

Greene County
Board of Supervisors
December 9, 2025

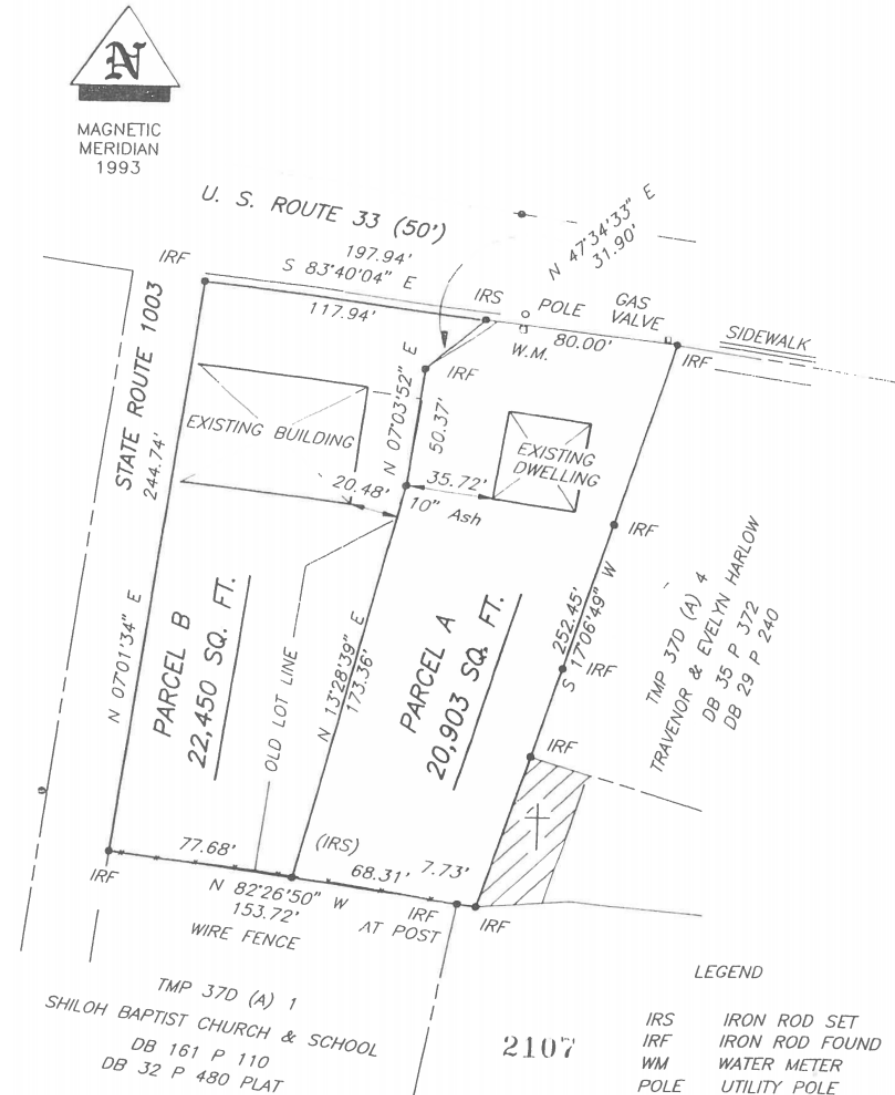


RZ#25-002: Snead Properties, LLC

- 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)

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4



PLAT SHOWING LOT LINE ADJUSTMENT
 PARCELS A AND B
 GEORGE & MAUDIE HANEY PROPERTY
 U. S. ROUTE 33
 ADJACENT TO TOWN OF STANARDSVILLE
 GREENE COUNTY, VIRGINIA

JUNE 21, 1995

PARCELS A AND B

TMP 37D (A) 2A, 2B
 GEORGE R. AND MAUDIE A. HANEY
 DB 29 P 144 DEED
 PLAT CARD 1904
 DB 28 P 403 PLAT

0 25 50 100
 SCALE IN FEET

THIS DIVISION OF LAND IS IN ACCORDANCE WITH SECTION 5-2-1 OF THE GREENE COUNTY SUBDIVISION ORDINANCE AND MEETS THE MINIMUM LOT SIZE AND FRONTAGE REQUIREMENTS AS REQUIRED BY THE GREENE COUNTY ZONING ORDINANCE.

COUNTY OF GREENE APPROVAL:

Routely Planning Director 7/6/95
 GREENE COUNTY OFFICIAL/TITLE/DATE

NOTES AND RESTRICTIONS:

PROPERTY IS LOCATED IN RESIDENTIAL DISTRICT, R-1
 PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 SETBACK REGULATIONS: 35 FEET FROM STREET RIGHT-OF-WAY,
 15 FEET FROM SIDE YARD, 35 FEET FROM REAR YARD,
 ACCESSORY STRUCTURES 10 FEET FROM SIDE AND REAR YARD.
 IRON RODS SET AT ALL NEW CORNERS



DAVID C. BLANKENBAKER

INCORPORATED

Land Surveying - Land Planning

101 WEST MAIN STREET

HCR 33 BOX 70B STANARDSVILLE, VA 22973

(804) 985 8200

DB 355 Pgs 68

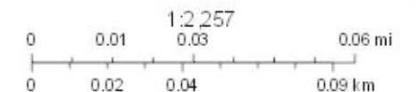
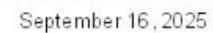
02401

David C. Blankenbaker, Clerk

Recorded: 8-3-95 Haney, George R. et al. to George R. Haney Jr.

