



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

Post Office Box 358
Stanardsville, Virginia 22973

Tel: 434-985-5282
Fax: 434-985-1459

www.greenecountyva.gov
planning@gcva.us

MEMORANDUM

To: Greene County Board of Supervisors

From: Community Development

Re: Monthly Report

Date: January 1, 2026

1. Route 670 Project:

The County is collaborating with Kimley Horn, our project manager, to administer the road project locally. The traffic analysis has identified the final scope of the project and a schedule detailing the public hearing date and bid dates should be available in January. To learn more about this innovative intersection, visit: <https://www.vdot.virginia.gov/about/our-system/highways/innovative-intersections/continuous-green-t/>

2. CivicPlus Planning and Zoning Application Program:

Starting July 1st, staff have begun implementation of the CivicPlus electronic application and tracking system. The system enables community members to submit all applications electronically, allowing staff to streamline both the intake, approval and document tracking processes. https://www.civicgov4.com/va_greenecounty/portal/index.php

3. Legislaide Code Software:

Staff have been training to learn new software that provides code audits allowing staff to identify and update codes to meet all changes in the State Code. The software also has an interactive search function that will allow citizens to search for topics, laws, meetings and other County information and get immediate answers to questions 24/hrs. per day.

5. Site and Subdivision Plans:

Preliminary site and subdivision plans are available at the following link: <https://greenecountyva.gov/DocumentCenter/Index/108>

1. **Site and Subdivision Plans:** Preliminary site and subdivision plans are available at the following link. <https://greenecountyva.gov/DocumentCenter/Index/108>

2. Site Plan Submittals for Review:

- a. Blue Ridge Meadow Subdivision: 110 Single Family Lots
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|react|5321>

- b. Woodpark Subdivision Plan: 545 lots
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|3355>
- c. Greene County Park
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|3230>
- d. Kings Court Subdivision: 40 lot
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|6200>
- e. Payne Flex Ples:
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|2460>
- f. Kinvara Properties, LLC Phase 2 Road Site Plan 66-(A)-6.
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|6214>

3. Upcoming Public Hearings

- a. Board of Supervisors January 27, 2026
 - i. Robert and Debra Perina request that an approximately 81.51-acre parcel, identified on County Tax Maps as Parcel 59-(A)-77, located at 200 Welsh Run Road and zoned A-1 (Agricultural), be included in the James Agricultural and Forestal District (AFD #25-001).

4. Ordinance Revisions Under Review:

- **OR24-004:** Review of regulations for agri-tourism, farm wineries, breweries, and farm stands. *Ready for Board of Supervisors Review. The AFD is reviewing the definition of what defines bona fide agriculture.*
- **Agricultural and Forest District Committee:**
Next meeting: Scheduled for January 6, 2026, at 6:00 p.m. at the County Administration Building. Staff has requested a joint session with the Board of Supervisors to develop a work plan

5. Erosion, Sediment, and Stormwater Management:

- Staff continue to review site plans and inspect the numerous commercial and residential sites under construction. In accordance with the Code of Virginia, all commercial and residential sites require at least one inspection per week.

6. Zoning Inspections:

- New addresses issued: 20
- Road Signs Ordered: 2
- Site visits: 48
- Temp signs removed from VDOT R.O.W.: 32

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