property is in the Wetzel Village subdivision, is zoned R-1, and is designated as rural on the Future Land Use Map. The business would operate from an existing backyard shed, with production and packaging on site and products shipped or sold at off-site pop-up events. Customers would not visit the property, and staff identified no traffic concerns; VDOT also had no concerns.

Mrs. Golon said the proposal appeared consistent with the neighborhood's residential character and the ordinance's home-business requirements. Staff recommended conditions largely reinforcing those requirements, including compliance with health department, and building official approvals and a final zoning review before operations begin. She noted that the Planning Commission could recommend approval with or without conditions, recommend denial, or defer the request.

After asking whether there were any questions for Mrs. Golon, Mr. McCloskey opened the public hearing. No one had signed up to speak, and there were no speakers in the room or online. The public hearing was closed.

Mr. McCloskey said he had visited the property and had no concerns about the site or traffic. He confirmed that the business would operate only in the blue building behind the house, which Mrs. Golon affirmed. Ms. Martin asked about the sink connection. Mrs. Golon said the matter would be reviewed with the Health Department, was addressed in the recommended conditions, and was being worked on by the applicant. Peter Wajda stated that he had no questions and that the recommended conditions appeared appropriate.

Mr. Kelpe moved to recommend approval of SUP 26-005, requested by April Martin and Sherry Martin for a home business on TMP 65C-1-91 at 47 William Road, subject to the following eight conditions:

1. The home business shall be limited to confectionery production and packaging for wholesale orders, delivery, and shipping in the existing accessory building, substantially as described in the applicant's justification letter dated August 31, 2025.
2. Customers shall not visit the property to shop, purchase products, or pick up orders.
3. All products shall be delivered or shipped off site before the business begins operating.
4. Before the business begins operating, the required sewage connection shall be installed and inspected, and the applicant shall provide documentation of the Virginia Department of Health sewage disposal system operation permit authorizing the proposed use.
5. Bathroom access shall be provided as approved by the building official, and all required building permits, inspections, and occupancy approvals shall be obtained.
6. The business shall comply with all Article 22 home-business requirements. Zoning compliance of the accessory structure and operation shall be confirmed before the use begins.
7. Business-related parking and loading shall occur on the property and shall not obstruct William Road. The use shall not create a traffic safety hazard or congestion. Business materials, equipment, and products shall be stored indoors. Business equipment shall not produce exterior noise, glare, odor, or vibration inconsistent with Article 22.
8. Any proposed expansion beyond the approved building or substantial change in the nature or intensity of the approved business shall require an amendment to the special use permit before implementation.

Mr. Mastervich seconded the motion. The motion passed unanimously, with all commissioners voting aye.

WORK SESSION

Mr. McCloskey introduced the work session to review proposed revisions to the Zoning Ordinance provisions governing accessory dwelling units (ADUs), compare the existing ordinance with the proposed amendments and Virginia's statutory framework, and receive Planning Commission direction before staff prepares an ordinance amendment for a future public hearing.

Mrs. Golon provided background on the County's accessory dwelling unit (ADU) regulations and introduced the proposed review. She explained that the County's earlier mobile-home hardship permits were temporary, and that the ADU ordinance adopted around 2013 has since evolved. ADUs are now permitted by right in certain zoning districts, subject to requirements including size limits, a maximum of two bedrooms, parking, and owner occupancy; manufactured homes were not previously allowed.

Mrs. Golon said the County was reviewing its ordinance in light of the comprehensive plan's discussion of affordable housing and changes to Virginia law. Potential topics for revision include allowing ADUs in additional residential districts, adjusting size limits, considering manufactured homes, and clarifying how ADU floor area is measured, including shared spaces. She also raised questions about density limits in senior residential developments, how ADUs are addressed in the permit process, and how to make the requirements clear for applicants and future property owners. She noted that staff would use the work session to gather Planning Commission direction before further review, including consultation with the County Attorney.

The Commission discussed proposed revisions to the County's accessory dwelling unit (ADU) ordinance. Commissioners considered whether to retain the owner-occupancy requirement. Mr. Kelpe supported retaining it, while Mr. Wajda questioned whether it was necessary and suggested a minimum 30-day rental period as a possible alternative. Mrs. Golon noted that state law allows localities to require rentals of thirty consecutive days or longer, but the Commission clarified that short-term tourist lodging regulations were a separate matter from the ADU revisions.

The Commission also discussed ADU size limits. Mr. Kelpe suggested allowing smaller detached units, while maintaining a lower maximum for detached ADUs and a larger maximum for ADUs within the primary residence. Mr. Wajda suggested using a percentage of the primary dwelling's size rather than a fixed square-foot cap, and Mr. Kelpe supported exploring that approach. Mrs. Golon agreed to research size options.

Mr. Snow raised questions about bedroom limits, occupancy, and potential effects on septic capacity. Mrs. Golon said she would consult with the building official about bedroom limits and the permitting safeguards for building and septic capacity. Mr. Kelpe also suggested requiring two parking spaces for a detached ADU.

No ordinance changes were adopted. Mrs. Golon will review the Commission's feedback and bring updated information to a future work session.

MINUTES

September 16, 2026, minutes.

Mr. Snow moved to approve the minutes; Mr. Kelpe seconded. The motion passed unanimously.

OTHER PLANNING MATTERS

Ruckersville Advisory Committee - Mrs. Golon reported that the Ruckersville Advisory Committee had prepared a presentation for the Board of Supervisors requesting funds for a Parks and Recreation master plan and a facilities needs assessment. The assessment would help identify the County's facility needs, given limited space. Mr. Johnson was scheduled to present the request to the Board on November 10.

Town of Stanardsville **–** Mrs. Golon reported that the Town of Stanardsville had revised the format of its comprehensive plan following the Planning Commission's recommendations. The revised format was provided as an attachment. No action was required from the Commission, and Mrs. Golon noted that the Town could make further changes without returning the plan for Commission review. The Town was continuing work toward adoption.

Development Activity – Mrs. Golon reported that the County's GIS system had recently transitioned, causing some links in the development activity materials to stop working. Staff will check and update the links for next month's report.

The Commission discussed a silt fence near Holly Hill and the Arbors. Mrs. Golon said it may have been installed during regrading work to address road issues and stabilize the site. She also noted that a site plan for the proposed VTG grocery store was available for review.

Regarding Wood Park, Mrs. Golon reported that a pre-construction meeting had taken place with the contractor following approval of the subdivision site plan. Groundbreaking was expected soon. She noted that the project would also require off-site infrastructure improvements along Route 29 and Carpenter's Mill Road, which could affect the construction timeline.

Next Month’s Agenda - Mrs. Golon reported that the next month’s agenda would include a discussion of how state cannabis laws affect local zoning, a follow-up work session on the proposed ADU ordinance revisions, and a public hearing on a special use permit for agriculture in an R-1 district. She also said staff would address the distinction between cannabis regulations and the separate regulation of nicotine and vaping products.

ADJOURNMENT

Respectfully submitted**,**
Cristy Snead,
Secretary

_____
Planning Commission, Chairman

PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT
Post Office Box 358
Stanardsville, Virginia 22973

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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**

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.

TOWN OF STANARDSVILLE, VIRGINIA

PLANNING COMMISSION

RESOLUTION RECOMMENDING ADOPTION OF THE UPDATED TOWN COMPREHENSIVE PLAN TO THE TOWN COUNCIL (O-2026-017)

At a regular meeting of the Town of Stanardsville Planning Commission held on Wednesday, November 18, 2026, in Stanardsville, Virginia, the following action was taken:

On a motion by _____, seconded by _____, the following resolution was adopted by the vote recorded below:

WHEREAS, Section 15.2-2223 of the Code of Virginia, as amended, provides for the preparation and recommendation of a comprehensive plan to guide the physical development of the territory within a locality; and

WHEREAS, the Town of Stanardsville Planning Commission has reviewed a proposed update to the Town Comprehensive Plan addressing long-range planning strategies, land use, transportation, and community development priorities; and

WHEREAS, following notice as required by Section 15.2-2204 of the Code of Virginia, the Planning Commission held a public hearing on November 18, 2026, to receive public comment on the proposed updated Town Comprehensive Plan; and

WHEREAS, pursuant to Section 15.2-2225 of the Code of Virginia, upon approval of the plan or part thereof, the Planning Commission shall by resolution recommend the plan to the governing body and certify a copy thereof to the governing body;

NOW, THEREFORE, BE IT RESOLVED that the Town of Stanardsville Planning Commission recommends that the Stanardsville Town Council adopt the proposed updated Town of Stanardsville Comprehensive Plan, dated November 4, 2026;

BE IT FURTHER RESOLVED that the Planning Commission hereby directs that a certified copy of the recommended plan, together with this resolution, be transmitted to the Stanardsville Town Council for its consideration and action.

Adopted in public meeting this 18th day of November 2026.

Planning Commission vote:

Commissioner	Vote (Aye / Nay / Abstain / Absent)
John McCloskey	
David Mastervich	
Peter Wajda	
Jason Snow	
Mark Kelpe	

_____

John McCloskey, Chair, Town of Stanardsville Planning Commission

ATTEST / CERTIFICATION:

_____

Cristy Snead, Secretary, Town of Stanardsville Planning Commission



Town of Stanardsville Comprehensive Plan 2026

Adopted by Stanardsville Town Council

VISION

Stanardsville will remain a welcoming historic town that balances thoughtful growth with preservation of its unique character. Through strong partnerships, responsible infrastructure investment, vibrant neighborhoods, and a thriving Main Street, the Town will continue to serve as the civic heart of Greene County while providing an exceptional quality of life for future generations.

EXECUTIVE SUMMARY

This Comprehensive Plan establishes the Town's long-term vision for growth, preservation, and public investment over the coming years. It builds upon Stanardsville's historic character while providing a practical framework for future land use, transportation, infrastructure, housing, economic development, and implementation decisions.

Major priorities identified in this Plan include:

- Preserve Main Street and the Town's historic character.
- Support coordinated residential growth with quality neighborhood design.
- Expand and coordinate water, sewer, transportation, and broadband infrastructure.
- Improve walkability, sidewalks, parks, and community connections.
- Strengthen public gathering spaces and coordinate with Greene County on Greene Commons.
- Promote sustainable economic development and small business growth.
- Continue strong partnerships with Greene County, regional agencies, businesses, and residents.

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SECTION 1 — COMMUNITY PROFILE

1.1 Introduction

The Community Profile describes the history, people, housing, economy, and physical characteristics of the Town of Stanardsville. It provides the factual foundation for the goals, policies, and implementation strategies contained throughout this Comprehensive Plan.

Understanding existing conditions helps the Town make informed decisions about growth, public investment, and community preservation.

As the seat of Greene County, Stanardsville provides government services, educational opportunities, and community facilities for residents throughout the region. The following chapters build upon this profile.

1.2 Historic Setting

Stanardsville was established in 1794 when William Stanard subdivided approximately 45 acres of land into half-acre lots arranged along a formal grid of streets. The Town's location along regional travel routes contributed to its early growth, and by the late eighteenth century it had developed into a small but active settlement serving travelers moving between Richmond and the Blue Ridge Mountains.

Early development included inns, taverns, and service-oriented businesses. One of the earliest known structures, constructed shortly after the Town's founding, remains standing today along Stanardsville Run. By the early nineteenth century, the Town had established itself as a local commercial and civic center.

In 1838, Stanardsville was designated as the seat of Greene County, solidifying its long-term role as the center of government and public services. The Lafayette Hotel, constructed in 1840, remains a prominent historic structure and a symbol of the Town's early economic activity. The courthouse and its associated civic buildings distinguish Stanardsville as a courthouse town.

Following the Civil War, growth slowed but resumed in the late nineteenth and early twentieth centuries. During this period, a range of architectural styles emerged, including Queen Anne, Victorian, Italianate, and Federal. Many of these structures remain today and contribute to the Town's historic character.

The construction of William Monroe School in 1925 represented an important investment in public education and community infrastructure. The establishment of Shenandoah National Park in the 1930s significantly impacted the region, resulting in the displacement of hundreds of families from surrounding mountain communities. This history continues to shape the cultural identity of Greene County and is recognized locally through memorials and historical interpretation.

Today, Stanardsville retains its historic street grid, building patterns, and civic landmarks. The Town's historic character remains one of its most defining features and an important asset for future development and preservation efforts.

1.3 Community Identity and Role

Stanardsville serves as the civic and administrative center of Greene County. Key public facilities located within the Town include the Greene County Courthouse, County Administration Building, Jefferson-Madison Regional Library, and the Piedmont Virginia Community College (PVCC) satellite campus.

This concentration of public institutions reinforces the Town's role as:

- The governmental center of Greene County
- A hub for education and workforce development
- A focal point for community activity and public services

In addition to its governmental function, Stanardsville serves as a social and cultural gathering place for residents throughout the County. Community events, local organizations, and public spaces contribute to a strong sense of civic identity.

The Town's identity is shaped by several defining characteristics:

- A compact, walkable downtown centered on Main Street
- A historic architectural character
- Proximity to Shenandoah National Park and the Blue Ridge Mountains
- A growing number of community events, festivals, and local initiatives
- A tradition of volunteerism and civic engagement

Stanardsville also functions as a gateway to regional tourism and recreation. Visitors traveling to Shenandoah National Park and surrounding attractions often pass through or stop in the Town, creating opportunities for economic development. As a gateway to the Blue Ridge, Stanardsville also offers a central base for exploring the Commonwealth's historic landmarks, arts, music, entertainment, and educational attractions.

1.4 Population and Development Trends

Stanardsville's population has remained relatively stable over the past several decades, with fluctuations tied primarily to periods of residential development. Unlike rapidly growing urban and suburban areas, the Town's growth has historically occurred in discrete phases rather than continuously.

The Census Bureau's July 2025 Population Estimates Program places Stanardsville's population at approximately 366 residents. Although local knowledge and regional estimates suggest this figure may understate the Town's actual population, it provides a useful analytical baseline.

Historically, Stanardsville represented a larger share of Greene County's population. In 1970, the Town accounted for approximately 6 percent of the County's population; today, that share has declined to approximately 2 percent. This shift reflects more rapid growth in unincorporated areas of the County rather than a decline in the Town itself.

Recent development activity indicates a renewed period of growth. The Blue Ridge Meadows development represents the Town's largest planned residential expansion in modern history and is expected to increase the Town's population, diversify housing opportunities, and increase demand for public infrastructure and community services.

Future population growth is expected to occur through a combination of new residential development, compatible infill within established neighborhoods, and the adaptive reuse of existing buildings. The planning implications of this growth are discussed in greater detail in the Land Use, Housing, Transportation, and Infrastructure chapters.

1.5 Demographic Characteristics

Stanardsville's population reflects a diverse and evolving community. Over time, the Town has become more racially and ethnically diverse, consistent with broader regional trends.

The non-Hispanic White population has declined as a percentage of the total population, while Hispanic, Black, and other populations have increased. This diversification contributes to the cultural richness of the community and underscores the importance of inclusive planning.

The Town's age distribution is relatively balanced, with a significant proportion of both younger residents and older adults. Approximately one-quarter of the population is under the age of 18, while a comparable share is over the age of 65. This intergenerational composition creates a need for a range of services and facilities, including schools, recreational opportunities, and senior services.

Household characteristics in Stanardsville are typical of small-town and rural communities, with a mix of family households, individuals, and older residents living independently. Planning efforts must consider the needs of these diverse household types, both now and in the future.

Table 1.1 — Demographic Characteristics

Demographic Characteristics in Town, County, and Region

	Town of Stanardsville	Greene County	Thomas Jefferson Planning District
Characteristic (2023)	**Percent of Total**	**Percent of Total**	**Percent of Total**
Race			
White Alone	72%	80%	76%
Two or More Race Groups	12%	7%	6%
Black Alone	12%	7%	11%
Asian Alone	0%	3%	4%
Mexican	1%	1%	2%
Puerto Rican	0%	1%	1%
Other	5%	5%	3%
Ethnicity			
Hispanic or Latino	6%	7%	6%
Age			
Preschool (0 to 4)	8%	6%	5%
School Age (5 to 17)	9%	17%	14%
College Age (18 to 24)	1%	7%	11%
Young Adult (25 to 44)	33%	24%	25%
Adult (45 to 64)	16%	27%	25%
Older Adult (65 plus)	33%	19%	19%
Total Population (estimate)	473	20,850	261,949
Source: U.S. Census Bureau, American Community Survey 2023			

1.6 Housing Characteristics

Stanardsville's housing stock reflects its historic development pattern. Housing age, condition, and rehabilitation needs are discussed in Section 5.2.

Housing types include:

- Single-family detached homes
- Converted multi-family structures
- Townhomes and newer residential units in recent developments

Older housing presents challenges related to maintenance, energy efficiency, accessibility, and modernization; see Section 5.2.

New residential development is introducing additional housing options. Section 5.7 discusses Blue Ridge Meadows and other residential development trends.

Chapter 5 provides the detailed evaluation of housing affordability, demographic influences, residential growth, and future needs.

Table 1.2 — Housing Characteristics

	Town of Stanardsville	Greene County	Thomas Jefferson Planning District
	Percent of Total	Percent of Total	Percent of Total
Housing Type (2023)			
Owner Occupied	56%	75%	63%
Renter Occupied	10%	23%	19%
Vacant For Seasonal or Recreational Use	32%	36%	31%
1-Unit (Attached or Detached)	10%	10%	7%
2 - 9 Units	4%	6%	6%
10 - 19 Units	44%	25%	37%
20 or more Units	32%	18%	28%
Tenure (2023)			
Owner Occupied	43%	72%	60%
Renter Occupied	51%	19%	28%
Vacant For Seasonal or Recreational Use	6%	9%	11%
Total Housing Units (estimate)	251	8,687	117,929
Source: U.S. Census Bureau, American Community Survey 2023			

1.7 Economic Context

Stanardsville's economic conditions are summarized below; Chapter 6 provides the detailed evaluation and economic development strategies.

Stanardsville's economy is shaped by its role as the County seat, its proximity to regional employment centers, and its connection to tourism and recreation.

Public sector employment plays a significant role in the local economy, with government offices, schools, and public services providing a stable employment base. Many residents commute to nearby areas, particularly Charlottesville and Albemarle County, for employment opportunities.

Tourism is an increasingly important economic driver. The Town's proximity to Shenandoah National Park and historic sites, as well as nearby wineries, breweries, and agritourism destinations, attracts visitors throughout the year. Local events and community activities also contribute to the Town's economic vitality.

Despite these strengths, the Town's economic base remains relatively small, with limited commercial space and a modest number of businesses. This creates both challenges and opportunities for future economic development.

See Figure 6.1 Employment by Sector for more details.

1.8 Community Assets and Challenges

Assets

Stanardsville possesses several key assets that support its long-term viability and attractiveness:

- A well-preserved historic downtown
- Its role as the seat of Greene County
- Proximity to natural, historic, and recreational resources
- A strong sense of community and civic engagement
- Opportunities for tourism and small business development

Challenges

At the same time, the Town faces several challenges:

- Aging infrastructure systems and constraints related to water and sewer capacity
- Limited commercial and economic activity in some areas
- Need for housing diversity and affordability
- Impacts of regional growth patterns

1.9 Summary

Stanardsville combines a rich history, strong civic identity, established neighborhoods, and emerging opportunities for growth. Its role as Greene County's seat extends beyond its municipal boundaries.

The following chapters apply these existing conditions to future planning and public investment.

SECTION 2 — LAND USE & DEVELOPMENT FRAMEWORK

A Forward-Looking Guide for How Stanardsville Grows

Stanardsville's land-use decisions shape the Town's character, economic vitality, and long-term resilience. This framework reflects the Town's citizen-first philosophy, collaborative governance, and commitment to incremental, sustainable progress.