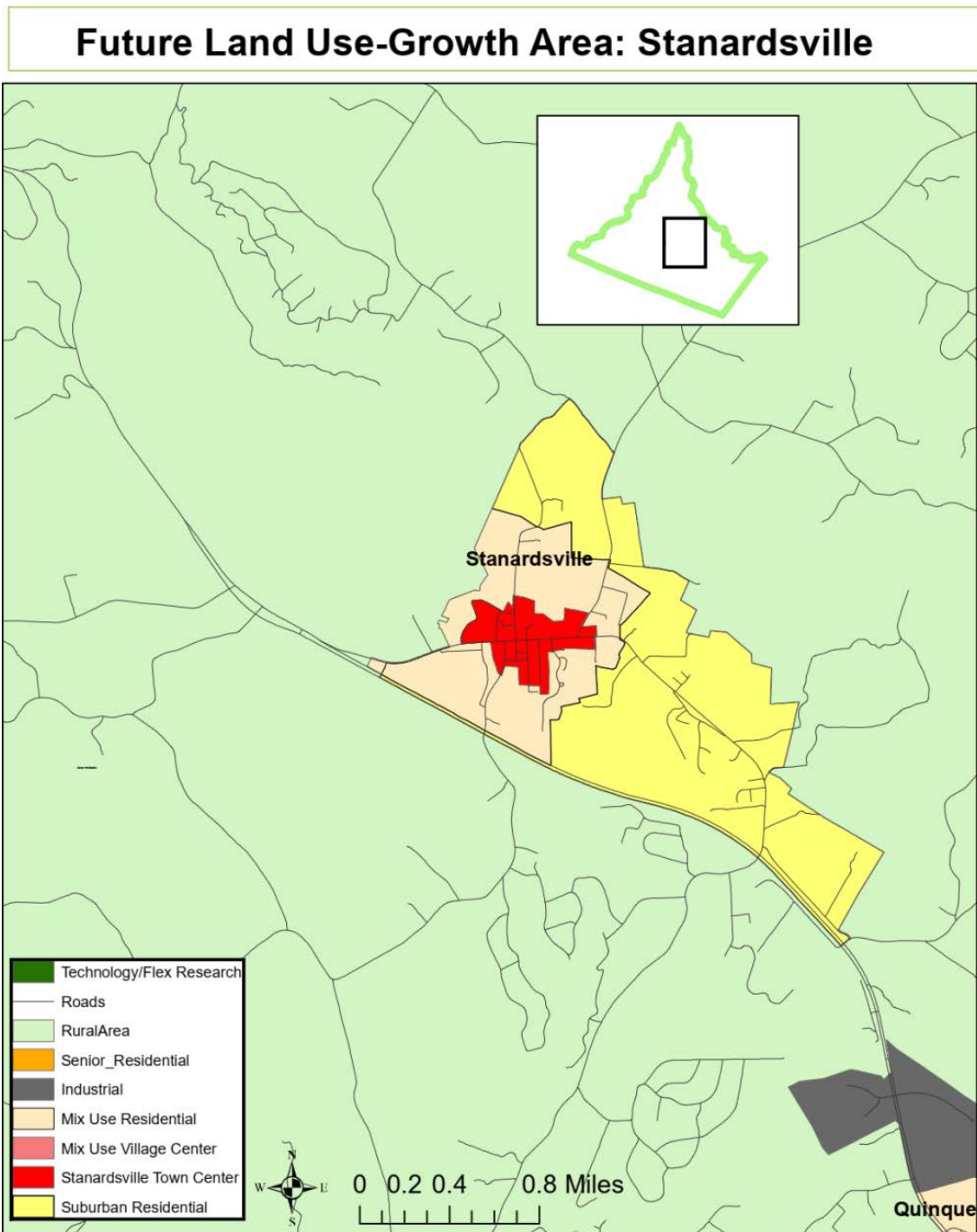
1993

Greene County, VA WebGIS Parcels - Name: 37D A 2B



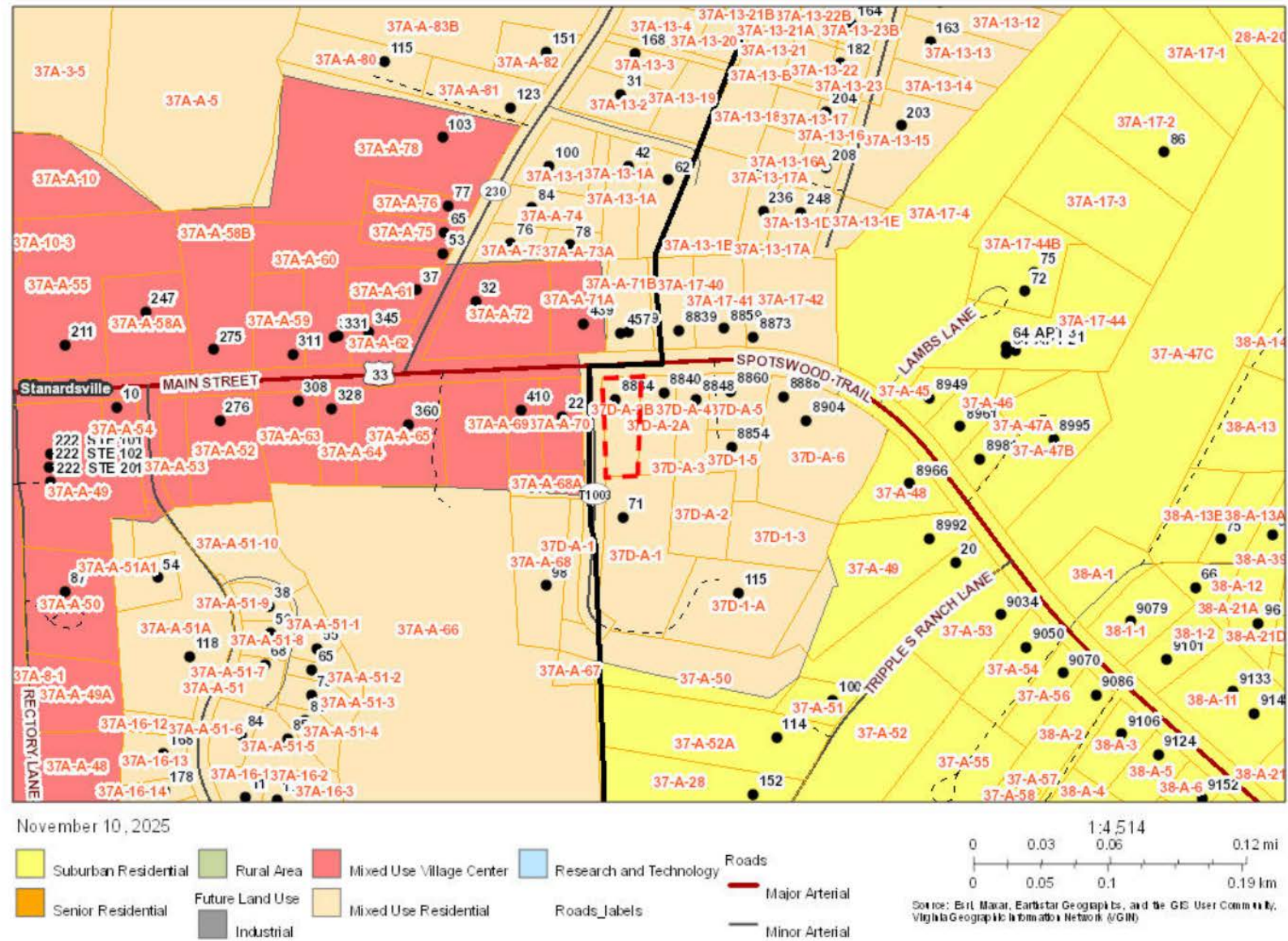
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

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B-1 and B-2 uses are inclusive of the B-3 zoning district

The by-right uses permitted in the B-1 and B-2 zoning districts are inclusive to the by-right uses in the B-3 zoning district. Furthermore, all uses permitted by special use permit in the B-1 zoning district are inclusive of the uses permitted by special use permit in the B-2 zoning district. The applicable ordinances for these districts have been included in the packet.

VDOT Access 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.

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- 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 to protect the rural character of Greene County.
- The Future Land Use Map designates this parcel as Mixed-Use Residential.
- Rezoning the parcel to a B-3, Business, zoning designation would support and match the historical with the zoning. The use is in character with the current pattern of development along Main St.

RZ#25-002: Snead Properties, LLC Recommendations

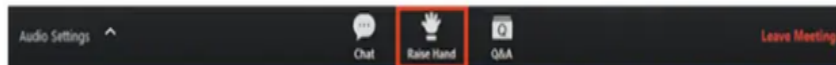
The Code of Virginia, Article 15.2-2307 supports updating the parcel zoning to match existing legal uses. Staff recommends approval of the rezoning request.

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

Public Participation: Zoom Instructions

How to raise your hand in Zoom on a Mac or PC

1. During a meeting, click on the icon labeled "Participants" at the bottom center of your computer or phone screen.
2. At the bottom of the window, click the button labeled "Raise Hand."



Click "Raise Hand" if you want to say something in the meeting. Zoom

3. Your digital hand is now raised. Lower it by clicking the same button, now labeled "Lower Hand."

- **Phone controls for participants**
- The following commands can be entered via using your phone's dial pad while in a Zoom meeting:
- *6 - Toggle mute/unmute
- *9 - Raise hand

