

GREENE COUNTY, VIRGINIA

Board of Supervisors

RESOLUTION

RESOLUTION NO. 2026-011

A RESOLUTION APPROVING SPECIAL USE PERMIT SUP#26-004 FOR A CHURCH AND PRIVATE EDUCATIONAL INSTITUTION ON TAX MAP PARCELS 40A-1-1 AND 40A-1-2

WHEREAS, Sections 15.2-1427, 15.2-1433, and 15.2-2286 of the Code of Virginia, 1950, as amended, enable a local governing body to adopt resolutions and zoning ordinances for the governance and orderly development of the county, including the consideration of special use permits; and

WHEREAS, Grange Commons LLC has requested a Special Use Permit (SUP#26-004) to establish a church and a private K-8 school (Riverstone Church) on Tax Map Parcels 40A-1-1 and 40A-1-2, totaling approximately 23.85 acres, which are zoned Agricultural (A-1) and located at the intersection of Route 29 and Fredericksburg Road; and

WHEREAS, the proposal includes utilizing an existing 6,557-square-foot barn for a portion of the church and school operations, constructing an approximately 7,000- to 8,000-square-foot addition, and installing associated parking and playground areas; and

WHEREAS, the Planning Commission of Greene County, after proper public notice, held a public hearing on September 16, 2026, and recommended approval of SUP#26-004 by a vote of 3-1, subject to twenty-one (21) recommended conditions; and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in The Piedmont Journal Recorder on September 29, 2026, and October 6, 2026, and

WHEREAS, the Board of Supervisors of Greene County, after proper public notice, held a public hearing on October 13, 2026, to consider the application, the staff report, agency comments, the Planning Commission's recommendation, and public testimony; and

WHEREAS, the Board of Supervisors finds that the proposed use, subject to the conditions set forth below, is in harmony with the Greene County Comprehensive Plan, is compatible with the

surrounding area, and serves the public necessity, convenience, general welfare, and good zoning practice.

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

Section 1. Approval of Special Use Permit

Special Use Permit SUP#26-004 is hereby approved for Tax Map Parcels 40A-1-1 and 40A-1-2 to authorize a church and a private educational institution, subject to the following twenty-one (21) 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.
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.

Section 2. Implementation and Administration

The Planning Director, Zoning Administrator, and other county administrative staff are hereby authorized and directed to take all actions necessary to implement, administer, and enforce the terms, conditions, and provisions of this Special Use Permit in accordance with the Greene County Zoning Ordinance.

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: _____
Lamb: _____
Goolsby: _____
Hartung: _____
Durrer: _____

Steve Catalano, Chair
Greene County Board of Supervisors

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