2.1 Purpose of the Land Use Framework

The Land Use and Development Framework establishes the long-term vision for how Stanardsville will grow, reinvest, and preserve the qualities that define the community. It provides policy guidance for future land use decisions, zoning amendments, capital improvements, redevelopment initiatives, and public investment.

The framework recognizes that Stanardsville's future will be shaped primarily through incremental reinvestment rather than rapid expansion. Future development should strengthen the Town's historic character, support Main Street, encourage housing opportunities, coordinate with available infrastructure, and preserve the walkable, small-town environment valued by residents.

This chapter is intended to guide decision-making rather than regulate individual properties. It establishes a consistent framework for evaluating future proposals while maintaining the flexibility needed to respond to changing community needs and opportunities.

The Land Use Framework is guided by the following principles:

- Preserve Stanardsville's historic character and small-town identity.
- Strengthen Main Street as the Town's civic and commercial center.
- Encourage compatible reinvestment and adaptive reuse.
- Expand housing opportunities while protecting established neighborhoods.
- Coordinate growth with available infrastructure.
- Improve walkability, public spaces, and community connectivity.
- Foster partnerships with property owners, businesses, and developers.
- Support economic development that complements the Town's scale and character.

The development principles in Section 2.6 guide application of this flexible framework.

2.2 Existing Land Use Patterns

Stanardsville's land use pattern reflects more than two centuries of gradual growth, resulting in a compact, walkable community where residential, civic, commercial, and institutional uses are closely integrated. Unlike many modern communities that developed through large-scale subdivisions, Stanardsville evolved incrementally, creating a traditional development pattern that remains one of the Town's defining strengths.

Historic Main Street serves as the Town's commercial and civic center. Traditional storefronts, restaurants, financial institutions, churches, government offices, and community gathering spaces are concentrated within a walkable area that reinforces Stanardsville's identity and provides an inviting environment for residents and visitors alike. This district continues to function as the heart of community life and remains the Town's greatest opportunity for future revitalization.

Surrounding Main Street are established residential neighborhoods consisting primarily of older homes on modest lots. These neighborhoods provide the traditional small-town character that residents consistently identify as one of Stanardsville's greatest assets. Mature trees, interconnected streets, front porches, and walkable blocks contribute to a strong sense of place and neighborhood identity.

Although many neighborhoods appear to consist primarily of single-family homes, the Town's housing pattern is more diverse than first impressions suggest. A significant number of homes have been internally converted into duplexes, apartments, or other multi-unit dwellings while maintaining the appearance of traditional single-family residences. This "hidden density" has allowed Stanardsville to accommodate additional residents without dramatically changing its physical character.

This pattern has also resulted in a substantially larger renter population than might otherwise be expected in a town of Stanardsville's size. While this diversity contributes to housing availability, it also creates additional planning considerations related to parking, housing affordability, neighborhood stability, infrastructure capacity, and long-term community investment.

The civic and institutional facilities identified in Section 1.3 serve as major community anchors. Their land use policy direction is provided in Section 2.5.4.

Blue Ridge Meadows introduces a new phase of residential development. Section 2.5.3 establishes the policy framework for the emerging residential growth area, including the portion developed under a Planned Unit Development (PUD) within Town limits.

Despite anticipated growth, the overall development pattern should remain compact, walkable, and centered around Main Street. Future land use decisions should reinforce these characteristics while carefully balancing growth with preservation of the Town's historic identity and quality of life.

Table 2.1 — Planning Observation

Planning Observation

The housing pattern described above should inform housing policy, parking requirements, infrastructure planning, neighborhood compatibility, and community services; see Sections 2.5.2 and 5.3.

Figure 2.1 — Town of Stanardsville Reference Map



2.3 Development Trends and Pressures

Stanardsville is entering one of the most significant periods of change in its modern history. While the Town has experienced relatively modest growth over much of the past century, several emerging trends will shape future land use decisions and require thoughtful planning.

Residential Growth

Blue Ridge Meadows represents the largest residential development ever proposed within the Town and will substantially influence Stanardsville's future. When fully developed, the project has the potential to more than

double the Town's population over the next decade. This growth presents significant opportunities to strengthen the local economy, expand the customer base for Main Street businesses, and diversify housing options. At the same time, it will increase demand for public infrastructure, transportation improvements, parks, emergency services, utilities, and community facilities.

Future residential development should continue to be coordinated with infrastructure investments so that growth enhances rather than strains public services.

Housing Affordability and Housing Choice

Housing demand throughout Greene County continues to increase while the supply of affordable housing remains limited. Rental costs place pressure on young families, seniors, first-time homebuyers, and workforce residents seeking to remain within the community.

Although Stanardsville contains a relatively large number of rental units through the internal conversion of older homes, there remains a significant shortage of affordable three-bedroom housing suitable for families and multigenerational households. Expanding housing choice while maintaining neighborhood character will remain one of the Town's highest long-term priorities.

Future redevelopment should encourage a broader range of housing opportunities while ensuring compatibility with surrounding neighborhoods and providing adequate off-street parking. Housing choice must also be accompanied by safe, well-maintained living conditions. The Town should coordinate with Greene County to address unsafe or substandard housing and encourage rehabilitation.

Main Street Revitalization

Main Street remains Stanardsville's greatest economic asset; however, it also represents one of the Town's greatest planning challenges.

Over time, numerous buildings that once contained retail shops, restaurants, and service businesses have gradually transitioned to residential use, office space, meeting facilities, or other non-retail activities. While many of these uses remain appropriate, the cumulative effect has been fewer destinations that attract residents and visitors to downtown.

Restoring a vibrant mix of businesses will require continued public-private partnerships, adaptive reuse of historic buildings, façade improvements, infrastructure investment, and financial tools that encourage voluntary reinvestment by property owners. The Town should also consider cultural activities, evening dining, music, and entertainment that make Main Street a welcoming destination throughout the day and evening.

The Town Hall relocation also presents a commercial reuse opportunity, discussed in Section 2.5.1.

Economic Conditions

Stanardsville's economy benefits from tourism, government services, small businesses, and its proximity to larger regional employment centers. Nevertheless, underemployment remains a greater concern than unemployment. Many residents work multiple part-time jobs or commute outside Greene County for higher-paying employment opportunities.

Future economic development efforts should focus on attracting businesses that complement the Town's character while creating stable, full-time employment opportunities and strengthening the local tax base.

Fiscal Sustainability

Stanardsville's small geographic area limits both its available land and its long-term tax base. While the Town has successfully diversified revenues through initiatives such as the Food and Beverage Tax, the Transient

Occupancy Tax, prudent financial management, and strategic property acquisition, maintaining long-term fiscal sustainability will require continued diversification of revenue sources and thoughtful economic development.

Every major land use decision should therefore be evaluated not only for its physical impacts, but also for its long-term contribution to the Town's financial resilience and ability to provide public services.

Planning for Incremental Growth

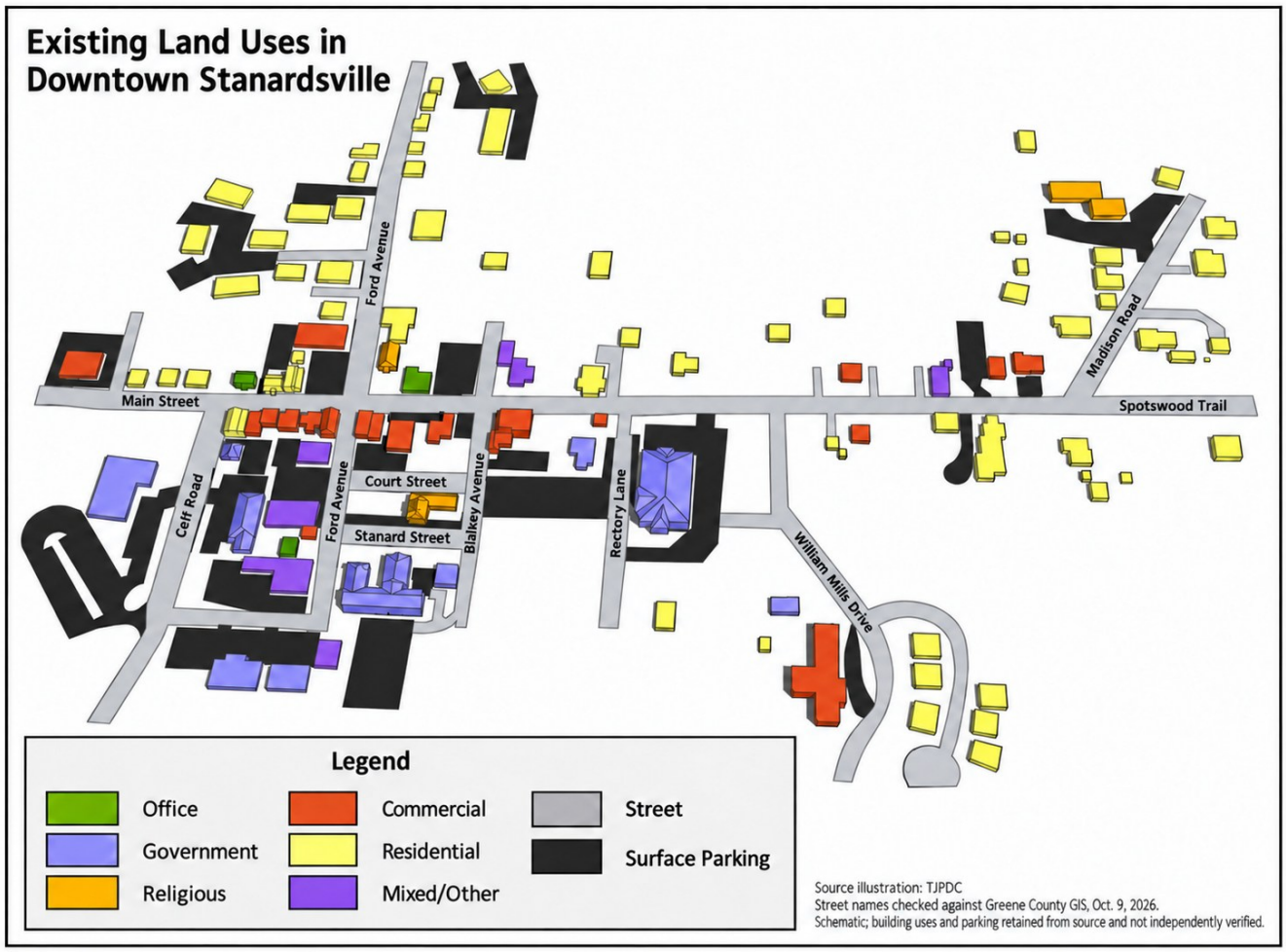
The Town's future will not be defined by a single development project. Rather, it will be shaped by hundreds of incremental decisions made by property owners, businesses, elected officials, and residents over many years.

Successful planning will require balancing reinvestment with preservation, encouraging appropriate redevelopment while respecting existing neighborhoods, and ensuring that infrastructure, public facilities, and community services evolve alongside future growth.

Table 2.2 – Planning Perspective

Planning Perspective
The incremental reinvestment approach described in Sections 2.1 and 2.6 should guide Main Street and neighborhood improvements.

Figure 2.2 — Existing Land Use Distribution



2.4 Growth Areas and Future Development

Stanardsville is a designated growth area within Greene County and remains an appropriate location for compact, coordinated development. Growth within the Town should build upon its existing pattern: a walkable Main Street core, established neighborhoods, civic institutions, and carefully planned residential expansion.

Future development should not be viewed simply as adding new buildings or additional population. It should strengthen the Town's identity, support existing residents and businesses, improve public infrastructure, and preserve the qualities that make Stanardsville distinctive.

2.4.1 Future Land Use Vision

Stanardsville's future land use vision is founded on a simple principle: **protect what makes the Town special while thoughtfully preparing for future generations.** Growth should reinforce the community's historic character, strengthen local businesses, expand housing opportunities, and improve quality of life without sacrificing the qualities that define Stanardsville.

Rather than pursuing rapid expansion, the Town supports incremental, sustainable growth that respects existing neighborhoods, encourages reinvestment, and makes efficient use of existing infrastructure.

2.4.2 Main Street Revitalization

Main Street will continue to serve as Stanardsville's civic, commercial, and cultural center. The Town envisions an active, walkable downtown with locally owned businesses, restaurants, professional offices, community gathering spaces, and upper-story residential or office uses that increase activity throughout the day and evening.

The long-term goal is not simply to fill vacant buildings, but to create a vibrant destination where residents and visitors choose to gather, shop, dine, work, and participate in community life.

The Town Hall relocation provides a catalyst for this vision; see the William Mills House opportunity in Section 2.5.1.

2.4.3 Residential Growth

Blue Ridge Meadows provides an opportunity to accommodate population growth through high-quality neighborhood design. Section 2.5.3 describes the Planned Unit Development framework for the portion within Town limits.

New residential development should connect naturally with the existing street network, provide pedestrian connections to Main Street, incorporate parks and open space, and integrate with the broader community rather than functioning as an isolated subdivision.

Future housing should provide opportunities for young families, seniors, workforce residents, and multigenerational households while respecting the established scale and character of surrounding neighborhoods.

Gentle increases in residential density may be appropriate where infrastructure capacity exists and neighborhood compatibility can be maintained. Adequate off-street parking must accompany additional dwelling units; see Section 2.5.2.

2.4.4 Infrastructure Coordination

Land use decisions should remain closely coordinated with water, sewer, transportation, sidewalks, stormwater management, broadband, and emergency services. Chapter 4 addresses utility capacity and investment needs; Chapter 3 addresses transportation.

Growth should occur where infrastructure can reasonably accommodate it. This approach allows public investment to be made efficiently, reduces long-term maintenance burdens, and helps ensure that new development strengthens rather than strains the Town.

2.4.5 Parks, Open Space, and Community Connections

The Town supports neighborhood parks such as the Blue Ridge Meadows pocket park, the voluntary Greenbelt Initiative, and coordination with Greene County on regional gathering spaces, including Greene Commons and Greene Escape. Section 2.5.5 provides the parks and open space policy direction.

These investments improve recreation, encourage healthy lifestyles, strengthen environmental stewardship, and reinforce the Town's small-town character.

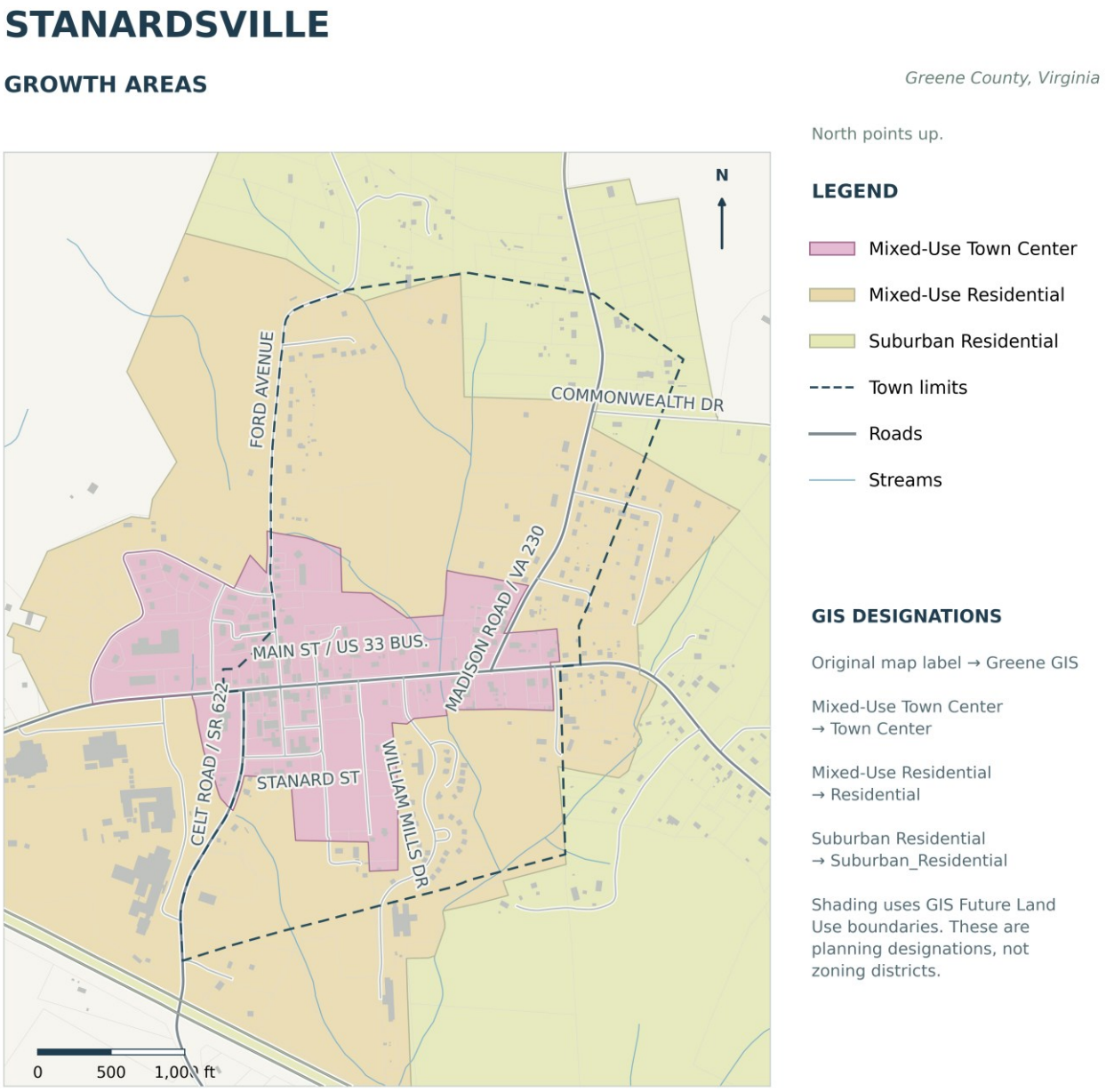
2.4.6 Growth Area Policy Direction

Future development within the Town should be directed toward areas that:

- Have access to existing or planned water and sewer infrastructure;
- Are adjacent to or integrated with existing development;
- Support walkability and pedestrian connectivity;
- Reinforce Main Street as the Town's center;
- Provide appropriate transitions between land uses;
- Minimize impacts on historic resources and established neighborhoods;
- Include public parks, open space, or community amenities that benefit both new and existing residents where appropriate; and
- Contribute to the Town's long-term fiscal and community sustainability.

Stanardsville's growth should be measured not only by the number of new homes or businesses created, but by whether that growth strengthens the community, supports local services, and preserves the Town's historic identity.

Figure 2.3 — Growth Areas Map



2.4.7 Future Boundary Expansion & Long-Term Planning Area

The Town of Stanardsville recognizes that future growth may create opportunities to consider adjustments to its corporate boundaries. While no specific boundary expansion is proposed by this Comprehensive Plan, the Town should remain prepared to evaluate opportunities that support logical growth, improve the efficient delivery of public services, and strengthen the long-term sustainability of the community.

Boundary adjustments should not be pursued simply to increase the Town's geographic size or tax base. Instead, any future expansion should clearly demonstrate public benefit, reinforce the Town's historic development pattern, and be consistent with the vision and policies established throughout this Comprehensive Plan. Evaluation should also consider whether a boundary adjustment would strengthen civic participation and broaden the community's pool of residents able to serve in local office.

The Town's long-term planning area extends beyond its corporate limits because development immediately outside the Town directly influences transportation, utilities, housing, economic development, public safety, schools, parks, and community character. Continued coordination with Greene County regarding adjacent land use decisions is therefore essential to ensuring orderly growth and efficient public investment.

Purpose

The purpose of the Long-Term Planning Area is to identify areas where future coordination between the Town and Greene County may be beneficial. This planning area is **not** intended to establish future municipal boundaries, identify annexation areas, or create additional land use regulations. Rather, it provides a framework for long-range planning and intergovernmental cooperation.

