

Greene County
Board of
Supervisors
October 13, 2026



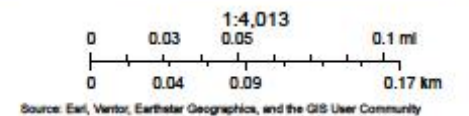
SUP26-004: Description

- Grange Commons, LLC is requesting a Special Use Permit to establish a church and operate a private school serving grades K–8 within an existing building, in accordance with Articles 4-1-2, 3-1-2.14, and 3-1-2.18 of the Greene County Zoning Ordinance.
- The property is identified as TMP #40A-(1)-1 & 2 and is located on the northwest side of the intersection of Fredericksburg Road and Seminole Trail. The property is zoned A-1 (Agricultural) and consists of approximately 23.85 acres.
- According to the Greene County Future Land Use Map, the western portion of the property is designated as “Rural Area” (SUP26-004).

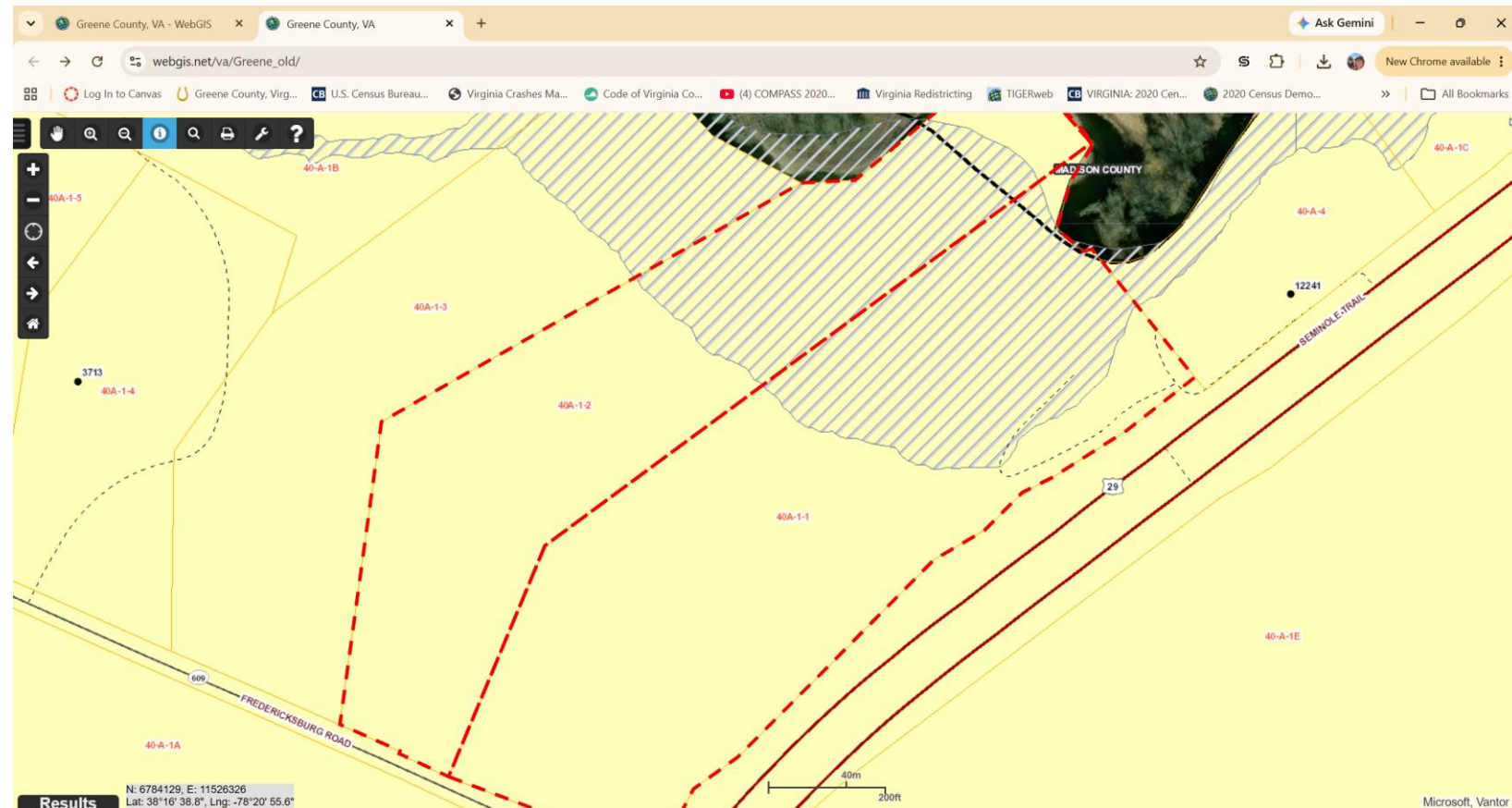
SUP26-004 : Aerial



September 22, 2026



SUP26-004 : Zoning Map



September 22, 2026

Zoning Districts

A-1

B-1

B-2

B-3

C-1

M-1

M-2

PUD

R-1

R-2

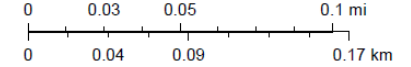
R-3

RC-1

SNP

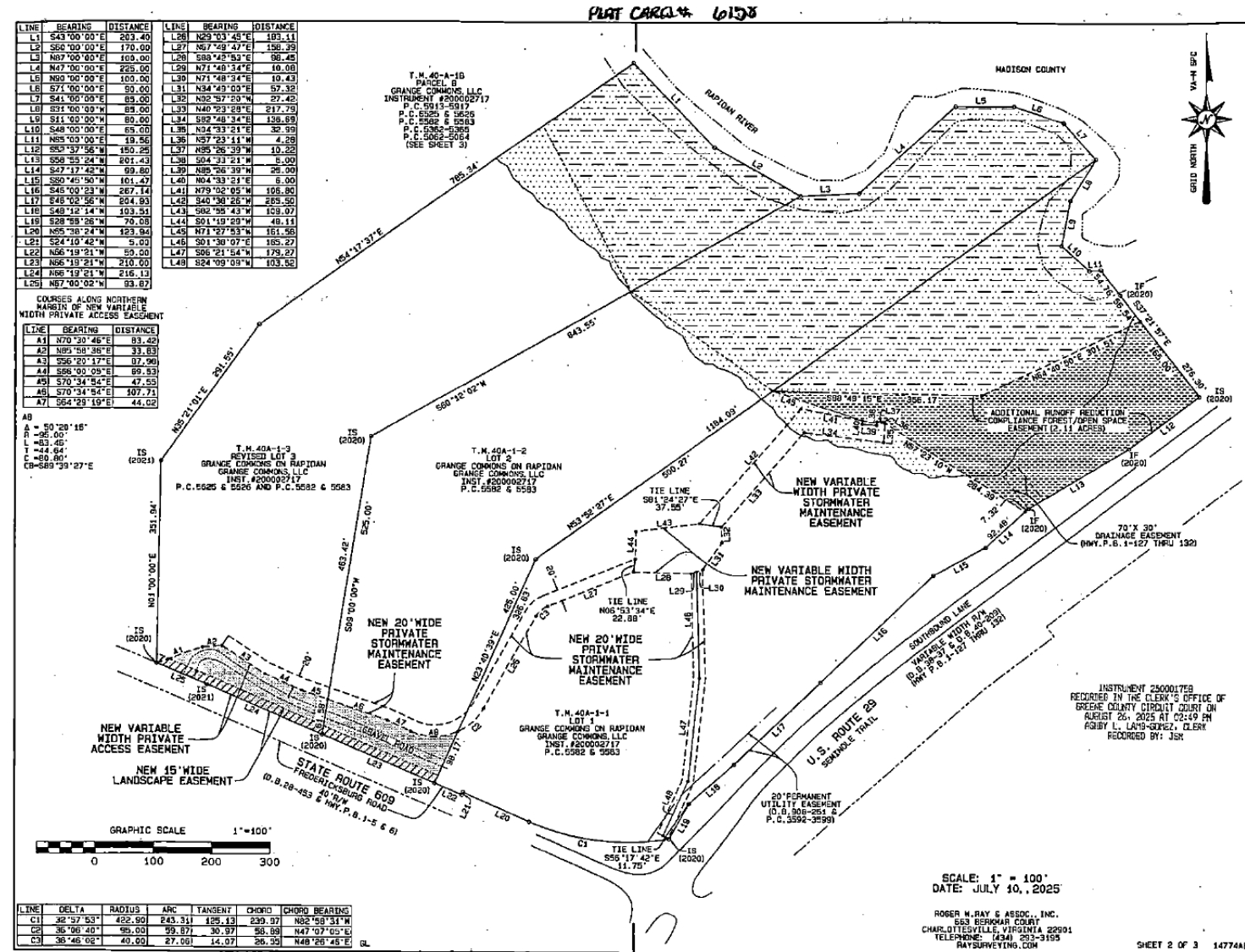
SR

1:4,013



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Current Easements



U.S. 29 / Fredericksburg Road Crash History

SUP26-004 Riverstone Church Selected study area, 2017–2025



Crash measure	VDOT crash data
