



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

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MEMORANDUM

TO: Members of the Board of Supervisors

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

SUBJECT: Addition of approximately 81 +/- acres (Perina Property) into the James River District (AFD #25-001)

DATE: February 3, 2026 (rescheduled from January 27, 2026, snow cancellation)

BACKGROUND

Zoning: A-1

Acreage: 81 +/- acres

Parcel Number: 59-A-77

Location: Welsh Run Road

STATUS

The applicant seeks to add this property to the James River Agricultural/Forestal District.

CRITERIA FOR EVALUATION OF THE APPLICATION

As provided under § 15.2-4306. Criteria for evaluating the application, the following factors should be considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;
2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;
3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;
4. Local developmental patterns and needs;
5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and
7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

RECOMMENDATIONS

At its November 17, 2025 meeting, the Agricultural and Forestal District Committee recommended approval of the parcel's inclusion in the James Agricultural and Forestal District.

At its December 17, 2025 public meeting, the Planning Commission likewise recommended approval of the inclusion of the subject land in the James Agricultural and Forestal District.

PROPOSED MOTIONS

1. I move to approve the inclusion of approximately 81 acres, identified as 59-A-77 located at 200 Welsh Run Road, into the James Agricultural and Forestal District. This approval is based on a finding that the property meets the requirements of §15.2-4300 et seq. of the Code of Virginia and the Greene County Agricultural and Forestal District Ordinance, and that the inclusion of this land will help preserve the rural character, agricultural viability, and forestal resources of Greene County. (AFD#25-001)
2. I move to recommend denial of the applicant's request. (AFD#25-001)
(List any reason for recommending denial).
3. I move to defer action on this request, application. (AFD#25-001)
(List any other reason to defer).