Guiding Principles

If future boundary adjustments are considered, they should generally:

- Be contiguous to the existing Town limits.
- Support compact, efficient, and logical development patterns.
- Be capable of receiving public water and sewer service.
- Strengthen pedestrian, bicycle, and street connectivity.
- Complement existing neighborhoods and development patterns.
- Reinforce Main Street as the Town's commercial and civic center.
- Improve the efficient delivery of municipal services.
- Demonstrate long-term fiscal sustainability.
- Preserve significant environmental, scenic, and historic resources.
- Be coordinated with Greene County through a cooperative planning process.

Areas Appropriate for Long-Term Planning

Over the planning horizon, the Town should continue coordinating with Greene County regarding properties immediately adjacent to the existing Town limits that may influence future municipal services or community development.

Examples include:

- The Blue Ridge Meadows growth area.
- Properties served, or capable of being served, by public water and sewer.
- Areas along the Route 33 corridor.
- Properties adjacent to Greene Commons and other public facilities.
- Areas where future pedestrian or transportation connections would benefit both the Town and County.

Planning for these areas does **not** imply future incorporation into the Town. Instead, it recognizes that development occurring immediately outside the Town often has significant impacts on the Town itself and should therefore be considered collaboratively.

Intergovernmental Cooperation

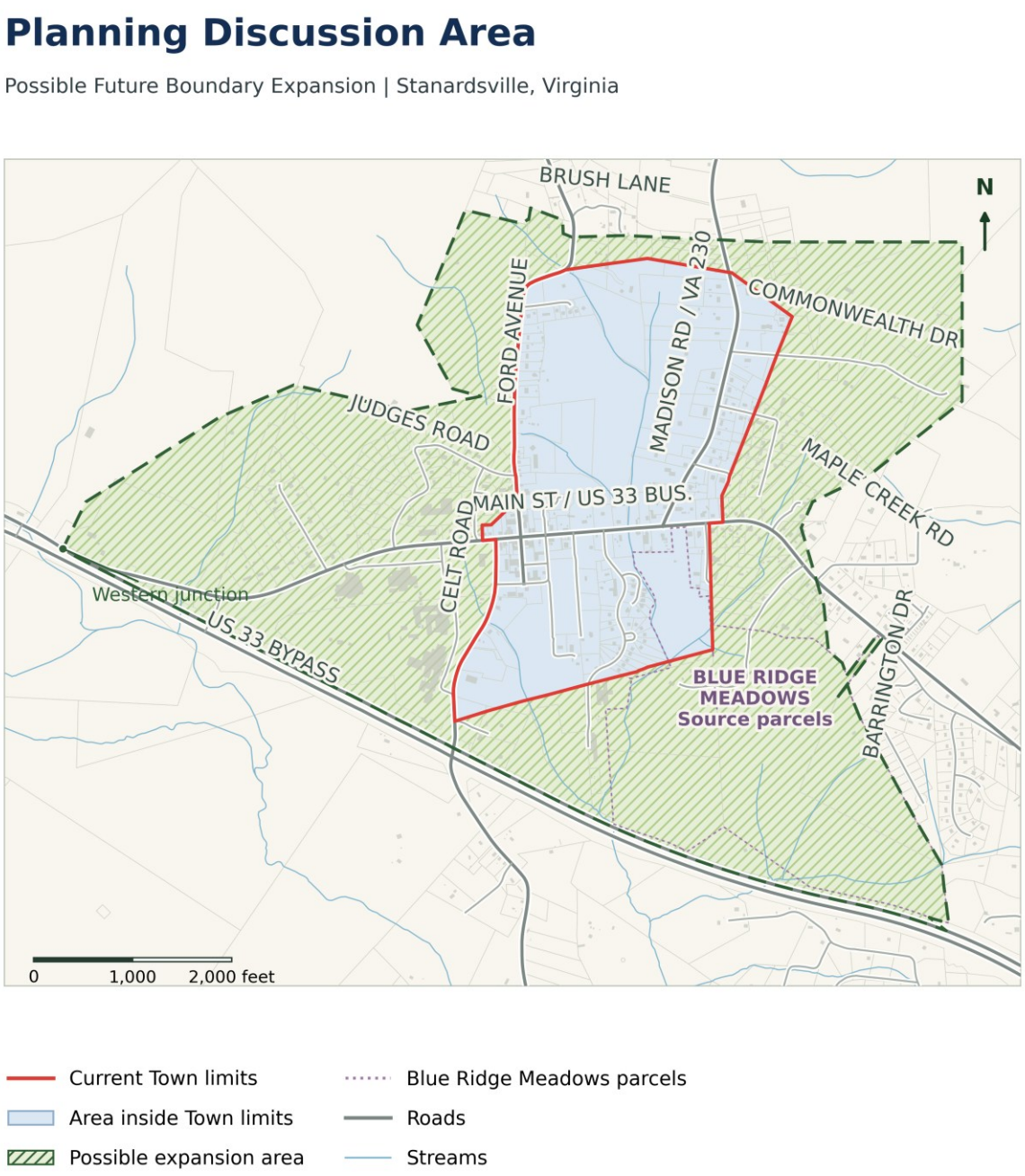
The Town and Greene County have a long history of working together to provide public services, coordinate infrastructure investments, and support economic development.

Future discussions regarding growth, infrastructure, transportation, housing, utilities, or possible boundary adjustments should continue to emphasize partnership, transparency, and mutual benefit. Cooperative planning allows both jurisdictions to maximize public investments while preserving the character and quality of life that residents value.

Long-Term Vision

Stanardsville's future should be defined by thoughtful planning rather than jurisdictional expansion. Whether development occurs inside or immediately outside the Town limits, the shared objective should remain the creation of a connected, walkable, financially sustainable community that preserves its historic identity while accommodating appropriate growth.

Figure 2.4 — Long-Term Planning Area Map



2.5 Future Land Use Policy Framework

The Future Land Use Policy Framework establishes the Town's expectations for future growth, redevelopment, and reinvestment. Rather than assigning rigid land use classifications, this framework describes the character, purpose, and long-term objectives for the Town's major planning areas.

These policy areas should guide future zoning amendments, rezonings, special use permits, capital improvements, redevelopment initiatives, and economic development efforts. They are intended to provide direction while maintaining sufficient flexibility to respond to changing community needs and opportunities.

The development principles in Section 2.6 guide application of these policy areas, including partnership with property owners, neighborhood compatibility, and community reinvestment.

2.5.1 Main Street Business District (Future Policy Area)

Historic Main Street is the symbolic and functional heart of Stanardsville. It serves as the Town's principal civic, commercial, cultural, and social gathering place and should remain the focus of future revitalization efforts.

Town Council supports exploring the establishment of a Main Street Business District as a long-term planning initiative to encourage reinvestment while preserving the character that makes downtown Stanardsville unique. This policy area is intended to guide future land use decisions and should not be interpreted as creating new regulations or restrictions on existing lawful uses.

The Town recognizes that successful revitalization depends upon voluntary investment by property owners. Accordingly, redevelopment should occur through partnership, incentives, technical assistance, and predictable planning policies rather than mandates.

Future improvements should encourage:

- Active ground-floor commercial uses.
- Upper-story residential, office, or lodging uses where appropriate.
- Adaptive reuse of historic buildings.
- Façade improvements that preserve historic character.
- Streetscape enhancements that improve walkability and accessibility.
- Outdoor gathering spaces that encourage community activity.
- A diverse mix of locally owned businesses that complement one another.

The Town should actively pursue state, federal, and private funding opportunities that support downtown revitalization, building rehabilitation, infrastructure improvements, historic preservation, and small business development.

William Mills House Opportunity

The planned relocation of Town Hall to the William Mills House represents one of the most significant redevelopment opportunities identified in this Comprehensive Plan.

Relocating municipal offices will create an opportunity for the existing Town Hall building to return to productive commercial use. Successfully attracting a new business to this highly visible location would provide an immediate demonstration of the Town's commitment to Main Street revitalization while encouraging additional private investment throughout the downtown area. The William Mills House may also provide space for small business incubators, supporting entrepreneurship and diversifying the Town’s revenue sources.

Desired Future Character

The long-term vision for Main Street is a vibrant, walkable downtown that includes restaurants, specialty retail, professional services, galleries, community gathering places, lodging, and complementary businesses that serve both residents and visitors.

Rather than attempting to compete with larger commercial centers, Stanardsville should cultivate a unique downtown experience that celebrates its historic architecture, local entrepreneurship, arts community, outdoor recreation economy, and small-town character.

2.5.2 Neighborhood Residential

Stanardsville's established residential neighborhoods form the foundation of the community. These neighborhoods are characterized by traditional homes, modest lot sizes, interconnected streets, and a walkable development pattern that has evolved gradually over many generations.

Maintaining the character and stability of these neighborhoods should remain one of the Town's highest planning priorities.

Purpose

The purpose of the Neighborhood Residential Policy Area is to preserve the qualities that residents value while allowing thoughtful reinvestment, housing choice, and incremental improvements that strengthen the community without fundamentally altering neighborhood character.

Future development should complement existing homes, respect established development patterns, and maintain compatibility with surrounding properties.

Existing Character

The internal conversions described in Section 2.2 provide housing diversity while largely preserving the appearance of traditional neighborhoods.

The Town recognizes this existing diversity and encourages future housing solutions that continue to respect neighborhood character.

Future Housing

Future residential development should encourage:

- Housing opportunities for families, seniors, and workforce residents.
- Affordable three-bedroom housing.
- Aging-in-place opportunities.
- Sensitive infill development where appropriate.
- Adaptive reuse of existing structures.
- High-quality residential rehabilitation.

Additional dwelling units may be appropriate where they remain compatible with surrounding properties and do not adversely affect neighborhood character.

Parking

As housing density gradually increases, parking becomes increasingly important.

Whenever new dwelling units are created through new construction, redevelopment, or conversion of existing buildings, adequate off-street parking must be provided to reduce impacts on surrounding neighborhoods. The Town should reflect this expectation in applicable development standards.

Parking solutions should remain compatible with the Town's historic character and should avoid large expanses of pavement that detract from neighborhood appearance.

Planning Principles

Future decisions affecting residential neighborhoods should:

- Preserve the traditional streetscape.
- Maintain compatibility of building scale and massing.
- Protect mature trees where practical and encourage new tree planting with interest across all four seasons.
- Encourage reinvestment in older homes.
- Support home ownership while recognizing the importance of rental housing.
- Balance housing diversity with neighborhood stability.
- Promote walkability and safe pedestrian connections to Main Street and civic facilities.

The Town's goal is not to prevent change, but to ensure that change occurs gradually and in a manner that strengthens Stanardsville's established neighborhoods.

2.5.3 Emerging Residential Growth Area

The eastern portion of Stanardsville provides the Town's primary opportunity for thoughtfully planned residential growth. The Planned Unit Development (PUD) framework encourages coordinated neighborhood design, a mix of housing types, interconnected streets, open space, and supporting community amenities. This approach allows future development to occur as complete neighborhoods rather than a series of unrelated subdivisions, while remaining consistent with the Town's long-term land use vision. The Town's objective is to ensure that new neighborhoods become a natural extension of Stanardsville rather than functioning as isolated residential enclaves.

Purpose

The Emerging Residential Growth Area provides a framework for accommodating future population growth while preserving the Town's character, maintaining fiscal responsibility, and ensuring that infrastructure and public services expand in step with development.

Growth should strengthen the Town by increasing housing opportunities, supporting Main Street businesses, and expanding the local customer base without compromising community identity.

Neighborhood Integration

New neighborhoods should connect with the existing community through:

- Sidewalks and pedestrian pathways.
- Safe bicycle access where practical.
- Multiple street connections where feasible.
- Logical extensions of the existing street network.
- Parks and open spaces that serve both new and existing residents.
- Convenient access to Main Street and civic facilities.

Neighborhood design should encourage residents to participate in community life rather than relying exclusively on automobile travel for daily activities.

Housing Diversity

Future residential growth should provide a variety of housing opportunities that serve residents throughout different stages of life.

The Town encourages:

- Single-family homes.
- Cottage-style housing.
- Duplexes where appropriate.
- Smaller homes for first-time buyers and seniors.
- Family-oriented housing with three or more bedrooms.
- Housing that supports workforce residents.

A balanced housing supply strengthens economic resiliency and helps residents remain within the community as their housing needs change.

Infrastructure Coordination

Residential growth should occur only where adequate infrastructure either exists or is planned.

Future development should be coordinated with:

- Water system improvements.
- Sewer capacity.
- Transportation improvements.
- Stormwater management.
- Reliable broadband service and connections for new development.
- Emergency services.
- Parks and recreation facilities.

Development should contribute to the efficient use of public infrastructure while minimizing long-term maintenance costs.

Planning Principles

Future growth areas should:

- Reinforce Stanardsville's small-town character.
- Transition appropriately to existing neighborhoods.
- Incorporate high-quality architectural and site design.
- Preserve significant natural features where practical.
- Encourage walkability.
- Support long-term fiscal sustainability.
- Strengthen connections to Main Street.
- Expand opportunities for public recreation and gathering spaces that benefit residents throughout the community.

Growth should be measured not simply by the number of homes constructed, but by the quality of neighborhoods created and their contribution to the overall community.

2.5.4 Civic & Institutional

Stanardsville's civic and institutional facilities are among the Town's greatest assets. As the Greene County seat, the Town contains a concentration of government, educational, religious, and community facilities that far exceeds what would normally be expected in a municipality of its size. These institutions provide essential

public services, support economic activity, strengthen community identity, and reinforce Stanardsville's role as the civic center of Greene County.

The continued success of these facilities is fundamental to the Town's long-term vitality.

Purpose

The Civic & Institutional Policy Area supports the continued investment, preservation, and enhancement of public and community-serving facilities while ensuring they remain well integrated with surrounding neighborhoods and businesses.

These facilities should continue to serve as community anchors that encourage civic engagement, provide essential services, and contribute to the Town's identity.

Community Anchors

The Civic & Institutional Policy Area includes, but is not limited to:

- Greene County Courthouse
- Greene County Administration Building
- Stanardsville Town Hall
- William Mills House
- Jefferson-Madison Regional Library
- Piedmont Virginia Community College satellite campus
- Greene Commons (a nearby County facility outside current Town limits)
- Public schools
- Churches and other houses of worship
- Public safety facilities
- Community and nonprofit organizations

Together these facilities create destinations that generate daily activity, support local businesses, and reinforce Stanardsville's role as the governmental and cultural center of Greene County.

William Mills House

The adaptive reuse of the William Mills House represents one of the Town's highest priority civic investments.

Relocating Town Hall to this historic property will preserve a community landmark and create a more centrally located municipal facility. The associated commercial reuse opportunity is discussed in Section 2.5.1.

The Town should continue pursuing partnerships and grant opportunities that support the rehabilitation and long-term preservation of historically significant civic properties.

Greene Commons

Greene Commons is discussed in Section 2.5.5 Parks and Open Space.

Planning Principles

Future decisions affecting civic and institutional properties should:

- Preserve historically significant buildings.
- Encourage adaptive reuse where appropriate.
- Improve public accessibility.
- Strengthen pedestrian connectivity.
- Coordinate public investments with surrounding development.

- Support shared use of facilities whenever practical.
- Reinforce Stanardsville's identity as Greene County's civic center.
- Promote partnerships among the Town, Greene County, nonprofit organizations, educational institutions, and community groups.

Public investments should be evaluated not only for the services they provide, but also for their ability to strengthen community identity, encourage private investment, and improve the overall quality of life for residents.

2.5.5 Parks & Open Space

Stanardsville’s public spaces, scenic mountain views, walkable streets, and proximity to Shenandoah National Park and the Blue Ridge Mountains contribute to its identity and quality of life. Nearby County facilities provide additional recreation and gathering opportunities, while neighborhood parks and the voluntary Greenbelt Initiative offer opportunities within the Town.

These resources support recreation, community events, tourism, environmental stewardship, and public health while reinforcing the Town's small-town character.

Purpose

The Parks & Open Space Policy Area encourages the preservation, enhancement, and expansion of public gathering spaces, recreational opportunities, and natural resources that improve the daily lives of residents and visitors.

Parks should serve not only as recreational amenities but also as important community gathering places that strengthen neighborhood connections and encourage healthy lifestyles.

Greene Commons

Greene Commons is a County-owned public gathering space outside current Town limits that serves Stanardsville residents and the broader Greene County community.

The facility hosts concerts, festivals, farmers markets, community celebrations, and other public events that strengthen civic pride and support local businesses.

The Town should coordinate with Greene County on accessibility, pedestrian connections, and programming at Greene Commons. Any Town financial contribution should be evaluated against ownership, public benefit, County participation, and competing Town priorities.

Neighborhood Parks

The Town supports the continued development of neighborhood parks and smaller recreational spaces that are easily accessible on foot from surrounding residential areas.

The proposed pocket park within Blue Ridge Meadows represents an excellent example of integrating recreation into new residential development. Similar opportunities should be encouraged as additional redevelopment occurs.

Neighborhood parks should provide flexible spaces for informal recreation, children's play, community gatherings, and passive enjoyment rather than requiring extensive recreational facilities. Accessible and adaptable designs should accommodate users of different ages and abilities.

Greenbelt Initiative

The Town supports continued exploration of a voluntary greenbelt that could ultimately provide a safe, scenic pedestrian connection across Stanardsville.

Participation should remain entirely voluntary and based upon partnerships with willing property owners.

Over time, the greenbelt could:

- Improve pedestrian safety.
- Connect neighborhoods with parks and civic facilities.
- Preserve natural resources and wildlife habitat.
- Encourage walking and outdoor recreation.
- Strengthen Stanardsville's identity as a healthy, connected community.

The Town recognizes that this vision will likely be achieved incrementally through private partnerships, conservation efforts, and future grant opportunities. As public access is established, the Town should define operating hours and allowable activities to support safety and compatibility with neighboring properties.

The Proposed Greenway Trails Map is provided in Figure 3.3.

Environmental Stewardship

Future development should respect Stanardsville's natural setting and seek opportunities to preserve mature trees, streams, scenic views, and environmentally sensitive areas whenever practical.

Public improvements should incorporate landscaping, native vegetation with interest across all four seasons, and sustainable design practices that enhance the Town's appearance while reducing long-term maintenance requirements.

The Town also supports continued implementation of DarkSky principles that reduce light pollution while maintaining public safety. Recent lighting upgrades at Town Hall provide an opportunity to demonstrate these principles in public projects.

Planning Principles

Future decisions affecting parks and open space should:

- Expand opportunities for walking and outdoor recreation.
- Improve connections between neighborhoods and public facilities.
- Preserve significant natural features.
- Encourage community gathering spaces.
- Support healthy lifestyles.
- Strengthen tourism and outdoor recreation opportunities.
- Promote environmental stewardship, natural habitat, and wildlife.
- Reinforce Stanardsville's scenic character.

Investment in parks and open space should be viewed as an investment in community health, economic vitality, and long-term quality of life.

Implementation Priorities

During the planning period, the Town should continue pursuing opportunities to:

- Coordinate with Greene County on Greene Commons and prioritize public gathering spaces and pedestrian connections that serve Town residents.
- Advance the voluntary Greenbelt Initiative through partnerships with property owners.

- Improve pedestrian connections between neighborhoods and civic facilities.
- Protect significant scenic and environmental resources.
- Coordinate park and trail planning with future residential development.

Pursue state, federal, and private grant funding that supports parks, trails, conservation, and recreational improvements.

The Proposed Greenway Trails map is provided in Figure 3.3.

Stanardsville's natural setting is not simply a backdrop for future development—it is one of the community's greatest assets. Future growth should complement, preserve, and celebrate this setting so that residents and visitors continue to experience the scenic beauty, walkability, and small-town character that define Stanardsville.

