PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT
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M E M O R A N D U M

TO: Members of the Board of Supervisors

FROM: Jim Frydl, Planning Director
Stephanie Golon, Deputy Planning Director

SUBJECT: Manufactured Homes OR26-00, Public Hearing

DATE: October 13, 2026

STATUS

The Greene County Planning Commission will hold a public hearing to consider amending Articles 3 (Conservation District), 4 (Agricultural District), 5 (Residential District R-1), 6 (Residential District R-2), 6A (Senior Residential District), 7 (Planned Unit Development District), 16 (General Provisions), and 22 (Definitions) of the Greene County Zoning Ordinance to revise regulations pertaining to manufactured homes. The proposed amendments are intended to bring the Greene County Zoning Ordinance into compliance with amendments to Virginia Code §15.2-2290 concerning the placement and regulation of manufactured homes.

Section 18-1 of the Zoning Ordinance provides that regulations, restrictions, zones, and boundaries established in the Ordinance may from time to time be amended, supplemented, changed, modified, or repealed by the governing body pursuant to Section 15.2-2285 of the Code of Virginia.

The proposed amendments update definitions, revise Article 16-5, permit manufactured homes by right in residential districts where single-family detached dwellings are permitted, and ensure manufactured homes are subject to the same development standards applicable to site-built single-family dwellings.

COMPREHENSIVE PLAN

The Greene County Comprehensive Plan identifies the need for a variety of housing opportunities to serve current and future residents while maintaining the County's rural character and protecting established neighborhoods. The proposed amendments support housing choice while ensuring consistency with state law and local development standards.

PROPOSED LANGUAGE

See Attachment

RECOMMENDATIONS

At the September 16, 2026 public hearing, the Planning Commission recommended approval (5-0 vote) of the revision as submitted.

PROPOSED MOTIONS

1) In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve OR26-001 as submitted by the applicant.

2) In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to deny OR26-001 for the following reasons: (List any reason for denial).

3) I move to defer action on this application until _____ due to the following: (List any reason to defer).