Total crashes	32
2017–2023	31
2024	0
2025	1
Angle crashes	24 (75%)
Severe-injury crashes	7
Visible-injury crashes	10
Nonvisible-injury crashes	1
Property-damage-only crashes	14
Total persons injured	41
Fatalities	0

Sources: Attached crash-data exhibit and SUP26-004 staff report. Counts apply to the selected study area.

Documented safety concern

31 crashes occurred in 2017–2023, including 18 in 2022–2023.

J-turn installed in 2024

VDOT installed the J-turn to reduce conflict points at the intersection.

Recent crash record

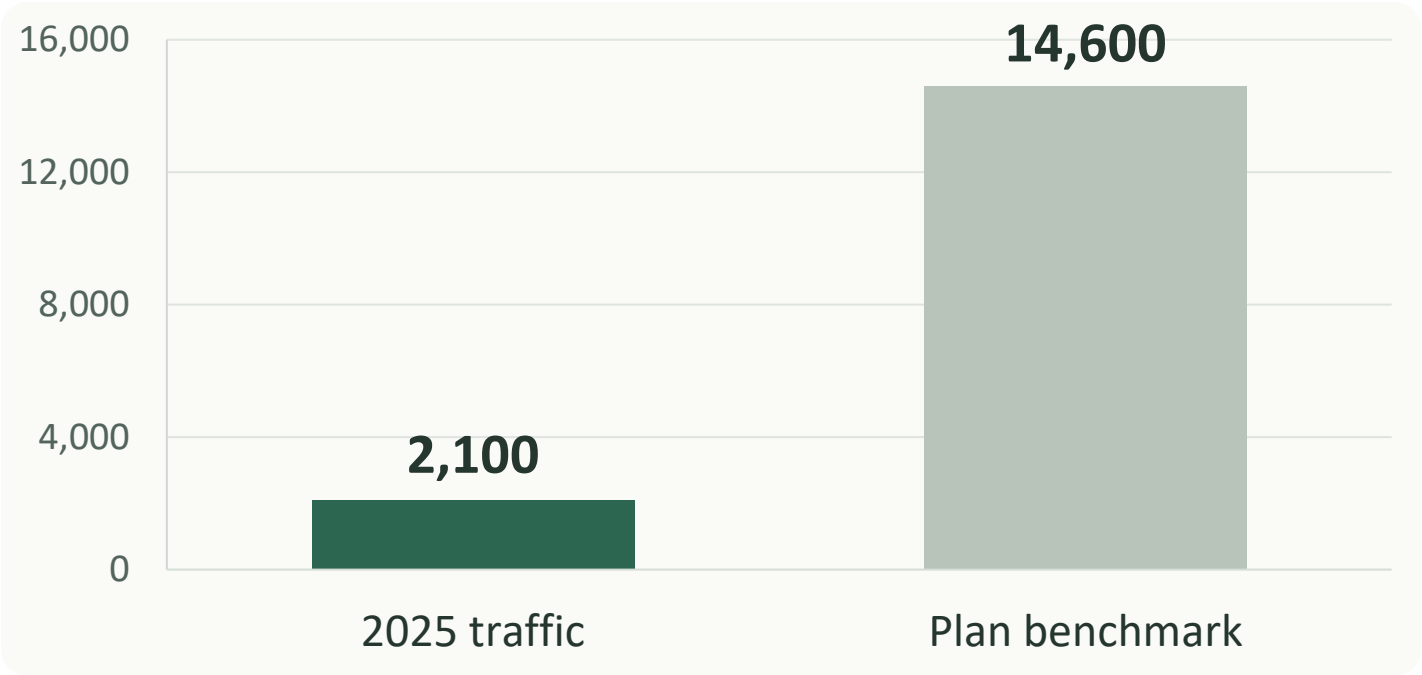
2024: No reported crashes
2025: One property-damage-only crash