2.5.6 Gateway Corridors

Stanardsville's gateway corridors create the first impression for residents, businesses, and visitors entering the community. Route 33, Main Street, Ford Avenue, and Madison Road serve as the Town's primary entrances and collectively shape perceptions of Stanardsville's identity, character, and economic vitality.

These corridors should function as more than transportation routes. They should communicate a sense of arrival, reinforce the Town's historic character, support local businesses, and safely accommodate a variety of transportation modes.

Purpose

The Gateway Corridor Policy Area promotes attractive, safe, and well-maintained entrances that enhance community appearance while supporting economic development, tourism, and neighborhood connectivity.

Future improvements should balance transportation efficiency with aesthetics, pedestrian safety, and the preservation of Stanardsville's small-town character.

Community Identity

Gateway corridors should reflect the unique identity of Stanardsville through thoughtful streetscape improvements, landscaping, public art, signage, and coordinated design elements.

Whenever practical, improvements should include:

- Native landscaping.
- Street trees.
- Decorative lighting consistent with DarkSky principles.
- Wayfinding signage.
- Attractive public spaces.
- Consistent streetscape materials.
- Preservation of scenic views.

These improvements should create an attractive and welcoming environment while reinforcing the Town's historic identity.

Complete Streets

Gateway corridors should safely accommodate multiple forms of transportation rather than serving only motor vehicles.

Future improvements should consider:

- Sidewalks.
- Crosswalks.
- Bicycle accommodations where practical.
- Shared-use paths.
- Golf carts where permitted by law.
- Emerging forms of personal mobility, such as electric bicycles and scooters, where appropriate.

The Town recognizes that transportation preferences and technologies will continue to evolve during the life of this Comprehensive Plan. Corridor design should therefore remain flexible enough to accommodate future mobility options while maintaining public safety.

Economic Development

Gateway corridors also function as important economic development corridors.

Well-designed entrances encourage investment, support tourism, improve business visibility, and reinforce community pride.

Public improvements should complement adjacent businesses and encourage redevelopment that enhances the overall appearance of the community.

Planning Principles

Future gateway corridor improvements should:

- Create attractive community entrances.
- Improve pedestrian safety.
- Enhance bicycle connectivity where practical.
- Support local businesses.
- Preserve scenic character.
- Improve accessibility.
- Reinforce Main Street as the community's center.
- Coordinate transportation improvements with land use planning.
- Maintain infrastructure that reflects the Town's historic scale and character.

Gateway corridors should be viewed as investments in community identity as much as transportation infrastructure.

Table 2.3 — Future Land Use Categories

Policy Area	Primary Purpose	Desired Character	Appropriate Uses	Key Planning Priorities
Main Street Business District (Future Policy Area)	Revitalize the Town's historic commercial core.	Walkable, active, mixed-use downtown that preserves historic character.	Retail, restaurants, professional offices, lodging, upper-story residential or office uses, civic gathering spaces.	Adaptive reuse, façade improvements, streetscape enhancements, business recruitment, property-owner partnerships, historic preservation.

Policy Area	Primary Purpose	Desired Character	Appropriate Uses	Key Planning Priorities
Neighborhood Residential	Preserve established neighborhoods while supporting housing choice.	Traditional residential neighborhoods with gradual, compatible reinvestment.	Single-family homes, duplexes, accessory dwelling units where appropriate, neighborhood-scale residential redevelopment.	Housing affordability, neighborhood compatibility, off-street parking, rehabilitation of older homes, walkability.
Emerging Residential Growth Area	Accommodate future population growth through coordinated planning.	Connected neighborhoods integrated with the existing Town.	Planned residential communities, parks, open space, neighborhood amenities.	Infrastructure coordination, pedestrian connectivity, housing diversity, fiscal sustainability, neighborhood integration.
Civic & Institutional	Maintain and strengthen community-serving facilities.	Accessible public facilities that reinforce Stanardsville's identity as the county seat.	Government offices, schools, library, William Mills House, churches, community facilities; nearby County facilities such as Greene Commons.	Public investment, adaptive reuse, historic preservation, partnerships, accessibility.
Parks & Open Space	Enhance recreation, environmental stewardship, and quality of life.	Connected public spaces that encourage recreation and community gathering.	Neighborhood parks, trails, greenbelt, passive recreation, conservation areas; coordination with Greene County on Greene Commons.	Greenbelt development, environmental stewardship, DarkSky principles, pedestrian connectivity, recreation.
Gateway Corridors	Create attractive entrances and strengthen community identity.	Safe, attractive transportation corridors that reinforce the Town's character.	Transportation corridors, streetscapes, landscaping, gateways, wayfinding, sidewalks.	Complete Streets, corridor beautification, economic development, pedestrian safety, scenic preservation.

Table 2.4 – Future Land Use Policy Summary Matrix

When Reviewing...	Consider...
Rezoning	Does it support the Future Land Use Policy Area?
Special Use Permit	Is the use compatible with surrounding properties?
Site Plan	Does it improve connectivity, landscaping, and pedestrian access?
Public Investment	Does it advance Town priorities identified in this Plan?
Redevelopment	Does it strengthen Main Street or established neighborhoods?
Infrastructure Project	Does it support planned growth areas?

2.6 Development Principles

The following principles should guide future land use decisions, public investments, redevelopment initiatives, and amendments to the Town's zoning regulations. These principles are intended to provide a consistent framework for evaluating proposals while maintaining flexibility to respond to changing community needs.

Citizen-First Planning

Land use decisions should prioritize the long-term health, safety, and welfare of the community. Planning should remain transparent, predictable, and responsive to the needs of residents while balancing the interests of property owners, businesses, and future generations.

Partnership with Property Owners

The Town recognizes that successful revitalization depends upon the willingness of private property owners to invest in their properties.

Whenever practical, the Town should encourage redevelopment through collaboration, incentives, technical assistance, and voluntary participation rather than unnecessary regulation.

Predictability and Fairness

Applicants, residents, and property owners should understand how land use decisions are made.

Policies should be applied consistently while allowing reasonable flexibility when proposals clearly advance the goals of this Comprehensive Plan.

Incremental Revitalization

Stanardsville's future will be shaped through steady reinvestment rather than dramatic change.

Small improvements made consistently over time—including building rehabilitation, adaptive reuse, façade improvements, infrastructure investments, and neighborhood reinvestment—can collectively transform the community while preserving its historic character.

Adaptive Reuse

The Town strongly encourages the continued reuse of existing buildings whenever practical.

Adaptive reuse preserves historic resources, supports sustainability, reduces redevelopment costs, and reinforces the character that distinguishes Stanardsville from newer communities.

Walkability and Connectivity

Future development should improve opportunities for walking throughout the community.

Whenever practical, new development and public investments should strengthen pedestrian connections between neighborhoods, schools, Greene Commons, Main Street, parks, and civic facilities.

Infrastructure Coordination

Growth should occur where public infrastructure can reasonably support development.

Water, sewer, transportation, stormwater, broadband, emergency services, and public facilities should be planned in coordination with future land use to ensure long-term fiscal responsibility.

Economic Sustainability

Land use decisions should strengthen the Town's long-term financial stability by encouraging redevelopment, supporting local businesses, expanding the tax base, and making efficient use of public investments.

Regional Collaboration

Stanardsville and Greene County share many planning objectives.

Continued coordination between the Town, Greene County, regional organizations, state agencies, nonprofit partners, and the private sector will remain essential to implementing this Comprehensive Plan.

Financial Assistance Philosophy

The Town's preferred approach is to support revitalization through revolving loan programs, low-interest financing, technical assistance, and public-private partnerships whenever practical.

Grant funding should continue to be pursued when available, particularly through state and federal programs. However, local financial assistance should emphasize equitable, transparent, and sustainable approaches that encourage long-term private investment while minimizing the potential for perceived favoritism.

2.7 Priority Investment Areas

The following priority investment areas represent the Town's highest land use and community development priorities over the planning horizon of this Comprehensive Plan. While implementation will depend upon available funding, partnerships, and future Town Council direction, these priorities should guide capital planning, grant applications, redevelopment efforts, and annual work programs.

Priority 1 – Main Street Revitalization

Maintaining a vibrant downtown remains the Town's highest long-term priority.

Investment should focus on encouraging adaptive reuse of existing buildings, attracting complementary businesses, improving building façades, enhancing public spaces, and strengthening the pedestrian experience.

The William Mills House opportunity in Section 2.5.1 is a catalyst for this investment priority.

Examples of implementation include:

- Adaptive reuse of underutilized buildings.
- Streetscape improvements.
- Façade improvement programs.
- Business recruitment and retention.
- Historic preservation initiatives. Banners, planters, and compatible lighting can reinforce a welcoming Main Street atmosphere.

Priority 2 – Neighborhood Reinvestment

Stanardsville's established neighborhoods represent one of its greatest assets.

The Town should continue encouraging property maintenance, rehabilitation of older housing, compatible infill development, neighborhood beautification, and housing opportunities that allow residents to remain within the community throughout different stages of life.

Priority 3 – Coordinated Residential Growth

Future residential development should continue to occur in areas identified for growth while remaining coordinated with public infrastructure, parks, transportation improvements, and community services.

Growth should strengthen existing neighborhoods rather than compete with them.

Priority 4 – Public Infrastructure

Reliable infrastructure supports every aspect of future growth.

Investment priorities should continue emphasizing:

- Water.
- Sewer.
- Sidewalks.
- Streets.
- Stormwater management.
- Broadband.
- Public facilities.
- Emergency services.

Infrastructure improvements should be coordinated with anticipated growth areas whenever practical. Public parking improvements, including evaluation of parking meters where appropriate, should be considered as part of downtown infrastructure planning.

Priority 5 – Parks, Trails, and Public Spaces

Neighborhood parks, pedestrian connections, and the voluntary Greenbelt Initiative should strengthen recreation and community interaction. Coordination with Greene County on Greene Commons should follow the ownership and investment considerations in Section 2.5.5.

Public open spaces should continue serving as destinations for residents, visitors, and community events.

Priority 6 – Economic Development

The Town should continue encouraging locally owned businesses, adaptive reuse, tourism, and entrepreneurship while supporting employers that complement Stanardsville's historic character.

Economic development efforts should emphasize long-term fiscal sustainability rather than short-term growth.

Priority 7 – Community Partnerships

The partnerships identified in Section 7.6 support this priority.

Strong partnerships expand funding opportunities, improve coordination, and allow the Town to accomplish projects that would otherwise exceed its available resources.

Implementation Strategy

Implementation should follow the framework in Chapter 7 and remain an ongoing evaluation process.

Town Council should periodically review these priorities during budget preparation, Capital Improvement Program development, grant planning, and major land use decisions to ensure that public investments remain consistent with the vision established by this Comprehensive Plan.

The Town should also continue updating its implementation strategies as projects are completed, new opportunities arise, and community needs evolve.

2.8 Summary

The Town's long-term land use strategy is based upon:

- Preserving Stanardsville's historic character.
- Revitalizing Main Street through voluntary reinvestment.
- Supporting property owners through partnerships.
- Expanding housing opportunities while protecting neighborhoods.
- Coordinating growth with infrastructure.
- Strengthening neighborhood parks and the Greenbelt, and coordinating with Greene County on Greene Commons.
- Improving gateway corridors and walkability.
- Encouraging economic development compatible with the Town's character.
- Making decisions that support long-term fiscal sustainability.

The Future Land Use Framework establishes the policy direction that will guide future zoning decisions, public investments, redevelopment efforts, and community partnerships throughout the planning horizon of this Comprehensive Plan.

SECTION 3 — TRANSPORTATION

3.1 Introduction

Transportation in Stanardsville is not simply about moving vehicles. It is about ensuring that residents, families, visitors, employees, students, and emergency responders can move safely and comfortably through the Town while preserving Stanardsville's historic character and supporting Main Street revitalization.

Stanardsville's transportation network is shaped by its small-town form. Main Street, Madison Road, Ford Avenue, Celt Road, and the surrounding local streets carry local traffic, school traffic, regional travel, visitors, delivery vehicles, pedestrians, and bicyclists within a compact area. This creates both opportunities and challenges.

The Town's transportation priorities are closely connected to land use, economic development, housing, public safety, and community identity. A safe and walkable transportation network supports Main Street businesses, improves quality of life for residents, strengthens connections to Greene Commons and civic facilities, and helps future growth become part of the Town rather than separate from it.

As Stanardsville prepares for continued residential growth, especially through Blue Ridge Meadows, transportation planning must focus on safety, connectivity, walkability, accessibility, and coordination with VDOT, Greene County, developers, and regional partners.

3.2 Transportation Network

Stanardsville's transportation network provides local mobility while serving as an important regional connection for residents, businesses, emergency services, and visitors traveling through Greene County. Although compact in size, the Town experiences a variety of transportation demands because it serves as the county seat and is traversed by U.S. Route 33.

The network consists of state-maintained highways, collector roads, local streets, sidewalks, and shared public spaces that together provide access to homes, businesses, schools, government facilities, parks, and community destinations.

Regional Connections

U.S. Route 33 serves as the Town's primary east-west transportation corridor, connecting Stanardsville with Charlottesville, Harrisonburg, Shenandoah National Park, and surrounding communities. The corridor supports commuter traffic, tourism, freight movement, emergency services, and daily commercial activity.

Madison Road (Route 230) provides an important north-south connection to Madison County and the surrounding rural areas while also serving local residents and businesses.

Community Street Network

Within Town, Main Street functions as the community's primary commercial corridor and civic spine. Ford Avenue, Celt Road, Stanard Street, and other local streets provide access to residential neighborhoods, public facilities, and businesses.

Unlike many newer communities, Stanardsville developed as a traditional interconnected street network. This pattern improves emergency response, distributes traffic, and supports walking by providing multiple routes between destinations.

Future transportation improvements should reinforce this connected pattern whenever practical.

Functional Classification

Roadways within Stanardsville serve different purposes depending on the amount and type of traffic they carry.

In general:

- **U.S. Route 33 and Madison Road** function as the Town's primary regional corridors.
- **Celt Road** serves as an important collector connecting neighborhoods and public facilities.
- **Local streets** provide direct access to homes, businesses, and community destinations while supporting lower vehicle speeds that are compatible with neighborhood character.

Understanding these roadway functions helps guide future transportation improvements while balancing mobility, safety, and community character.

Figure 3.1 — Roadway Functional Classification



3.3 Mobility, Traffic Operations & Safety

Stanardsville's transportation system must safely accommodate a wide variety of users, including pedestrians, bicyclists, school children, residents, visitors, emergency responders, delivery vehicles, and regional traffic. Because the Town serves as both a residential community and the governmental center of Greene County, transportation decisions must balance efficient vehicle movement with safety, accessibility, economic vitality, and preservation of the Town's historic character.

Unlike larger communities, transportation improvements in Stanardsville should be evaluated not solely on roadway capacity but on how well they improve the overall quality of life for residents while supporting Main Street businesses and community activity.

3.3.1 Main Street

Main Street functions as the Town's transportation spine, commercial corridor, and civic gathering place. It is simultaneously a state highway, business district, pedestrian environment, and community destination.

Transportation improvements along Main Street should continue emphasizing:

- Pedestrian safety.
- Reduced vehicle conflicts.
- Accessible sidewalks.
- Clearly visible crosswalks.
- Streetscape enhancements.
- Safe on-street parking.
- Attractive public spaces.
- Efficient traffic movement.

Future improvements should support local businesses while maintaining the historic character that distinguishes downtown Stanardsville. Sidewalk maintenance should address damaged surfaces and bridge approaches, with coordinated snow removal and regular sweeping to keep pedestrian routes safe and usable.

3.3.2 Main Street Intersections

The Main Street intersections at Ford Avenue and Madison Road are important transportation priorities. Ford Avenue warrants particular attention because turning movements and pedestrian access connect Main Street with civic and commercial destinations.

Traffic congestion, turning movements, pedestrian accessibility, and aging infrastructure all affect the operation of this intersection. Evaluation should account for tractor-trailers, commercial vehicles, and agricultural traffic, as well as sidewalk and retaining-wall conditions along Madison Road.

The Town should continue working with VDOT to evaluate opportunities to improve:

- Intersection geometry.
- Traffic flow.
- Sidewalk accessibility.
- ADA compliance.
- Retaining wall conditions.
- Pedestrian crossings.
- Driver visibility.
- Long-term operational efficiency.

Any improvements should enhance safety while remaining compatible with the historic setting of downtown Stanardsville. The Town should also coordinate with VDOT and the Greene County Sheriff's Office on speed management and enforcement, including evaluation of radar speed-feedback signs.

3.3.3 Future Residential Growth

Future residential development, particularly within the Blue Ridge Meadows area, will increase travel demand throughout the Town.

As growth occurs, transportation planning should ensure that:

- Street connections are logical.
- Multiple access points are maintained where practical.
- Sidewalks connect new neighborhoods with Main Street.
- Parks and civic facilities remain easily accessible.
- School traffic can be accommodated safely.
- Emergency response routes remain efficient.

Transportation planning should occur in coordination with Greene County, VDOT, developers, and public safety agencies to ensure that infrastructure keeps pace with development.

3.3.4 School & Community Safety

Students, families, and pedestrians regularly travel between neighborhoods, schools, Greene Commons, Town Hall, and other public facilities.

Future transportation improvements should continue emphasizing:

- Safe routes to schools.
- Pedestrian visibility.
- School-zone safety.
- Sidewalk continuity.
- Accessible crossings.
- Traffic calming where appropriate.
- Coordination with Greene County Public Schools.

Safe pedestrian access benefits residents of all ages while encouraging walking and strengthening community connections. Coordination with Greene County, VDOT, and public schools should also address school-access needs outside Town limits, including evaluation of turning-lane improvements at the primary school.

3.3.5 Transportation Philosophy

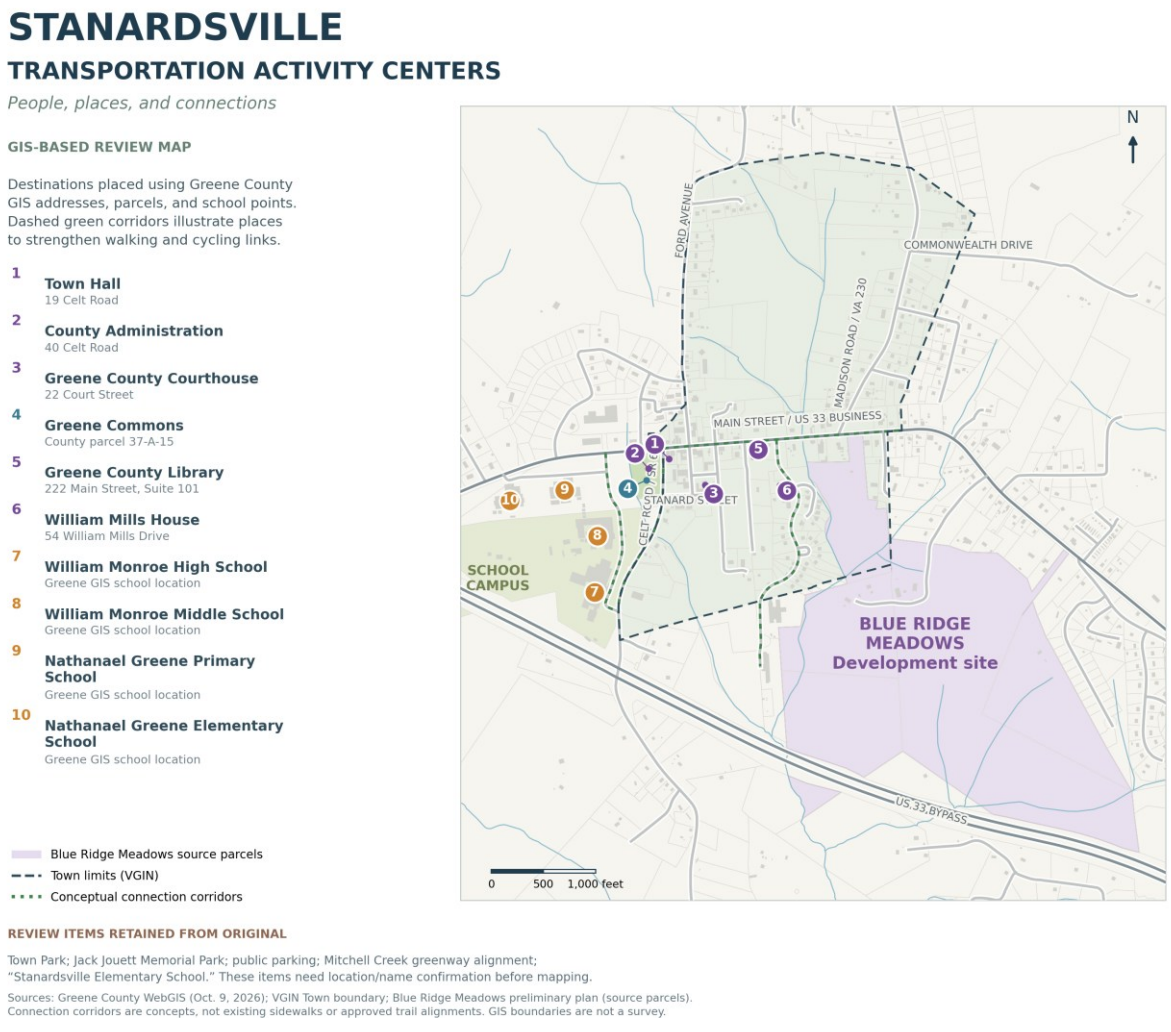
Transportation decisions should first consider the safety and comfort of pedestrians, followed by bicyclists, emergency responders, transit users, businesses, and motorists.

