

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: _____

Steve Catalano, Chair

Greene County Board of Supervisors

ATTEST: _____

Cathy Schafrik, Clerk

Greene County Board of Supervisors