The available record shows fewer reported crashes. The period following installation remains limited.

Fredericksburg Road Traffic Capacity

Dundee Road to U.S. 29 Rural minor collector SUP26-004

Average daily traffic (vehicles/day)



14%

of the planning-level
capacity benchmark

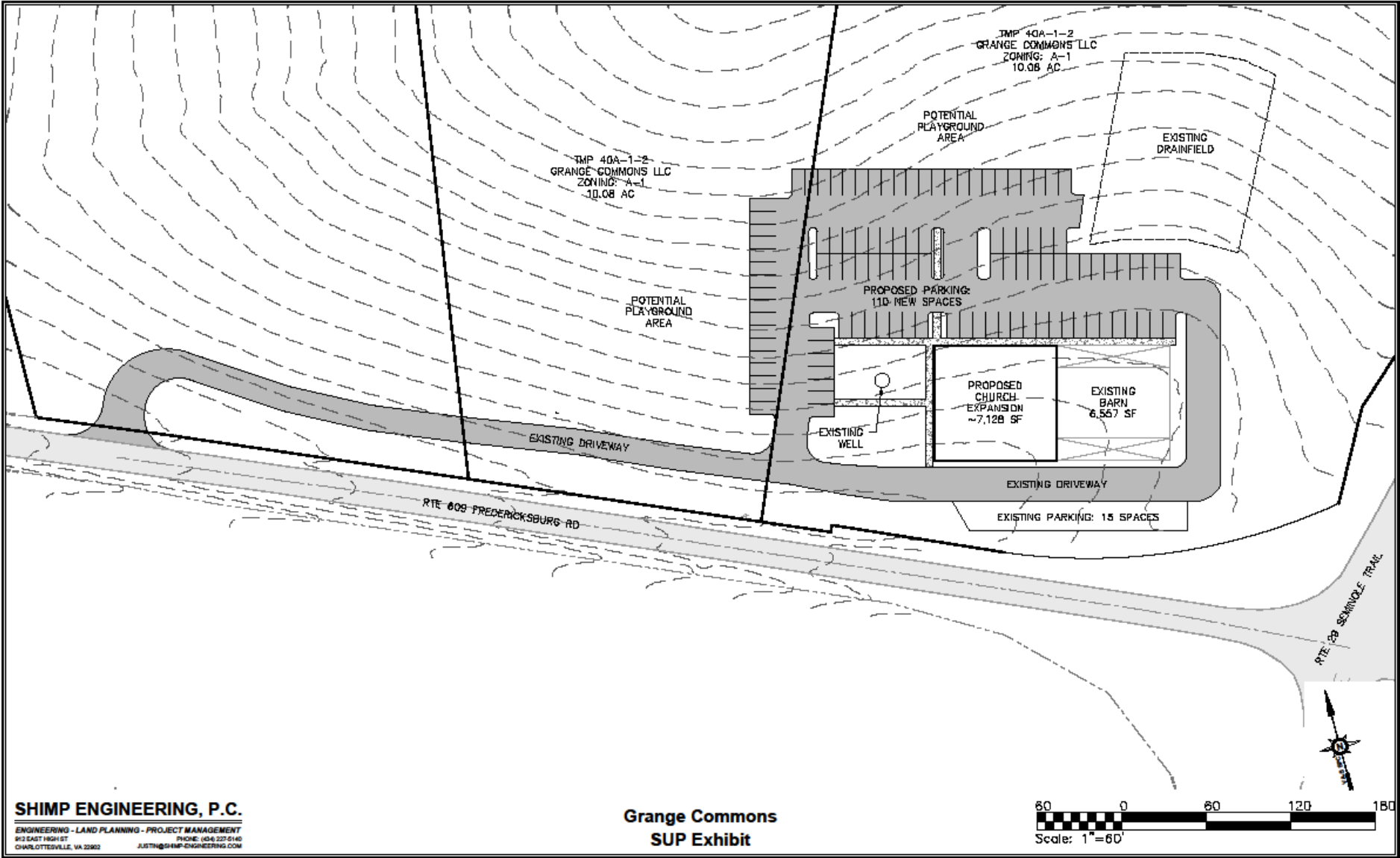
Volume / capacity: 0.14

Approaching capacity: 0.91+
At capacity: 1.00

Current traffic volumes do not indicate that this segment is approaching capacity.

Planning-level comparison of existing traffic. It does not assess intersection safety or projected SUP traffic.