Because Stanardsville is a compact historic community, transportation improvements should reinforce walkability, economic vitality, neighborhood character, and public safety rather than simply increasing roadway capacity.

Table 3.1 — Traffic Volumes by Corridor

Roadway	Location/Segment	Average Daily Traffic (ADT)	Notes
Route 33 (Main Street)	Downtown Stanardsville	~4,900 vehicles/day	Primary local corridor
Route 33 Bypass (Spotswood Trail)	North of Town	~8,700 vehicles/day	Carries through-traffic
Local Streets	Residential areas	Low volume	Primarily local access
VDOT AADT 2025			

Figure 3.2 – Transportation Activity Centers



3.4 Walking, Golf Carts, Bicycling & Accessibility

Walkability is one of Stanardsville's defining characteristics. The Town's compact development pattern allows many residents and visitors to walk between neighborhoods, Main Street businesses, Greene Commons, schools, public facilities, and community events. Maintaining and expanding this walkable environment remains one of the Town's highest transportation priorities.

Stanardsville could explore golf cart use for short trips to downtown businesses and community facilities, potentially reducing car trips and parking needs. Because the Town does not have its own police department, Virginia Code § 46.2-916.2(C) currently prevents it from authorizing golf carts on public streets. The Town could request that its state legislators introduce legislation adding Stanardsville to the towns exempted from this requirement. If enacted, the Town could adopt an ordinance designating suitable streets and work with VDOT on safety and signage. Golf cart travel would generally be limited to streets posted at 25 mph or less and subject to state driver and equipment requirements.

This section addresses safe pedestrian and bicycle travel. Section 2.5.5 provides the related parks and greenway policies.

3.4.1 Existing Pedestrian Network

Stanardsville contains an established network of sidewalks throughout much of the downtown area. These sidewalks provide access to public facilities, businesses, schools, neighborhoods, and civic destinations.

The Town has made significant investments in pedestrian infrastructure in recent years and should continue identifying opportunities to close remaining sidewalk gaps, improve accessibility, and enhance pedestrian safety.

3.4.2 Sidewalk Improvements

Future sidewalk improvements should prioritize:

- Completing missing sidewalk segments.
- Improving ADA accessibility.
- Repairing deteriorated sidewalks.
- Removing barriers to pedestrian travel.
- Improving pedestrian crossings.
- Enhancing lighting where appropriate.
- Improving pedestrian connections to civic destinations.

Projects should continue to build upon the recommendations of the Town's Bicycle and Pedestrian Infrastructure Assessment while coordinating improvements with future redevelopment and utility projects.

3.4.3 Bicycle Facilities

Local bicycle travel requires attention to roadway conditions, vehicle conflicts, and safe connections between destinations.

Although dedicated bicycle facilities remain limited, future roadway improvements should consider opportunities to improve bicycle accommodations where practical through shared roadways, improved pavement markings, signage, and connections to parks, neighborhoods, and community destinations.

Because of the Town's compact size, many bicycle trips are expected to remain short local trips rather than commuter travel. The Town should consider bicycle racks at convenient destinations where space allows, including the library, courthouse, and nearby seating areas.

3.4.4 Accessibility

Transportation improvements should remain accessible to residents of all ages and abilities.

Future projects should continue improving:

- ADA compliance.
- Curb ramps.

- Crosswalk accessibility.
- Pedestrian refuge areas where appropriate.
- Wayfinding.
- Safe routes to public facilities. Snow removal and routine sidewalk maintenance.

Accessibility improvements benefit not only individuals with disabilities but also older adults, parents with strollers, children, and visitors.

3.4.5 Complete Streets

Future transportation projects should be planned using Complete Streets principles whenever practical.

Roadways should safely accommodate:

- Pedestrians.
- Bicyclists.
- Personal mobility devices.
- Public transit.
- Emergency responders.
- Freight deliveries.
- Passenger vehicles. Golf carts and other small mobility vehicles should be considered where legally permitted, with operating standards that protect public safety.

The application of Complete Streets principles should be appropriate for Stanardsville's size, historic character, and transportation needs.

Figure 3.3 - Pedestrian and Greenway Network

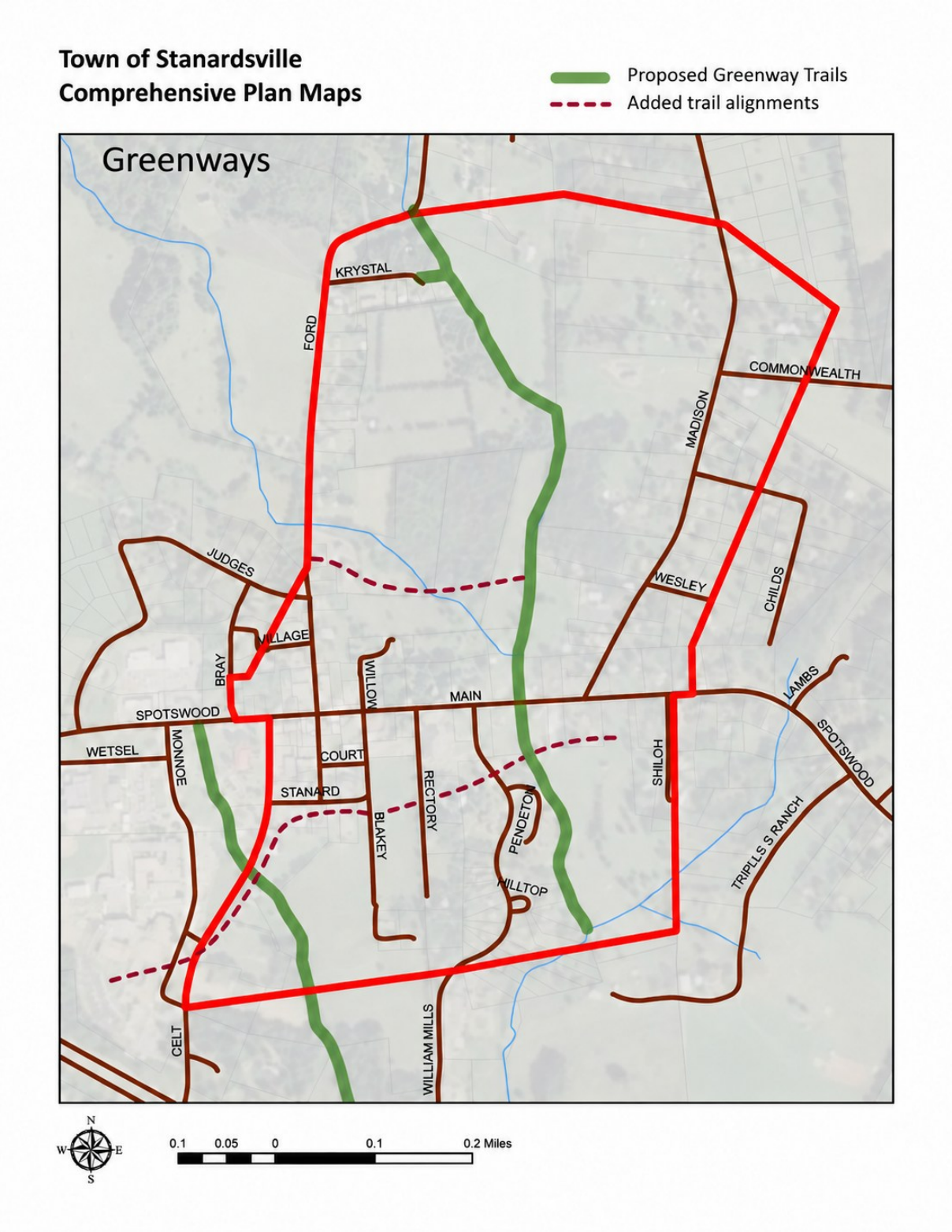


Figure 3.4 – Sidewalk and Crosswalk Map

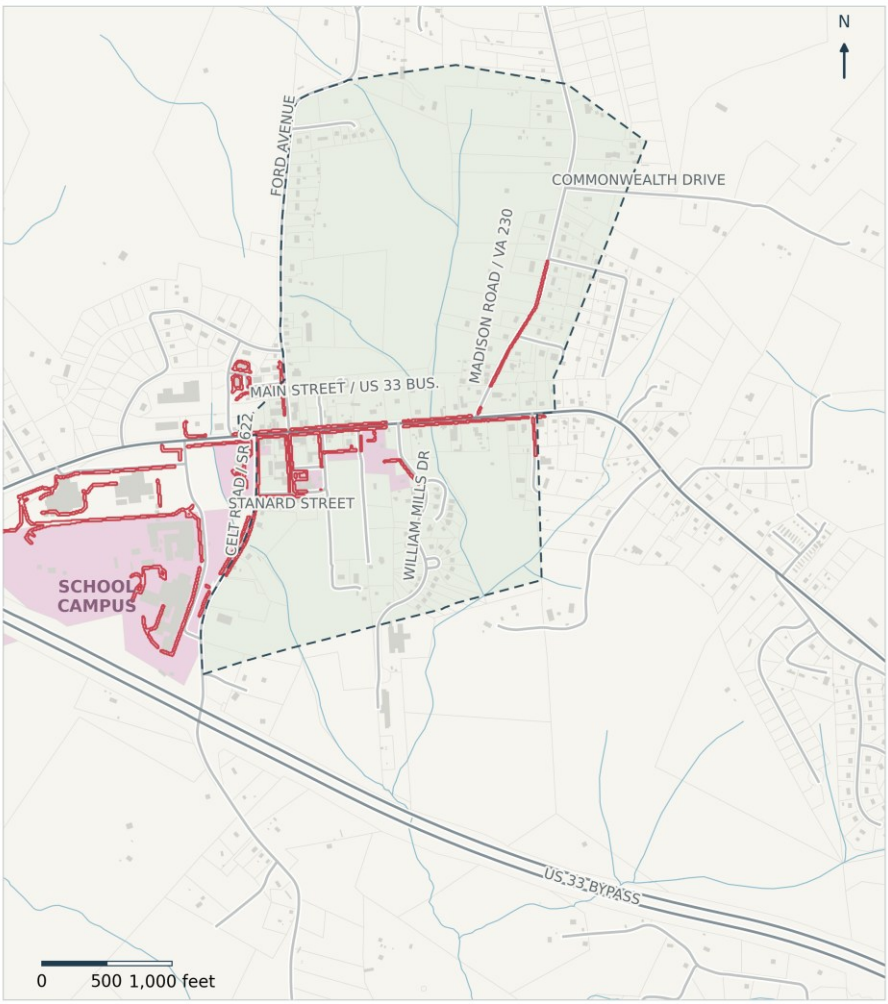
STANARDSVILLE

SIDEWALKS & PEDESTRIAN CONNECTIONS

Walking routes and community destinations

GIS-BASED REVIEW MAP

Greene County GIS provides the roads, parcels, streams, and building footprints. Sidewalk lines are transferred from the supplied map using its Town boundary to register the two maps.



LEGEND

- Sidewalks from supplied map
- Local civic and school sites
- Town limits (VGIN)
- Roads (Greene GIS)
- Streams (Greene GIS)

READING THE MAP

Red lines preserve the sidewalk network shown in the supplied figure, including routes around the school campus and downtown. They are approximate alignments, not a surveyed inventory.

Pink areas use GIS parcels for civic and school sites rather than copying the original shaded shapes.

ITEMS FOR CONFIRMATION

The source legend includes crosswalks, but individual yellow crosswalk lines are not discernible in the supplied image.

Source speed signs show 25 and 35 mph; current limits need verification.

Sources: Greene County WebGIS (Oct. 9, 2026); VGIN Town boundary; supplied sidewalk map.
Sidewalk alignments are approximate and retain the source map's status; existing versus proposed is not distinguished.
Planning map; GIS boundaries are not a survey. Crosswalk locations and current sidewalk conditions require confirmation.

Table 3.2 — Pedestrian Infrastructure Gaps

Location	Issue Type	Description	Impact	Priority
Main Street (Downtown Corridor)	Sidewalk gaps	Sidewalks are present in some areas but not continuous along the full corridor	Reduces walkability and safety for pedestrians	High
Main Street Intersections	Limited crosswalks	Few marked crosswalks and limited pedestrian signaling	Creates safety concerns when crossing roadways	High
Residential Neighborhoods	Lack of sidewalks	Many streets lack sidewalks entirely	Limits pedestrian access to downtown and services	Medium
Key Intersections (Town-wide)	ADA accessibility	Limited curb ramps and accessibility features	Restricts mobility for seniors and individuals with disabilities	Medium
Connection to Civic Uses (Library, Courthouse, Schools)	Connectivity gaps	Incomplete pedestrian routes to major destinations	Reduces safe access to public facilities	High
New Development Areas	Incomplete connections	Sidewalks may not connect to existing network	Creates isolated pedestrian routes	Medium

Table 3.3 — Stanardsville Recommendations

Stanardsville Recommendations

Below are the principal recommendations for Stanardsville's multimodal network. For improvements not including an explanation, the explanation is that it connects portions of the currently existing multimodal network or creates cohesion of the planned multimodal network.

Roadway/Corridor	Segment	Improvement	Explanation
Along Mitchell Creek	Krystal Court to Williams Mill and/or Triple S Ranch	Shared Use Path (Greenway)	Connect Northern and Southern Town Boundaries
Along Creek	Intersection of Main St & Monroe to Southern Town Boundary (connected to above recommendation)	Shared Use Path (Greenway)	
Krystal Ct, Ford Ave, Judges & Bray Road	Krystal Ct to Monroe and Main St (connected to above recommendation)	Shared Use Path	
Main Street	Compete Main Street Improvement	Sidewalks	
Celt Road	South of Stanard Street	Install Crosswalk and Improve Sidewalk Conditions	Increase safety and sidewalk improvement
Ford Avenue	Main Street to Judges Road	Sidewalk (connected to recommended Shared Use Path on Ford Ave)	
Main Street	Across town	Install Paved Shoulder or Sharrows	Increase bicyclist safety traveling in Greene
Madison Road	Start to northern town boundary	Install Paved Shoulder or Sharrows	Increase safety for bicylists traveling in Greene
Madison Road	Wesley Street to Childs Road	Sidewalk Maintenance (clear erosion)	Increase accessibilty
Celt Road	Main Street to Stanard Street	Relocate mailbox	Clear Obstruction

Thomas Jefferson Planning District Commission Bicycle & Pedestrian Infrastructure Assessment 2022

3.5 Regional Connectivity

Stanardsville's transportation network extends well beyond the Town limits. As the seat of Greene County and the community's principal commercial and governmental center, the Town relies on strong regional transportation connections to support commuting, economic development, tourism, public services, and emergency response.

Continued coordination with Greene County, the Virginia Department of Transportation (VDOT), the Thomas Jefferson Planning District Commission (TJPDC), regional transit providers, and neighboring localities will remain essential to maintaining a safe and efficient transportation network.

3.5.1 Regional Highway Network

The regional corridors described in Section 3.2 connect Stanardsville with surrounding communities, Shenandoah National Park, and Skyline Drive.

These corridors carry commuter traffic, freight, visitors, school transportation, and emergency services while supporting the Town's businesses and public institutions.

The Town should continue working with VDOT to maintain safe and efficient travel along these corridors while preserving the character of the downtown area.

3.5.2 Commuting Patterns

Many Stanardsville residents travel outside the Town for employment, education, shopping, and healthcare. Likewise, residents from throughout Greene County regularly travel into Stanardsville to access government offices, schools, businesses, professional services, and community events.

These travel patterns reinforce the importance of maintaining reliable regional transportation connections while continuing to improve mobility within the Town.

Transportation planning should recognize both daily commuting needs and the Town's role as the county's civic and commercial center.

Table 3.4 – Commuting Patterns

Workforce Characteristic	Pattern / Percentage	Planning Implication
Teachers	Approximately 20% of workforce	Education is the largest single employment sector and provides a stable employment base.
Remaining Workforce	Approximately 80%, spread across a wide range of industries	Employment is well diversified with a mix of higher-wage professional occupations and lower-wage service and trades.
Residents Working Within Stanardsville	15%	Most residents leave the immediate area for employment, indicating Stanardsville functions primarily as a residential community.
Commuting to Albemarle County	32%	Albemarle County is the primary employment destination for local residents.
Commuting to Greene County (Outside Stanardsville)	14%	A significant share of residents work elsewhere within Greene County.
Commuting to the City of Charlottesville	11%	Charlottesville remains an important regional employment center.
Commuting to Other Virginia Counties	28%	Nearly one-third of workers commute to other regional employment centers, demonstrating strong regional workforce connections.

3.5.3 Tourism & Visitor Access

The tourism assets discussed in Section 6.5 generate visitor travel through Stanardsville.

These trips create opportunities for the businesses and events described in Chapter 6.

Transportation improvements should continue enhancing wayfinding, pedestrian accessibility, streetscape appearance, and visitor orientation while maintaining efficient regional travel. Wayfinding should highlight local attractions, dining, and visitor destinations, with a coordinated welcome sign and seasonal banners where appropriate.

3.5.4 Public Transportation

Public transportation services provide important mobility options for residents who may not have access to private vehicles, including older adults, individuals with disabilities, and those traveling to employment, medical appointments, and community services.

The Town supports continued coordination with regional transit providers to maintain and improve access to public transportation as community needs evolve.

Where practical, transit stops should be connected to sidewalks and other pedestrian facilities to improve accessibility and safety.

3.5.5 Intergovernmental Coordination

Transportation coordination should involve the partners identified in Section 7.6, together with Central Virginia Transportation Planning partners and regional transit providers and other regional boards as appropriate.

Partnerships will remain essential to securing funding, coordinating infrastructure improvements, implementing transportation studies, and advancing projects identified in this Comprehensive Plan.

3.5.6 Planning Principles

Regional transportation decisions affecting Stanardsville should:

- Maintain safe and efficient access to the Town.
- Support economic development and tourism.
- Strengthen regional mobility.
- Preserve the Town's historic character. Protect historic structures from excessive traffic vibration and evaluate opportunities to reduce heavy truck impacts.
- Improve connections between regional highways and local destinations.
- Coordinate transportation investments with future land use and infrastructure planning.
- Promote cooperation among local, regional, and state agencies.

