



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

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**MEMORANDUM**

TO: Members of the Greene County Board of Supervisors

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

SUBJECT: Rezoning Application (RZ#25-002)

DATE: December 9, 2025

**STATUS**

Snead Properties, LLC is seeking a rezoning for parcel TMP# 37D-(A)-2B, which encompasses a total area of 0.52 acres, to change its designation from R-1 (Residential) to B-3 (Business Highway and High Intensity). The address of the parcel is 8834 Spotswood Trail. As per the Greene County Future Land Use Map, this parcel is categorized as 'Mixed Use Residential', and the Greene County Comprehensive Plan recognizes it as situated within the growth area. (RZ#25-002)

**COMPREHENSIVE PLAN**

The Comprehensive Plan includes a vision statement that supports economic growth. A financial goal of the Comprehensive Plan is to encourage mixed-use development in growth areas that offer commercial, office, and residential development to support commercial growth in Ruckersville, Stanardsville, and the Route 29 corridor within areas designated for growth by the land use plan. The future land use map included in the Comprehensive Plan was designed to promote business and residential development in a manner that focuses on growth in the designated growth area. The future land use map designates this parcel as a mixed-use residential in a growth area.

**GREENE COUNTY: INDEPENDENT IMPACT STUDY  
IMPACT ANALYSIS AND EFFECT**

**VDOT Review**

The parcel is an existing auto repair business. No change in use or changes to the structures are proposed.

The parcel currently has direct access to Main Street. Any future site plan will be subject to VDOT review to ensure that all proposed access points comply with applicable transportation and safety regulations.

### **Water/Sewer**

Public water and sewer services are available and currently in use by the existing business.

### **Community Development**

E&S/SWM, the Building Official, and EMS supported the proposal but did not have specific comments.

## **RECOMMENDATIONS**

The parcel is designated as Mixed-Use Residential on the Future Land Use Map, which supports a combination of residential and commercial uses. The Comprehensive Plan further supports the proposed rezoning along Main Street, noting that existing major infrastructure can accommodate both current uses and anticipated future growth. Additionally, the Comprehensive Plan encourages continued commercial development along the Main Street corridor, aligning with the intent of this request.

In addition, the rezoning request is supported by Article 15.2-2307 of the Code of Virginia. The code states "If a use does not conform to the zoning prescribed for the district in which such use is situated, and if (i) a business license was issued by the locality for such use and (ii) the holder of such business license has operated continuously in the same location for at least 15 years and has paid all local taxes related to such use, the locality shall permit the holder of such business license to apply for a rezoning or a special use permit without charge by the locality or any agency affiliated with the locality for fees associated with such filing." The business has been in operation for years at the current location and fits with the current pattern of mixed-use development along Main St. The rezoning simply brings a long term pre-existing business into compliance with the Zoning Ordinance.

At the November 19, 2025, public hearing, the Planning Commission voted (4-0) to recommend approval of the proposed rezoning.

## **PROPOSED MOTIONS**

- 1) In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I recommend approval of RZ#25-002 to rezone TMP# 37D-(A)-2B, which encompasses a total area of 0.52 acres, from R-1 (Residential) to B-3 (Business Highway and High Intensity), as submitted by the applicant.
- 2) In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I recommend denial of RZ#25-002 to rezone TMP# 37D-(A)-2B, which encompasses a total area of 0.52 acres, from R-1 (Residential) to B-3 (Business Highway and High Intensity), as submitted by the applicant.

(List any reason to deny)

- 3) In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I recommend deferral of action on this application until \_\_\_\_\_, due to the following:

(Date)

(List any reason to defer)