Concept Plan



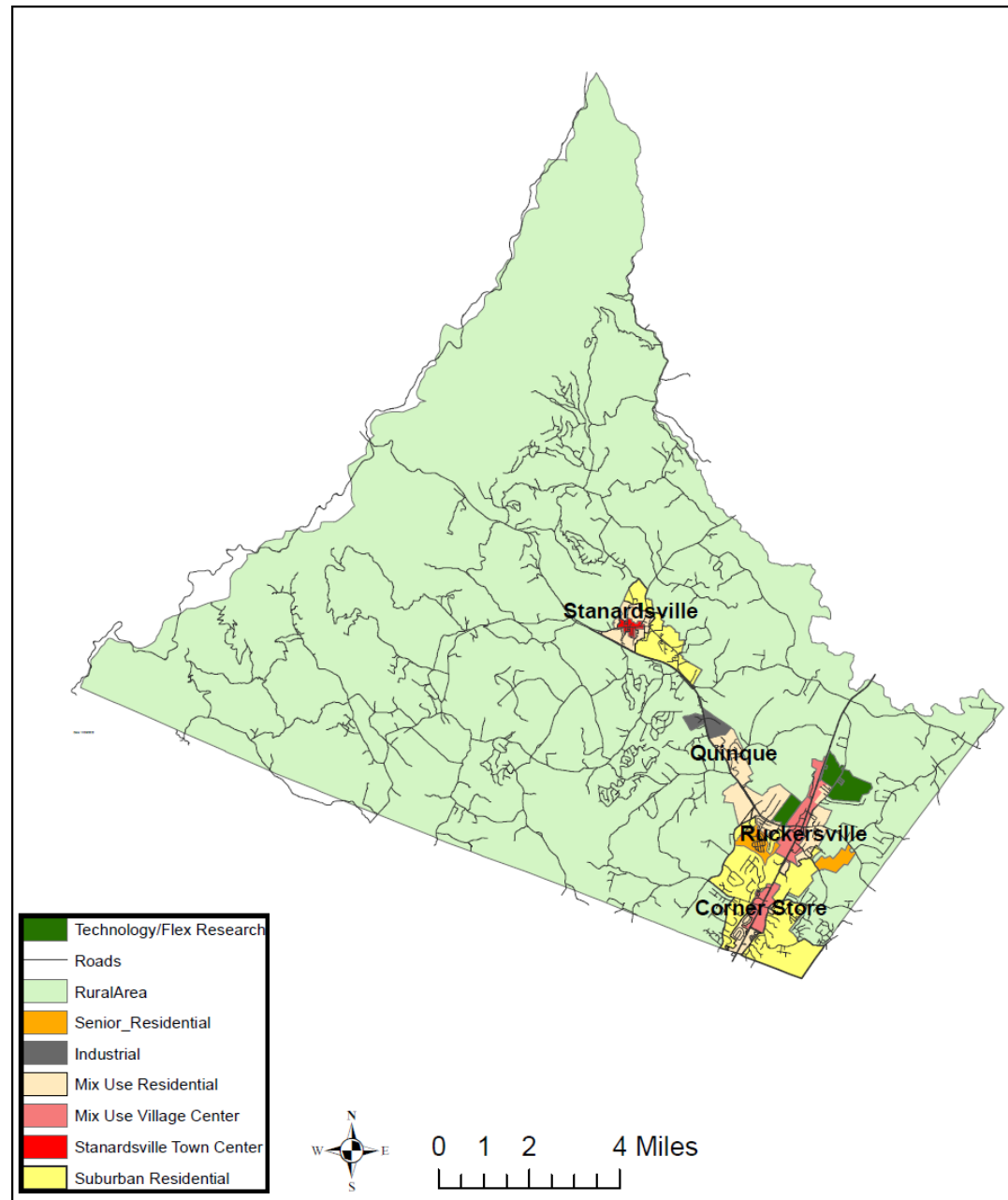
SUP26-004: Comprehensive Plan

The Greene County Comprehensive Plan identifies this parcel as a rural area.