Stanardsville's transportation system should continue to balance its role as a regional destination with its identity as a safe, walkable, and historic small town.

3.6 Parking & Downtown Access

Parking plays an important role in supporting Stanardsville's businesses, civic facilities, public events, and neighborhoods. Although the Town does not currently experience widespread parking shortages, future redevelopment, increased residential growth, expanded tourism, and additional community events may increase demand for convenient public parking.

The Town should continue planning proactively to ensure that parking remains adequate while preserving the walkable, historic character of downtown.

3.6.1 Downtown Parking

Downtown parking should continue to support:

- Main Street businesses.
- Government offices.
- The Courthouse.
- William Mills House.
- Greene Commons.
- Community events.
- Visitors.

Future redevelopment should seek to balance convenient customer parking with pedestrian safety, streetscape improvements, and preservation of the Town's historic character.

Whenever practical, parking should be located behind or beside buildings rather than dominating the streetscape. Redevelopment should provide adequate on-site or shared off-street parking rather than relying solely on curbside spaces. The Town should evaluate time limits, meters, and enforcement for on-street parking where they would improve customer turnover and access.

3.6.2 Shared Parking

Because many downtown destinations experience peak parking demand at different times of the day, shared parking arrangements should be encouraged whenever practical.

The Town should continue exploring partnerships with public agencies, businesses, churches, and other property owners to maximize the efficient use of existing parking resources before constructing additional public parking areas.

Shared parking can reduce development costs while preserving land for buildings, public spaces, and landscaping.

3.6.3 Event Parking

Greene Commons, community festivals, farmers markets, holiday celebrations, and other special events periodically generate increased parking demand.

Future event planning should continue emphasizing:

- Temporary parking management.
- Pedestrian safety.
- Accessible parking.
- Directional signage.
- Coordination with neighboring property owners.
- Safe pedestrian routes between parking areas and event venues.

Special events should continue to reinforce downtown activity while minimizing impacts on surrounding neighborhoods.

3.6.4 Accessibility

Public parking should remain accessible to residents and visitors of all abilities.

Future improvements should continue emphasizing:

- ADA-compliant parking spaces.
- Accessible routes.
- Sidewalk connections.
- Lighting.
- Wayfinding signage.

Accessibility improvements should be coordinated with future streetscape and sidewalk projects.

3.6.5 Planning Principles

Future parking decisions should:

- Support Main Street revitalization.
- Encourage shared parking.
- Preserve the Town's historic appearance.
- Improve pedestrian safety.

- Balance convenience with walkability.
- Coordinate parking improvements with redevelopment projects.
- Maximize the use of existing parking resources before creating new parking areas.

Parking should be viewed as an important component of downtown vitality rather than simply a transportation function.

3.7 Future Transportation Improvements

The Town of Stanardsville will continue working with Greene County, VDOT, the Thomas Jefferson Planning District Commission, property owners, developers, and regional partners to implement transportation improvements that enhance safety, mobility, accessibility, and economic vitality.

The priorities identified below are intended to guide future planning, capital improvement programming, grant applications, and coordination with transportation partners. Priorities should be reviewed periodically as projects are completed, development occurs, and community needs evolve.

3.7.1 High Priority Improvements

The following projects represent the Town's highest transportation priorities during the planning period.

Main Street Intersections at Ford Avenue and Madison Road

Continue working with VDOT to evaluate and implement improvements that enhance safety, improve traffic operations, replace deteriorating infrastructure, improve pedestrian accessibility, and preserve the historic character of the downtown area.

Sidewalk Network Completion

Complete missing sidewalk segments that connect neighborhoods with Main Street, Greene Commons, schools, civic facilities, and public parking areas. The Ford Avenue connection to Main Street is a specific priority for evaluation.

Priority should be given to projects that eliminate gaps within otherwise complete pedestrian corridors.

Blue Ridge Meadows Connectivity

Coordinate transportation improvements associated with Blue Ridge Meadows to ensure that roadway access, sidewalks, pedestrian crossings, and future street connections integrate with the existing Town street network.

Safe Routes to Public Facilities

Improve pedestrian access to:

- Greene Commons
- William Mills House
- Town Hall
- Library
- Courthouse
- Schools
- Public parking County Administration Building and nearby banking services.

through sidewalk improvements, ADA upgrades, signage, and safer street crossings.

3.7.2 Medium Priority Improvements

As funding becomes available, the Town should continue pursuing improvements that strengthen mobility throughout the community.

Examples include:

- Streetscape improvements along Madison Road; Ford Avenue safety and access improvements are addressed among the high priorities above.
- Bicycle accommodations where practical.
- Additional public wayfinding signage.
- Improvements to transit stop accessibility.
- Traffic calming in appropriate residential areas.
- Lighting improvements that remain consistent with the Town's DarkSky principles.
- Intersection visibility improvements.

3.7.3 Long-Term Improvements

Looking beyond the immediate planning horizon, the Town should continue evaluating opportunities to improve the overall transportation network.

Potential long-term improvements include:

- Additional pedestrian connections associated with future development.
- Expanded public parking opportunities if demand increases.
- Future roadway connections serving growth areas.
- Additional multimodal transportation facilities.
- Smart transportation technologies where appropriate.
- Regional transportation improvements coordinated with Greene County and VDOT. Evaluate a golf cart policy, including eligible streets, permits, insurance, operating requirements, and public safety considerations before authorizing use.

Implementation should occur only after evaluating community need, fiscal impacts, environmental considerations, and consistency with this Comprehensive Plan.

3.7.4 Funding & Partnerships

The funding and partnership framework in Sections 7.6 and 7.8 applies to transportation improvements.

The Town should continue pursuing transportation improvements through available grant programs, developer contributions where appropriate, Capital Improvement Planning, and coordinated infrastructure projects that maximize public investment.

3.7.5 Planning Principles

Future transportation investments should:

- Improve public safety.
- Strengthen pedestrian connectivity.
- Support Main Street revitalization.
- Coordinate transportation and land use decisions.
- Preserve the Town's historic character.
- Improve accessibility for all users.
- Support economic development.
- Maintain fiscal responsibility.

- Encourage regional cooperation.

Transportation improvements should be evaluated not only by their effect on traffic, but also by their contribution to community character, economic vitality, and quality of life.

Table 3.5 – Transportation Improvement Priorities

Priority	Improvement	Primary Benefit	Lead Partner
High	Main Street Intersections (Ford Avenue and Madison Road)	Safety & Traffic Operations	VDOT / Town
High	Sidewalk Network Completion	Walkability & Safety	Town / VDOT
High	Blue Ridge Meadows Connections	Growth Coordination	Developer / Town
High	Civic Facility Pedestrian Access	Accessibility	Town
High	Ford Avenue Streetscape	Economic Development	Town / VDOT
Medium	Madison Road Streetscape	Community Character	Town / VDOT
Medium	Bicycle Improvements	Multimodal Mobility	Town / VDOT
Medium	Wayfinding Signage	Tourism	Town
Long-Term	Additional Parking	Downtown Revitalization	Town
Long-Term	Future Street Connections	Growth Management	Town / Developers

3.8 Transportation Goals & Policies

The following goals and policies establish the Town's long-term transportation vision and should guide future land use decisions, capital improvements, development review, and coordination with regional partners.

Goal 1 — Improve Transportation Safety

Provide a transportation system that safely accommodates pedestrians, bicyclists, motorists, emergency responders, school traffic, and visitors.

Policies

- Improve pedestrian crossings.
- Continue implementing ADA improvements.
- Support context-sensitive traffic calming where appropriate.
- Coordinate transportation improvements with public safety agencies.

Goal 2 — Strengthen Walkability

Maintain and expand Stanardsville's walkable character through continued investment in sidewalks, pedestrian crossings, streetscapes, and accessible public spaces.

Policies

- Complete missing sidewalk segments.
- Improve connections between neighborhoods and community destinations.
- Encourage pedestrian-oriented redevelopment.
- Support Complete Streets principles.

Goal 3 — Support Economic Development

Transportation improvements should reinforce Main Street revitalization, improve access to businesses, and strengthen tourism.

Policies

- Improve downtown accessibility.
- Enhance gateway corridors.
- Support shared parking.
- Improve wayfinding.

Goal 4 — Coordinate Transportation & Growth

Transportation infrastructure should be planned concurrently with future residential and commercial development.

Policies

- Coordinate transportation planning with land use decisions.
- Ensure infrastructure keeps pace with growth.
- Improve connections to Blue Ridge Meadows.
- Encourage interconnected street networks.

Goal 5 — Preserve Community Character

Transportation improvements should reinforce Stanardsville's historic identity.

Policies

- Context-sensitive roadway design.
- Streetscape improvements.
- DarkSky-compatible lighting.
- Historic preservation considerations.

Goal 6 — Strengthen Regional Partnerships

Continue working cooperatively with Greene County, VDOT, TJPDC, and regional partners.

Policies

- Pursue grant funding.
- Coordinate capital improvements.
- Support regional transportation planning.

- Maintain regular communication with partner agencies.

3.9 Transportation Implementation Strategy

Transportation implementation should follow Chapter 7, with the annual project review described below.

Transportation priorities should be reviewed annually during budget preparation, Capital Improvement Program planning, and discussions with VDOT to ensure that projects remain aligned with community needs and available funding. Include the Greene County Sheriff's Office in discussions of speeding and distracted driving.

Implementation should remain flexible. As projects are completed, development patterns change, and new funding opportunities emerge, transportation priorities should be updated while remaining consistent with the vision established by this Comprehensive Plan.

Implementation should advance the transportation goals and policies in Section 3.8.

Table 3.6 - Transportation Performance Measures

Measure	Desired Direction
Sidewalk gaps	Decrease
ADA accessibility	Increase
Pedestrian crashes	Decrease
Crosswalk improvements	Increase
Connected neighborhoods	Increase
Public parking utilization	Monitor
Transportation grant funding	Increase
Coordination with VDOT	Continue annually

3.10 Summary

Stanardsville's compact street network, walkable downtown, regional highway connections, and civic destinations provide the foundation for its transportation strategy.

The goals in Section 3.8 and improvement priorities in Section 3.7 guide future investment.

Transportation decisions should enhance the community rather than simply increase roadway capacity. Coordinating these investments with land use, infrastructure, and economic development will support residents, businesses, and visitors while preserving the Town's character.

SECTION 4 — INFRASTRUCTURE

4.1 Introduction

The Infrastructure chapter addresses the systems necessary to support Stanardsville's existing community and future growth. These systems include water supply, wastewater treatment, stormwater management, broadband access, and other essential utilities.

Infrastructure capacity is one of the most significant factors influencing the Town's ability to accommodate development. The availability, condition, and expansion of infrastructure systems directly affect land use decisions, housing development, and economic growth.

As Stanardsville experiences renewed development activity and increasing regional pressure, careful planning and coordination of infrastructure systems are essential to ensure public health, environmental protection, and long-term sustainability.

4.2 Water Supply System

Existing Conditions

Stanardsville's water system is operated in coordination with Greene County and serves both Town residents and surrounding areas. The system includes:

- A shared reservoir
- Water treatment facilities
- Distribution infrastructure serving residential, commercial, and institutional users

Much of the existing infrastructure is aging, with some components exceeding 40 years in service. While the system has historically met demand, recent growth has placed increased pressure on capacity. Reliability planning should include evaluation of water-main breaks, service interruptions, network redundancy, and isolation valves so repairs can be made with less disruption to residents and businesses.

Water demand has increased due to:

- Residential development within the Town and County
- Growth in institutional and public uses
- Regional population increases

System capacity constraints were identified around 2019, highlighting the need for improvements and expansion.

Capacity and Future Needs

Planned improvements to the water system include:

- Expansion of reservoir capacity to approximately **600 million gallons.**
- Upgrades to treatment facilities with potential expansion to **2.0–4.0 MGD capacity**

These improvements are critical to:

- Supporting future residential and commercial development
- Ensuring system reliability during peak demand
- Maintaining water quality and regulatory compliance The Town supports coordination with Greene County on system improvements and should pursue funding and phased implementation to reduce delays in needed reliability upgrades.

Table 4.1 — Water System Capacity and Demand

Metric	Current Condition	Planned Capacity/Improvement	Notes
Water Supply Capacity	Limited (constraints identified ~2019)	Expanded reservoir (600 MG)	Supports future growth
Treatment Capacity	Existing system	Potential expansion (2.0–4.0 MGD)	Dependent on upgrades
Demand	Increasing	Continued growth expected	Driven by residential development

4.3 Wastewater System

Existing Conditions

Stanardsville is served by a centralized wastewater treatment system that also serves portions of Greene County. The system includes:

- Collection infrastructure
- Pump stations
- Treatment facilities

As with the water system, portions of the wastewater infrastructure are aging and require ongoing maintenance and upgrades. Priority investigations should include reported leaks affecting Mitchell Creek and backups along Main Street, with repair needs coordinated with the system operator.

System Challenges

Key challenges facing the wastewater system include:

- Limited capacity for additional connections without expansion
- Inflow and infiltration in older portions of the system
- Increasing demand associated with new development

These issues can affect system efficiency and increase operational costs.

Future Needs

Future improvements to the wastewater system should include:

- Expansion of treatment capacity
- Rehabilitation of aging sewer lines
- Coordination with new development areas

Ensuring adequate wastewater capacity is essential to supporting planned growth within the Town.

Table 4.2 — Wastewater System Capacity

Metric	Current Condition	Issue/Constraint	Future Need
Treatment Capacity	Limited but functional	Capacity constraints with growth	Expansion required
Collection System	Aging infrastructure	Inflow and infiltration	Rehabilitation needed
Demand	Increasing	Development pressure	System upgrades

4.4 Stormwater Management

Existing Conditions

Stormwater management within Stanardsville is primarily coordinated through Greene County. The Town has limited standalone stormwater infrastructure and relies on:

- Natural drainage patterns
- County-managed systems
- Existing drainage facilities

As development increases, stormwater management becomes more critical to prevent flooding and protect water quality.

Challenges

Stormwater-related challenges include:

- Localized flooding in low-lying areas
- Increased runoff from impervious surfaces
- Limited infrastructure to manage stormwater effectively

Future Needs and Strategies

To address these challenges, the Town should:

- Coordinate stormwater planning with Greene County
- Require stormwater management systems in new development

Encourage low-impact development (LID) practices such as:

- Rain gardens
- Permeable surfaces
- Vegetated buffers

Table 4.3 — Stormwater Issues and Priority Areas

Location	Issue	Description	Priority
Low-lying areas	Flooding	Poor drainage during storms	High
Developed areas	Runoff	Increased impervious surfaces	High
Older neighborhoods	Drainage limitations	Limited infrastructure	Medium
Town-wide	Water quality	Stormwater impacts streams	Medium

4.5 Broadband and Telecommunications

Existing Conditions

Access to reliable broadband infrastructure is essential for economic development, education, healthcare, and quality of life. Historically, broadband access in Greene County and Stanardsville has been limited, particularly in rural areas.

Recent investments have significantly improved service availability. Coordination among providers and Rappahannock Electric Cooperative has supported improved access to high-speed fiber service.

Recent Investments

Broadband expansion has been supported through state and regional programs, including:

- **Virginia Telecommunications Initiative (VATI)**
- **Rural Investment to Strengthen the Economy (RISE)**

These programs have funded:

- Approximately **471 miles of fiber infrastructure**
- Service to approximately **2,687 units**
- Additional expansion serving approximately **400 units and 48 miles of fiber**

Future Considerations

Future priorities for broadband include:

- Maintain broad access within the Town and address any remaining service gaps.
- Supporting remote work and business development
- Maintaining reliability and service quality Coordinate with telecommunications and electric providers to remove abandoned cables, consolidate unused pole attachments, and address safety and visual clutter.

Table 4.4 — Broadband Expansion Summary

Program	Infrastructure Built	Units Served	Notes
VATI / RISE Projects	~471 miles fiber	~2,687 units	Major regional investment
Additional Expansion	~48 miles fiber	~400 units	Continued buildout
Service Availability	Expanding	Increasing access	Supports remote work & business

4.6 Electric, Gas, and Other Utilities

Stanardsville is served by regional utility providers for electric, telecommunications, and other services.

Existing Conditions

- Reliable electric service throughout the Town Continue coordination with Rappahannock Electric Cooperative on upgrades and service reliability.
- Limited availability of natural gas infrastructure
- Expanding telecommunications services

Future Needs

- Coordination with utility providers for system upgrades
- Integration of utilities into new development
- Consideration of energy efficiency and sustainability

Table 4.5 — Utility Providers and Services

Utility	Provider	Notes
Electric	Rappahannock Electrical Cooperative	Reliable service
Broadband	Xfinity, Brightspeed, Firefly	Expanding coverage
Natural Gas	Limited	Not widely available

4.7 Infrastructure and Growth Management

Infrastructure capacity is a key determinant of where and how growth can occur within the Town.

Key considerations include:

- Aligning development with available water and sewer capacity
- Directing growth to designated areas with infrastructure access
- Coordinating infrastructure planning with Greene County

Infrastructure constraints must be carefully managed to avoid overburdening systems and to ensure sustainable growth.

4.8 Infrastructure Goals and Policies

Goal 1 — Ensure Adequate Infrastructure Capacity

Provide infrastructure systems capable of supporting current and future development.

Policies:

- Coordinate water and sewer expansion with development
- Prioritize infrastructure improvements in growth areas
- Monitor system capacity and demand

Goal 2 — Maintain and Improve Existing Systems

Protect public investment through maintenance and modernization.

Policies:

- Replace aging infrastructure
- Improve system reliability
- Address inflow and infiltration issues

Goal 3 — Expand Broadband Access

Ensure access to high-speed internet for all residents and businesses.

Policies:

- Support regional broadband initiatives
- Encourage private investment
- Promote digital equity

Goal 4 — Improve Stormwater Management

Reduce flooding risks and protect environmental quality.

Policies:

- Implement stormwater best practices
- Coordinate with County programs
- Require stormwater management in development

4.9 Implementation Strategies

To support infrastructure improvements, the Town will:

- Coordinate closely with Greene County on water and sewer planning
- Pursue state and federal funding opportunities
- Align infrastructure investment with growth priorities
- Require infrastructure improvements as part of new development

Table 4.6 — Infrastructure Implementation Matrix

Action	Timeframe	Responsible Party
Water system expansion	Short–Mid	County / Town
Sewer upgrades	Mid-term	County
Broadband expansion	Ongoing	Regional
Stormwater coordination	Ongoing	Town / County

4.10 Infrastructure Performance Measures

Performance measures provide a mechanism for monitoring progress toward the goals and policies established in this chapter. These measures should be reviewed annually by Town Council in coordination with Greene County, utility providers, and other partner agencies to evaluate infrastructure capacity, identify emerging needs, and prioritize future investments.

Table 4.7 — Infrastructure Performance Measures

Measure	Desired Direction	Evaluation Method
Available Water Capacity	Increase	Annual review of water system capacity and demand
Available Wastewater Capacity	Increase	Annual review of treatment capacity and system utilization
Water Main and Sewer Line Rehabilitation	Increase	Linear feet improved annually
Broadband Coverage	Increase	Percentage of properties with high-speed broadband access
Broadband Reliability	Increase	Service availability and outage frequency
Stormwater Deficiencies	Decrease	Number of recurring drainage or flooding issues
Infrastructure Investment	Increase	Annual public and partner infrastructure expenditures
Development Supported by Existing Infrastructure	Increase	Percentage of new development served by available infrastructure

Measure	Desired Direction	Evaluation Method
Infrastructure-Related Service Interruptions	Decrease	Annual tracking of outages and service disruptions
Coordination with Greene County	Continue Annually	Joint planning meetings and capital project coordination

Monitoring and Reporting

The Town should prepare a brief annual infrastructure status review that:

- Evaluates progress toward these performance measures.
- Identifies capacity limitations and potential service deficiencies.
- Reviews planned water and wastewater improvements.
- Assesses broadband expansion and service reliability.
- Updates infrastructure priorities based on growth patterns and development activity.
- Coordinates findings with the Town's Capital Improvements Program and Comprehensive Plan implementation efforts.

Long-Term Objective

The Town's objective is to ensure that infrastructure systems remain reliable, financially sustainable, and capable of supporting future development while preserving public health, environmental quality, and the quality of life that residents expect. Community-support planning should also consider childcare access and public cooling and warming spaces in coordination with Greene County, educational institutions, and community partners. These services support workforce participation and resilience.

4.11 Summary

Infrastructure systems are fundamental to Stanardsville’s future. Ensuring adequate capacity, maintaining existing systems, and planning for expansion will enable the Town to accommodate growth while protecting public health and quality of life.

By aligning infrastructure investments with land use and development patterns, Stanardsville can support sustainable and well-managed growth.

SECTION 5 — HOUSING

5.1 Introduction

The Housing chapter evaluates the availability, condition, and diversity of housing within the Town of Stanardsville and establishes policies to support a stable, inclusive, and sustainable residential environment.

Housing is a fundamental component of community well-being. It affects economic opportunity, population stability, and quality of life. As Stanardsville experiences renewed development interest and regional growth pressures, ensuring that the Town provides a range of housing options for current and future residents is essential.

Sections 5.2 through 5.8 examine housing conditions and needs; Sections 5.9 through 5.11 establish policies, implementation strategies, and performance measures.

5.2 Existing Housing Conditions

The historic housing described in Section 1.6 contributes to the Town's character and requires continued reinvestment.

These older homes contribute to:

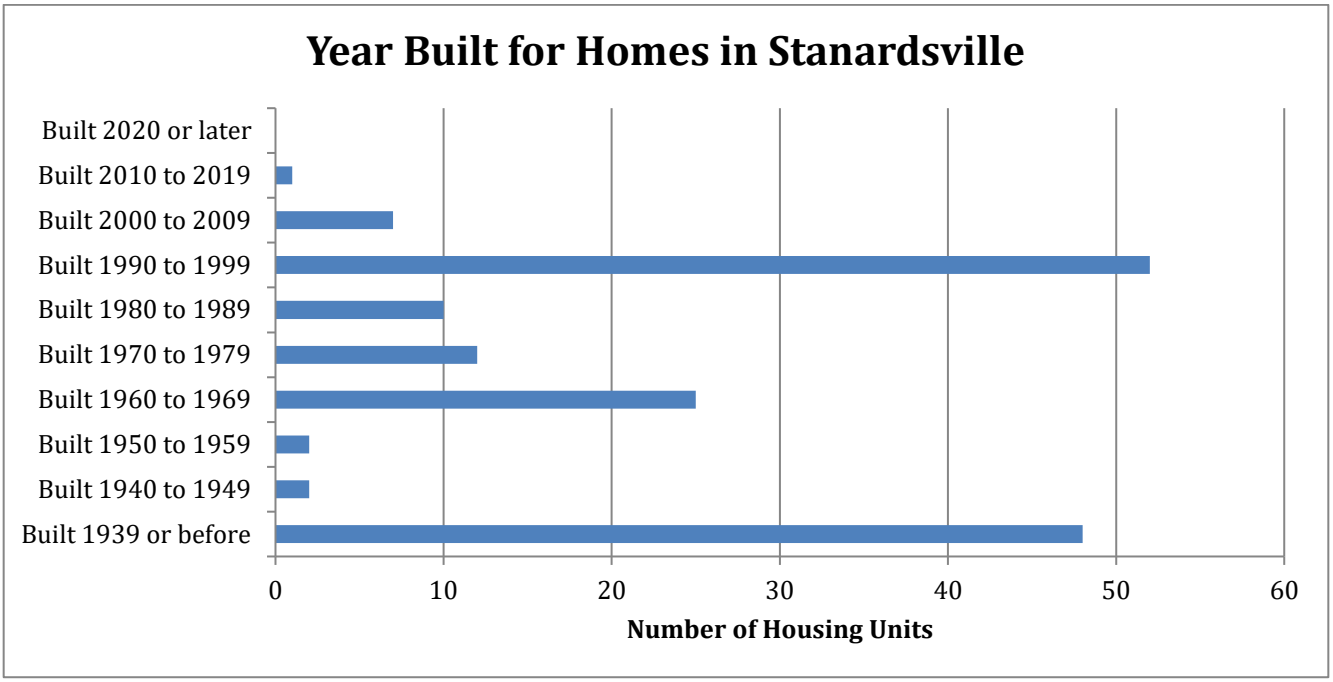
- The Town's historic identity
- Walkable neighborhood patterns
- Architectural diversity

However, they also present challenges related to:

- Maintenance and rehabilitation
- Energy efficiency
- Modern building standards
- Accessibility

In addition to historic housing, the Town includes mid- and late-twentieth-century homes as well as newer residential developments. The overall condition of housing varies, with some units requiring investment to remain viable over time.

Figure 5.1 — Age of Housing Stock



5.3 Housing Types and Distribution

Housing in Stanardsville consists primarily of single-family detached homes, with limited diversity in housing types compared to larger or more urban communities.

Existing housing types include:

- Single-family detached homes (predominant)
- Converted multi-family units within older structures
- Townhomes and newer residential units in recent developments

Blue Ridge Meadows introduces additional housing types; its development trends are discussed in Section 5.7.

Despite this shift, the overall housing stock remains relatively limited in terms of:

- Multi-family housing
- Smaller or more affordable units
- Housing options for seniors or smaller households

See Table 1.2 for Housing Characteristics.

5.4 Housing Supply and Demand

Housing demand in Stanardsville is influenced by broader regional trends, including growth in Greene County and nearby Charlottesville. The Town's small size and limited housing inventory contribute to constraints in supply.

Factors influencing housing demand include:

- Regional population growth
- Commuting patterns
- Demand for small-town living environments
- Proximity to employment and recreation

Blue Ridge Meadows is expected to expand housing supply and diversify housing types; see Section 5.7.

However, demand continues to exceed supply in several key areas, particularly:

- Affordable housing
- Workforce housing
- Smaller units for individuals and seniors

Table 5.1 — Housing Unit Growth and Trends

Time Period	Trend	Notes
Pre-2000	Slow growth	Limited development
2000–2020	Moderate	Incremental additions
Post-2020	Increasing	Blue Ridge Meadows impact 100 Townhomes in Town limits, 336 Single family homes in the adjacent county portion.

5.5 Housing Affordability

Housing affordability is a growing concern in Stanardsville and the surrounding region. Rising home prices and limited rental availability have made it more difficult for some residents to find suitable housing within the Town. A particular priority is housing affordable to families and multigenerational households who need three or more bedrooms. Smaller units alone will not address this need.

Affordability is influenced by:

- Regional housing market conditions
- Limited housing supply
- Construction costs
- Income levels

A portion of households in Stanardsville experience housing cost burdens, meaning they spend a significant percentage of their income on housing costs. This can limit access to other necessities and affect overall quality of life.

Affordable housing is essential to:

- Supporting the local workforce
- Maintaining economic diversity
- Allowing long-term residents to remain in the community

Table 5.2 — Housing Costs and Affordability

Metric	Trend	Implication
Home Values	Increasing	Affordability concerns
Rental Costs	Increasing	Limited rental availability
Cost-Burdened Households	Present	Need for affordable housing

5.6 Special Housing Needs

Stanardsville's population includes groups with specific housing needs that must be considered in planning efforts.

Seniors

The Town has a significant population of older adults who may require:

- Accessible housing, including single-level layouts
- Smaller or low-maintenance units
- Proximity to services and healthcare

Families

Families require:

- Adequate-sized housing units, including affordable three-bedroom options
- Access to schools and recreational facilities
- Safe and walkable neighborhoods

Workforce

Local and regional workers need:

- Affordable housing options
- Proximity to employment opportunities
- Access to transportation

Lower-Income Households

Households with limited income require:

- Affordable rental and ownership opportunities
- Access to assistance programs
- Stable housing options

See Table 1.1 for Demographic Characteristics in Town, County, and Region.

5.7 Residential Development Trends

Recent development activity in Stanardsville reflects a shift toward increased housing demand and diversification of housing types.

The Blue Ridge Meadows development represents a significant change in the Town's housing landscape and includes:

- A mix of housing types
- Higher-density development compared to historic patterns
- Integration of open space

In addition to new development, residential trends include:

- Infill development within existing neighborhoods
- Rehabilitation and reuse of older housing units
- Incremental expansion of housing supply

These trends indicate that the Town is entering a period of growth, with increased demand for a variety of housing options.

See Figure 2.3 Growth Areas Map and Section 2.5.3 for the residential growth area framework.

5.8 Housing and Land Use Coordination

Housing development must be closely coordinated with land use planning and infrastructure capacity to ensure sustainable growth.

Key considerations include:

- Aligning housing development with designated growth areas
- Ensuring availability of water and sewer infrastructure
- Maintaining compatibility with existing neighborhoods
- Supporting walkable and connected development patterns

Section 2.5.2 addresses neighborhood compatibility, Section 2.5.3 addresses growth areas, and Chapter 4 addresses utility capacity.

5.9 Housing Goals and Policies

Goal 1 — Maintain and Improve Existing Housing Quality

Preserve the Town's housing stock while ensuring safety and livability.

Policies:

- Encourage rehabilitation and maintenance of older homes
- Support programs that improve housing quality
- Promote energy efficiency improvements Coordinate enforcement of applicable building and property-maintenance codes with Greene County, address unsafe or substandard conditions, and pair enforcement with rehabilitation assistance where available.

Goal 2 — Expand Housing Opportunities

Provide a range of housing types to meet diverse needs.

Policies:

- Support development of townhomes and small multi-family units
- Encourage infill residential development
- Promote mixed-use residential opportunities

Goal 3 — Improve Housing Affordability

Ensure housing is accessible to a broad range of income levels.

Policies:

- Encourage affordable housing initiatives
- Support workforce housing development
- Coordinate with regional housing programs

Goal 4 — Support Special Housing Needs

Address the needs of seniors, families, and other populations.

Policies:

- Promote accessible housing design
- Encourage housing near services and amenities
- Support aging-in-place strategies

5.10 Implementation Strategies

To achieve housing goals, the Town will:

- Coordinate with Greene County on housing initiatives
- Update zoning regulations to allow a wider range of housing types
- Encourage partnerships with developers and housing organizations
- Pursue funding opportunities for housing programs
- Promote redevelopment and infill housing

Table 5.3 — Housing Implementation Matrix

Action	Timeframe	Responsible Party
Housing rehabilitation programs	Short-term	Town / County
Encourage mixed housing types	Ongoing	Planning Commission
Promote affordable housing	Mid-term	Regional partners
Coordinate housing and infrastructure	Ongoing	Town / County

5.11 Housing Performance Measures

Performance measures provide a framework for evaluating progress toward the Town's housing goals and identifying emerging housing needs. These measures should be reviewed periodically by the Town Council and Planning Commission to assess housing conditions, affordability, neighborhood stability, and the effectiveness of housing policies.

Table 5.4 — Housing Performance Measures

Measure	Desired Direction	Evaluation Method
Total Housing Units	Increase	Periodic review of housing inventory
Housing Diversity	Increase	Number and variety of housing types available
Affordable Housing Opportunities	Increase	Availability of workforce and attainable housing
Rehabilitation of Existing Housing	Increase	Number of rehabilitated or improved housing units

Measure	Desired Direction	Evaluation Method
Owner-Occupied Housing	Maintain or Increase	Percentage of owner-occupied units
Residential Vacancy Rate	Maintain Healthy Levels	Housing market assessment
Cost-Burdened Households	Decrease	Review of housing affordability indicators
Housing Near Services and Amenities	Increase	Proximity of housing to schools, parks, and public facilities
Infill and Redevelopment Activity	Increase	Number of housing units created through redevelopment and infill
Housing Coordinated with Infrastructure Capacity	Increase	Development occurring within planned growth areas

Monitoring and Reporting

The Town should periodically evaluate housing conditions and prepare a housing status review that:

- Monitors housing growth and development activity.
- Assesses affordability trends and housing market conditions.
- Evaluates the availability of housing for seniors, families, and workforce residents.
- Tracks rehabilitation and reinvestment in older housing stock.
- Reviews the relationship between housing growth, infrastructure capacity, and land use planning.
- Identifies regulatory or policy changes that may be needed to support housing objectives.

Long-Term Objective

The Town's long-term objective is to provide a diverse range of safe, attractive, and attainable housing opportunities that support residents throughout all stages of life while preserving neighborhood character and strengthening Stanardsville's small-town identity.

5.12 Summary

Housing is a critical component of Stanardsville’s future. By maintaining existing housing, expanding opportunities, and addressing affordability, the Town can support a stable and diverse population.

Coordinated planning between housing, land use, and infrastructure will ensure that future growth enhances the community while preserving its character and quality of life.

SECTION 6 — ECONOMIC DEVELOPMENT

6.1 Introduction

The Economic Development chapter establishes a framework for strengthening Stanardsville's local economy, supporting business activity, and expanding the Town's tax base. A healthy and resilient local economy is essential to maintaining public services, enhancing quality of life, and ensuring long-term fiscal sustainability.

As the seat of Greene County and a gateway to regional tourism and recreation, Stanardsville is uniquely positioned to build upon its historic assets, civic role, and strategic location. This chapter evaluates existing economic conditions, identifies opportunities and challenges, and outlines policies to support sustainable economic growth.

6.2 Economic Context

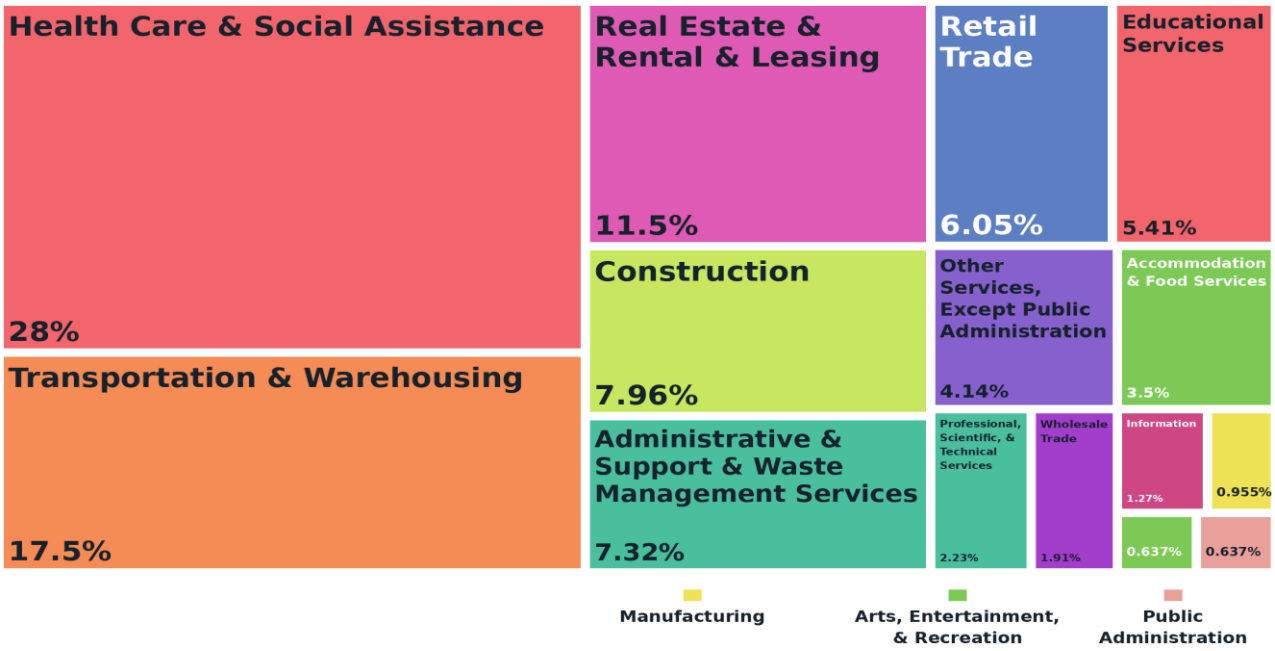
The economic overview in Section 1.7 provides the context for the sector, workforce, and tourism discussions below.

Key characteristics include:

- A significant **public sector presence**, including County government, schools, and public services
- A high level of **commuting** to nearby employment centers such as Charlottesville and Albemarle County
- A growing **tourism economy** associated with Shenandoah National Park and regional attractions

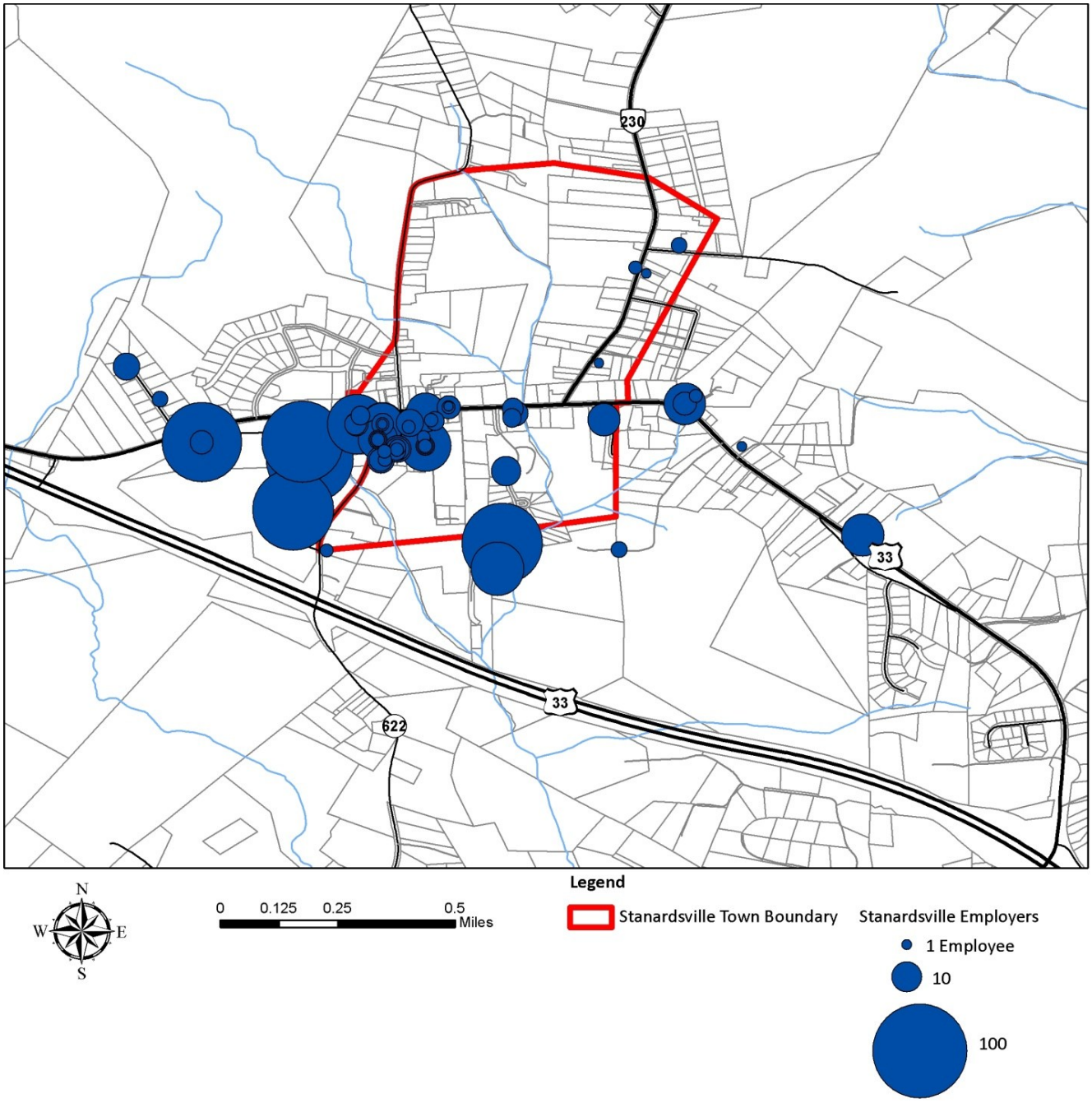
These factors create a stable but evolving economic base, with opportunities for growth through targeted investment and development.