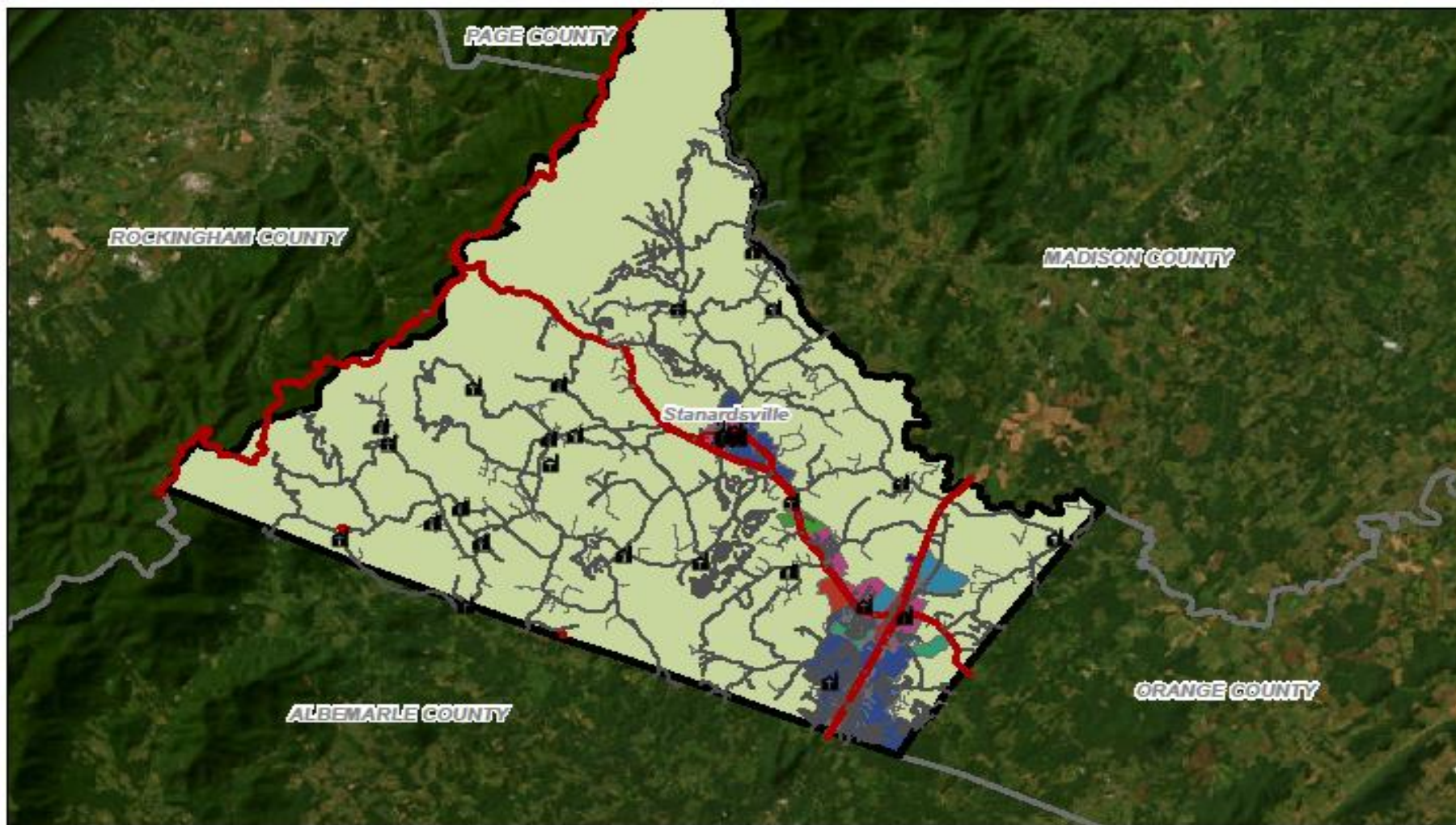
Places of assembly and community gatherings are beneficial county resources that positively impact the community. In addition, our community's recreational areas help achieve several of the goals in the plan



Future Land Use-Growth Area: Context Map



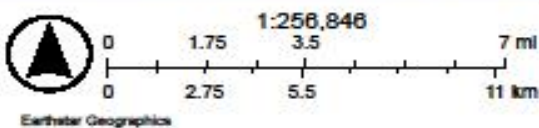
Rural Church



9/28/2026

- | | | | |
|----------------|----------------------|-------------------------|----------------------|
| Churches | County Boundary | Industrial | Senior_Residential |
| Roads | Stanardsville | Maxwell Addition | Suburban_Residential |
| Major Arterial | Greene County | Research and Technology | Town Center |
| Minor Arterial | Surrounding Counties | Residential | Village Center |
| Private | Future Land Use | Rural Area | World Imagery |
| | Highlands Addition | | |

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



SUP26-004 : Zoning Ordinance Authority



Each application must be evaluated on an individual basis to determine the suitability of the use and to identify impacts which must be mitigated through conditions.



Example conditions: fence or plant buffer to mitigate sound, maximum number of structures, tree cover, no outside amplification of sound, and parking requirements



Suitability factors: proximity of nearby homes, topography, available parking area, traffic conditions, comparison of impacts to by-right uses

SUP26-004 : Zoning Ordinance Authority

As stated in the Greene County Zoning Ordinance (Article 16-2) the decision to grant, to grant conditionally, or to deny, the following guidelines and standards must be considered:

- a. The use must not tend to change the character and established pattern of development of the area or community in which it wishes to locate.
- b. The use must be in harmony with the uses permitted by right under a Zoning Permit in the zoning district and must not affect adversely the use of neighboring property.
- c. The requested or related conditions must be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.
- d. Due consideration must be given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, school, parks, playgrounds, recreational areas; conservation of natural resources, preservation of flood-plains, and encouraging the most appropriate use of the land.