Figure 6.1 — Employment by Sector **315 Workers**



Census Bureau ACS 2024 Estimate

Figure 6.2 — Employment Distribution



6.3 Employment and Workforce

Employment opportunities within Stanardsville are limited compared to larger regional centers. As a result, many residents commute outside the Town for work.

Primary employment sectors for Town residents include:

- Healthcare and social services
- Retail and service industries
- Construction and real estate
- Public administration

The Town's workforce benefits from proximity to regional job centers while also highlighting the need for expanded local employment opportunities.

Table 6.1 – Employment Trends

Category	Trend	Implication
Out-commuting	High	Limited local jobs
Regional employment	Strong	Ties to Charlottesville
Local employment	Limited	Opportunity for growth

Stanardsville's workforce is diverse, with residents employed in a variety of sectors. Supporting workforce development and providing opportunities for local employment are important components of economic planning.

6.4 Downtown and Commercial Activity

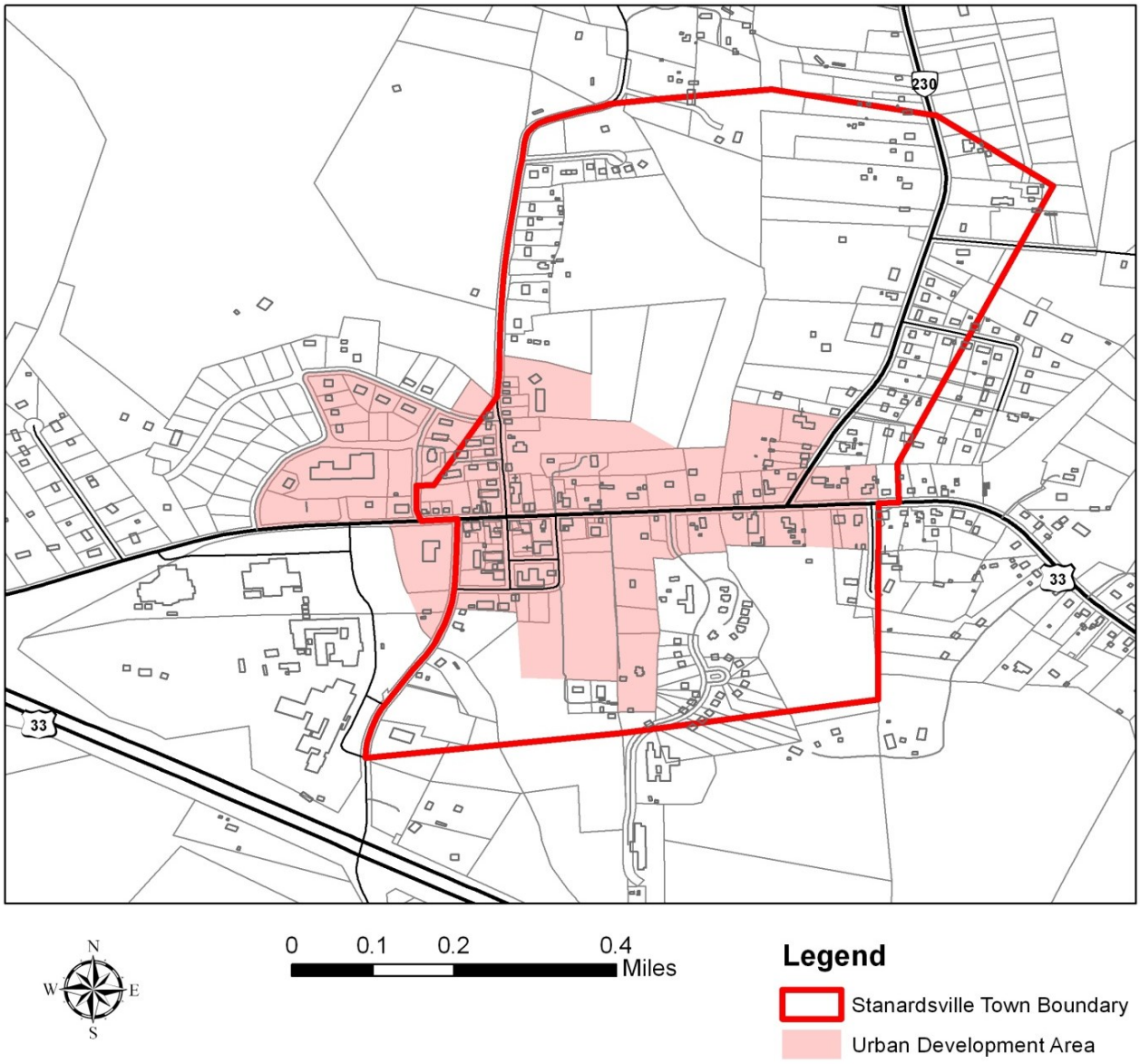
Downtown Stanardsville, centered along Main Street, is the Town's primary commercial district and economic focal point. The downtown area includes a mix of small businesses, service providers, and public institutions.

Existing conditions include:

- A compact and walkable commercial corridor
- Historic buildings and streetscapes
- A mix of active businesses and underutilized properties

The construction of the Route 33 bypass significantly changed downtown dynamics. While it reduced traffic congestion and improved pedestrian conditions, it also reduced pass-through traffic, affecting visibility for some businesses.

Figure 6.3 — Downtown Context Map



Downtown revitalization represents one of the most important economic opportunities for the Town. Efforts to enhance the downtown environment, attract businesses, and encourage redevelopment are essential to strengthening the local economy.

6.5 Tourism and Recreation Economy

Tourism is a significant and growing component of Stanardsville's economy. The Town's location near Shenandoah National Park and other regional attractions provides opportunities to attract visitors and support local businesses.

Key tourism assets include:

- Shenandoah National Park
- Nearby wineries, breweries, and agritourism destinations

- Local festivals and community events
- Scenic rural landscapes and outdoor recreation opportunities

Transportation considerations for visitor access are discussed in Section 3.5.3.

Opportunities exist to expand tourism-related businesses, including:

- Restaurants and cafes
- Lodging accommodations
- Retail and specialty shops
- Visitor services Arts, music, and cultural experiences.

6.6 Business Environment

Stanardsville provides a supportive environment for small businesses, but several challenges limit economic growth.

Strengths

- Historic downtown setting
- Strong community support for local businesses
- Opportunities for adaptive reuse of existing buildings
- Proximity to tourism destinations

Challenges

- Limited commercial space
- Small local customer base
- Competition from nearby regional centers
- Limited infrastructure in some areas

Table 6.2 — Business Strengths and Challenges

Strengths	Challenges
Historic downtown	Limited commercial space
Community support	Small market size
Tourism proximity	Regional competition
Adaptive reuse opportunities	Limited visibility from bypass

6.7 Economic Development Opportunities

Stanardsville has several key opportunities for economic growth:

Downtown Revitalization

- Redevelopment of vacant or underutilized properties
- Targeted streetscape and public-space improvements that support business access and retention

- Attraction of new businesses

Tourism Expansion

- Leveraging proximity to Shenandoah National Park
- Promoting local events and attractions
- Supporting visitor-oriented businesses

Mixed-Use Development

- Integrating residential and commercial uses
- Encouraging development in designated growth areas
- Supporting walkable development patterns

Local Business Development

- Supporting entrepreneurs and small businesses
- Encouraging business retention and expansion
- Providing access to technical assistance and resources Use the William Mills House opportunity to evaluate business incubator space, and coordinate assistance for retaining and recruiting businesses that meet resident needs.

See Figure 2.3 Growth Areas Map and Section 2.5.1 for the Main Street policy framework.

6.8 Economic Development and Land Use Coordination

Economic development is closely tied to land use planning and infrastructure capacity.

Key relationships include:

- Concentrating commercial activity in the Main Street corridor
- Supporting mixed-use development in designated growth areas
- Ensuring adequate infrastructure to support business activity

Section 2.5.1 provides the Main Street policy framework, and Chapter 4 addresses infrastructure capacity. Business recruitment should seek complementary restaurants, arts, music, cultural activities, and appropriate evening entertainment that broaden downtown's appeal. Incentives and partnerships should support businesses that strengthen community character and add services valued by residents.

6.9 Economic Development Goals and Policies

Goal 1 — Strengthen Downtown Stanardsville

Enhance Main Street as the Town's economic and cultural center.

Policies:

- Encourage redevelopment of underutilized properties
- Support façade improvements and historic preservation
- Promote downtown as a destination Review zoning to support compatible mixed-use development and active ground-floor businesses.

Goal 2 — Support Local Businesses

Foster a supportive environment for small businesses and entrepreneurs.

Policies:

- Provide resources and technical assistance
- Encourage business retention and expansion
- Support local business networks

Goal 3 — Expand Tourism Opportunities

Leverage regional assets to increase visitor activity.

Policies:

- Promote Stanardsville as a gateway to Shenandoah National Park
- Support development of visitor-oriented businesses
- Coordinate with regional tourism organizations

Goal 4 — Increase the Local Tax Base

Promote economic development that enhances fiscal sustainability.

Policies:

- Encourage commercial and mixed-use development
- Support investment in growth areas
- Balance development with community character

Goal 5 — Coordinate with Regional Partners

Work collaboratively with Greene County and regional organizations.

Policies:

- Align economic development strategies with County plans
- Pursue regional funding opportunities
- Coordinate marketing and promotion efforts

6.10 Implementation Strategies

To support economic development, the Town will:

- Promote redevelopment opportunities in the downtown area
- Partner with Greene County and regional organizations
- Pursue grants and funding for economic development initiatives
- Support events and activities that attract visitors
- Encourage private investment through zoning and policy alignment Modernize the Town website and communication channels to promote local businesses, available spaces, and visitor information.
- Establish a formal Main Street Business District

Table 6.3 — Economic Development Implementation Matrix

Action	Timeframe	Responsible Party
Downtown revitalization initiatives	Short-term	Town
Support small businesses	Ongoing	Town / County
Tourism promotion	Ongoing	Regional partners
Encourage mixed-use development	Mid-term	Planning Commission

6.11 Economic Development Performance Measures

Performance measures provide a means to evaluate progress toward the Town's economic development objectives and to monitor changes in business activity, tourism, workforce opportunities, and long-term fiscal sustainability. These measures should be reviewed annually by Town Council and incorporated into implementation planning, budget discussions, and economic development initiatives.

Table 6.4 — Economic Development Performance Measures

Measure	Desired Direction	Evaluation Method
Occupied Downtown Commercial Buildings	Increase	Annual business occupancy inventory
New Business Openings	Increase	Business license and permit review
Vacant Commercial Storefronts	Decrease	Downtown vacancy survey
Private Investment in Downtown	Increase	Annual building permits and investment tracking
Tourism Activity	Increase	Event attendance, lodging activity, visitor counts
Local Business Retention	Increase	Annual business status review
Commercial Tax Base	Increase	Assessment and revenue analysis
Mixed-Use Development Projects	Increase	Development approval tracking
Employment Opportunities Within Town	Increase	Business and workforce assessment
Façade and Building Rehabilitation Projects	Increase	Number of completed improvement projects

Measure	Desired Direction	Evaluation Method
Community Events Hosted Annually	Increase	Event and attendance tracking
Coordination with Regional Partners	Continue Annually	Joint initiatives and funding applications

Monitoring and Reporting

The Town should prepare a brief annual economic development report that:

- Tracks business openings, closures, and expansions.
- Monitors occupancy rates within the Main Street corridor.
- Evaluates tourism and community event activity.
- Reviews commercial investment and redevelopment projects.
- Assesses workforce and employment trends.
- Identifies funding opportunities and economic development partnerships.
- Measures progress toward implementation objectives identified in this chapter.

Long-Term Objective

The Town's long-term objective is to strengthen Main Street as the economic heart of Stanardsville, expand opportunities for locally owned businesses, support tourism and recreation-based economic activity, increase the local tax base, and promote investment that preserves the Town's historic character while contributing to long-term fiscal sustainability.

6.12 Summary

Economic development in Stanardsville is centered on strengthening its historic downtown, supporting local businesses, and leveraging its role as a gateway to regional tourism. Arts and music should be integrated into the Town’s marketing narrative as part of its distinctive cultural identity.

By aligning economic strategies with land use, transportation, and infrastructure planning, the Town can support sustainable growth, enhance its tax base, and maintain its unique character.

SECTION 7 — IMPLEMENTATION

7.1 Introduction

The Implementation chapter establishes the framework for carrying out the goals, policies, and strategies identified throughout this Comprehensive Plan. While the preceding chapters define the Town's vision and policy direction, implementation ensures that these policies are translated into measurable actions and outcomes.

Implementation is an ongoing and adaptive process that requires coordination among Town officials, Greene County, regional partners, property owners, and the broader community. The success of this Plan depends on consistent application, regular evaluation, and the ability to respond to changing conditions.

This chapter identifies the tools, responsibilities, and actions necessary to guide the Town's growth and development over the planning horizon.

7.2 Role of the Comprehensive Plan

The Comprehensive Plan serves as the primary policy guide for land use, development, infrastructure investment, and public decision-making within the Town of Stanardsville.

The Plan should be used to:

- Guide zoning and land use decisions
- Inform capital improvement planning
- Support grant applications and funding requests
- Provide a framework for evaluating development proposals
- Coordinate with Greene County and regional partners

Town Council and the Planning Commission should consistently reference this Plan when making decisions that affect the physical development and future of the Town.

7.3 Implementation Framework

Implementation of the Comprehensive Plan is achieved through a combination of regulatory tools, capital investments, administrative actions, and partnerships.

This framework ensures that:

- Policies are translated into actionable steps
- Resources are allocated effectively
- Progress is measurable over time

The following tools provide the foundation for implementation.

7.4 Regulatory Tools

Zoning Ordinance

The zoning ordinance is the primary mechanism for implementing the Future Land Use Plan. It establishes permitted uses, development standards, and design requirements.

Key actions include:

- Updating zoning districts to align with future land use categories
- Revising permitted uses to support mixed-use and residential diversity
- Incorporating design standards that reinforce community character
- Supporting redevelopment and infill development

Subdivision and Development Regulations

Subdivision and site plan review processes ensure that new development is consistent with the Comprehensive Plan.

Key actions include:

- Requiring infrastructure improvements as part of development
- Ensuring street and pedestrian connectivity
- Reviewing development proposals for consistency with adopted policies

Design Standards and Guidelines

Design standards help maintain the Town's historic character and ensure compatibility between new and existing development.

Key considerations include:

- Building scale and massing
- Streetscape design
- Architectural compatibility
- Pedestrian-oriented development

7.5 Capital Improvements Planning

Capital improvements planning is essential to implementing infrastructure and public facility investments identified in this Plan.

The Town should:

- Identify priority projects for water, sewer, transportation, and public facilities
- Coordinate infrastructure investments with development activity
- Align funding decisions with long-term planning goals

A coordinated capital improvements program ensures that infrastructure investments support planned growth and development.

7.6 Partnerships and Coordination

Successful implementation requires collaboration with multiple partners, including:

- **Greene County** — water, sewer, stormwater, and regional planning
- **Virginia Department of Transportation (VDOT)** — roadway improvements and transportation funding
- **Thomas Jefferson Planning District Commission (TJPDC)** — regional planning and technical assistance
- **State and federal agencies** — funding and program support
- **Private sector and nonprofit organizations** — development and community initiatives

Coordination with these partners is essential to achieving the goals of the Comprehensive Plan.

7.7 Growth Management and Phasing

Growth should be managed to ensure that development occurs in a manner consistent with infrastructure capacity, community character, and fiscal sustainability.

Key Strategies

- Direct development to designated growth areas
- Coordinate development with water and sewer capacity
- Encourage infill and redevelopment before outward expansion
- Phase development to align with infrastructure availability

Managing growth effectively allows the Town to:

- Avoid overburdening infrastructure systems
- Maintain quality of development
- Ensure efficient use of public resources

7.8 Funding and Financial Resources

Implementation of this Plan will require a combination of funding sources, including:

Local Funding

- Town budget allocations
- Capital improvement funds

State and Federal Funding

- VDOT transportation funding programs
- Virginia Telecommunications Initiative (VATI)
- Community Development Block Grants (CDBG)
- Infrastructure and economic development grants

Private Investment

- Developer contributions
- Public-private partnerships

The Town should actively pursue funding opportunities and align projects with available funding sources.

7.9 Action Plan

The following actions provide a roadmap for implementing the Comprehensive Plan. Actions are organized by timeframe to guide prioritization.

Short-Term Actions (0–5 Years)

- Update zoning ordinance to reflect the Future Land Use Plan
- Identify, prioritize, and begin phased infrastructure upgrades needed for reliable service and planned growth, in coordination with Greene County and other providers
- Improve pedestrian safety and sidewalk connectivity
- Support redevelopment of vacant and underutilized properties
- Coordinate with Greene County on water and sewer planning

- Maintain broadband access and reliability and address remaining service gaps

Mid-Term Actions (5–10 Years)

- Continue phased infrastructure upgrades to support growth
- Expand pedestrian and greenway networks
- Encourage mixed-use development in designated areas
- Support development of diverse housing types
- Enhance downtown streetscape and public spaces

Long-Term Actions (10+ Years)

- Continue infrastructure expansion as needed
- Evaluate growth patterns and adjust policies accordingly
- Maintain and expand greenway and open space networks
- Support sustained economic development and tourism

Table 7.1 — Implementation Action Matrix

Action	Timeframe	Responsible Party
Zoning updates	Short-term	Town / Planning Commission
Infrastructure planning	Short-term	Town / County
Sidewalk improvements	Short-term	Town / VDOT
Mixed-use development support	Mid-term	Planning Commission
Greenway expansion	Long-term	Town / County

7.10 Roles and Responsibilities

Successful implementation requires clearly defined roles.

Town Council

- Adopt policies and ordinances
- Approve funding and capital projects
- Provide leadership and direction

Planning Commission

- Review development proposals
- Recommend policy updates
- Ensure consistency with the Comprehensive Plan

Town Staff

- Administer regulations and programs
- Coordinate with partners

- Manage day-to-day implementation

Greene County and Regional Partners

- Provide infrastructure services
- Support planning and funding initiatives
- Coordinate regional strategies

7.11 Monitoring and Plan Updates

The Comprehensive Plan should be regularly reviewed to ensure that it remains relevant and effective.

Monitoring

The Town should:

- Track progress on implementation actions
- Evaluate development trends
- Assess infrastructure capacity

Plan Updates

- Review the Plan at least every five years, as required by Virginia law
- Update sections as needed to reflect changing conditions
- Incorporate new data and community input

Chapter-specific performance measures in Sections 3.9, 4.10, 5.11, and 6.11 support this monitoring and update process.

7.12 Public Engagement

Ongoing public engagement is essential to successful implementation.

The Town should:

- Engage residents in planning and decision-making processes
- Provide transparency in development review
- Encourage participation in community initiatives

Public involvement helps ensure that implementation reflects community priorities and values.

7.13 Summary

Implementation is the process that transforms the Comprehensive Plan from a vision into reality. By using the tools, strategies, and partnerships identified in this chapter, Stanardsville can guide growth, support economic development, and preserve its unique character.

Regular evaluation and community engagement should keep implementation responsive to the Town’s needs.