SUP26-004:
INDEPENDENT
IMPACT STUDY
IMPACT
ANALYSIS AND
EFFECTS

- The following agencies (see agency comments) were consulted regarding the church and a private educational institution and did not identify additional impacts:
- Public water/private sewer: Greene County Water and Sewer and VDH
- Virginia Department of Transportation
- Emergency Services

SUP26-004 : Recommendations

The Planning Commission recommended approval (3-1) with the following conditions:

1. The assembly and associated private educational institution may be located within the existing barn and the building addition substantially as shown in the approved application and site plan. Any further expansion beyond that approved shall require amendment of this SUP.
2. The property may be used for assembly, educational, and related accessory uses as represented in the application. Any expansion or substantial modification of site operations that materially increases off-site impacts, including traffic, parking demand, noise, lighting, or site circulation, shall be subject to applicable zoning requirements.
3. Maximum occupancy shall not exceed the capacity approved by the Building Official and Fire Marshal.
4. Access to the site shall be limited to the approved entrance(s) as reviewed by VDOT.
5. Any improvements required by VDOT shall be completed prior to issuance of a Certificate of Occupancy.
6. A minimum number of off-street parking spaces shall be provided in accordance with zoning requirements and as shown on the concept plan parking layout.
7. Regular activities shall occur between 7:00 a.m. and 10:00 p.m.
8. School operations shall be limited to weekdays between 7:00 a.m. and 10:00 p.m.
9. Outdoor events exceeding customary activities shall require prior zoning approval.
10. Outdoor lighting shall be fully shielded and directed downward to minimize impacts on adjacent properties.

SUP26-004 : Recommendations

Staff recommends approval with the following conditions:

11. Outdoor amplified sound shall be prohibited except for temporary special events authorized by the County.
12. Existing vegetative buffers shall be maintained along property boundaries adjacent to residential uses.
13. No commercial activities unrelated to the uses as represented in the application shall occur on the property.
14. The use shall not interfere with adjacent agricultural operations, including normal farming practices.
15. Enrollment for the private school shall not exceed 125 students unless otherwise approved by the Board of Supervisors.
16. Student drop-off and pick-up activities shall be managed on-site without queuing onto public roads.
17. No outdoor athletic fields with lighting shall be established without further SUP approval.
18. The SUP shall become null and void if the approved use ceases for a continuous period of 24 months.
19. Any substantial change in the nature or intensity of the approved use shall require amendment of the Special Use Permit.
20. Any and all structures shall comply with all applicable County, Health Department, Building Code, and Fire Code requirements.
21. If permitted by VDOT regulations, an EMS entrance will be designed and built during the site plan process. (PC Recommended)

What This SUP Would and Would Not Authorize

Riverstone Church SUP26-004

Based on Planning Commission recommendations. Board action pending October 13, 2026.

WOULD AUTHORIZE

Church and private K–8 school

Uses and related accessory activities in the application.

Defined building footprint

Existing 6,557 sq. ft. barn plus a 7,000–8,000 sq. ft. addition.

Associated site improvements

Parking and playground areas, subject to required approvals.

Operating limits: 7 a.m.–10 p.m. regular activities. On-site student pickup and drop-off.
Outdoor amplified sound only for County-authorized temporary special events.

Existing farmers-market certification and lawful by-right uses remain separate from this SUP.

WOULD NOT AUTHORIZE

Unlimited expansion or intensity

Further expansion or substantial changes require an SUP amendment.

School enrollment above 125

An increase requires Board approval.

Lighted outdoor athletic fields

These require further SUP approval.

Public Participation: Zoom Instructions

Phone controls for participants

- The following commands can be entered via using your phone's dial pad while in a Zoom meeting:
- *9 - Raise hand
- You will be asked to unmute yourself
- *6 - Toggle mute/unmute

Online Meeting Controls for Participants

1. Find the “Reactions” control on your toolbar and click.
 2. Select “Raise Hand”
- You will then be asked to unmute yourself



Questions and Discussion

