



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

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MEMORANDUM

To: Greene County Board of Supervisors

From: Community Development

Re: Monthly Report

Date: November 10, 2025

1. Route 670 Project:

The County is collaborating with Kimley Horn, our project manager, to administer the road project locally. The design for a Continuous Green-T intersection is currently under review by VDOT. The next step is a signal justification request. 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 and approval processes. Building permit applications are live as of October 1.

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.

4. VACO Award:

The Ruckersville Advisory Committee and Greene County Staff have received an award from the Virginia Association of Counties for creating and offering a Citizen's Academy. Staff from multiple departments throughout the County prepared presentations teaching the community about core government functions and answering questions about their areas of expertise. The classes were held live and recorded and posted online for future review by citizens.

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|reacct|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. 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>
- e. Sojourners Glamping: A new facility to include ten glamping units and event space resubmittal.
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|6359>
- f. Maple Ridge Subdivision: A new 5 lot subdivision.
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|4409>
- g. County of Greene: Raw water main.
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|6705>
- h. County of Greene: Raw Water Intake resubmittal.
 - i. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|6705>

3. Upcoming Public Hearings

- a. Board of Supervisors November 13, 2025
 - i. SUP for an auto repair facility with auto sales associated with the repair facility. TMP# 27-A-70A
 - ii. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|22859>
- b. Board of Supervisors November 13, 2025
 - i. SUP to maintain livestock in an R-1 zoning district. TMP#38-A-58A
 - ii. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|22828>
- c. Planning Commission November 19, 2025
 - i. Rezoning R-1 to B-3 zoning district. TMP#37D-A-2B
 - ii. <http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|4425>

4. Ordinance Revisions Under Review:

- **OR24-004:** Review of regulations for agri-tourism, farm wineries, breweries, and farm stands.
Ready for Planning Commission Public Hearing
- **Agricultural and Forest District Committee Reorganization:**
Next meeting: Tentative for November 17, 2025, at 6:00 p.m. at the County Administration Building.

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: 54
- Temp signs removed from VDOT R.O.W.: 78

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			4
Special Use Permit	1	0	0	0	1	1	1	1	0	0			5
ReZone	0	0	0	0	1	0	0	0	1	0			2
Ordin Rev	0	0	0	2	1	0	0	0	0	0			3
Site Plan (SPR)	0	0	0	0	0	0	2	3	0	1			6
Letter Of Revision (LOR)	2	0	0	1	1	0	0	0	2	0			6
Subdivision	5	5	3	7	5	3	3	3	5	7			46
Variance	1	0	0	0	0	0	0	0	0	0			1
BZA Appeal	0	0	1	0	0	0	0	0	0	0			1
ZC/ZD (Zon. Cert)	6	8	7	6	5	2	10	10	9	4			67
PETRA (Road Acc)	0	0	0	0	1	0	2	2	0	0			5
Temp S. Permits	2	1	5	5	4	3	3	3	2	0			28
S. Permits	2	2	3	3	1	1	1		2	1			16
New Zoning Complaints	3	8	4	5	4	1	5	4	1	3			38
Zoning Complaints Closed	4	1	5	4	7	2	1	0	3	1			28
Bonds	4	3	4	2	3	1	0	0	0	1			18
Total	30	28	33	35	36	14	28	26	26	18	0	0	270

Applications	2024												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	0	1	0	0	0	0	0	0	1	1	0		3
Special Use Permit	0	2	1	0	0	0	3	1	0	0	1		8

ReZone	1	0	0	0	0	0	2	1	0	0	0		4
Ordin Rev	0	0	0	0	1	2	0	0	1	0	0		4
Site Plan (SPR)	2	1	0	2	1	0	0	1	2	2	2		13
Letter Of Revision (LOR)	0	2	2	1	0	0	1	0	0	2	0		8
Subdivision	9	3	2	11	5	4	1	8	4	5	2		54
Variance	0	0	0	0	0	0	0	0	0	0	0		0
BZA Appeal	0	0	0	0	1	0	0	0	0	0	0		1
ZC/ZD (Zon. Cert)	5	5	6	4	7	3	5	4	3	3	1		46
PETRA (Road Acc)	1	0	0	0	1	0	0	0	0	0	0		2
Temp S. Permits	1	3	1	1	1	2	1	0	0	0	0		10
S. Permits	2	5	3	3	4	2	2	2	2	2	3		30
New Zoning Complaints	11	4	5	2	4	2	9	4	3	1	18		63
Zoning Complaints Closed	4	8	4	5	2	1	7	4	4	2	2		43
Bonds	3	1	0	1	2	2	1	0	1	2	0		13
Total	39	41	24	30	29	18	32	25	21	20	29	0	299

Applications	2023												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	0	0	1	1	2	0	1	0	0	0	0	0	5
Special Use Permit	0	0	0	0	2	2	0	0	1	2	1	0	8
ReZone	0	0	0	0	0	2	0	1	0	0	0	0	3
Ordin Rev	0	0	0	0	2	0	0	0	0	3	0	0	5
Site Plan (SPR)	0	0	4	0	1	2	2	1	0	2	4	0	16

BZA Appeal	0	0	0	0	0	0	0	0	0	0	1	1	2
ZC/ZD (Zon. Cert)	3	6	5	6	4	6	4	4	2	45	3	6	94
PETRA (Road Acc)	0	0	0	0	0	0	0	0	0	0	0	0	0
Temp S. Permits	0	0	1	0	1	0	1	0	0	0	0	0	3
S. Permits	0	0	1	2	0	0	2	2	1	2	1	6	17
Zoning Complaints	0	1	3	4	5	3	1	1	23	3	6	17	67
Bonds	1	1	0	0	1	3	1	5	0	1	1	0	14
Total	13	18	18	18	24	23	11	13	35	58	17	36	279

Applications	2021												
Date	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Acc. Dwelling Units	1	0	1	1	1	2	0	0	0	2	0	1	9
Special Use Permit	0	1	0	2	3	1	0	0	0	1	0	0	8
ReZone	0	1	0	1	1	0	0	0	1	0	0	0	4
Ordin Rev	1	0	0	0	0	0	2	0	0	1	0	0	4
Site Plan (SPR)	0	2	1	0	0	1	2	1	2	3	0	0	12
Letter Of Revision (LOR)	2	2	0	0	0	4	0	1	1	0	2	0	12
Subdivision	3	8	3	4	7	7	12	7	3	2	6	4	66
Variance	0	0	0	0	0	0	0	0	0	0	0	0	0
BZA Appeal	0	0	0	0	0	0	0	0	0	0	0	0	0
ZC/ZD (Zon. Cert)	4	1	6	10	2	2	3	5	8	1	3	5	50
PETRA (Road Acc)	0	3	1	0	0	2	0	0	0	0	0	0	6
Temp S. Permits	0	0	1	0	0	2	0	0	2	0	0	0	5
S. Permits	3	0	2	1	0	1	1	1	2	2	1	0	14

Zoning Complaints	7	4	8	4	2	2	5	6	4	5	6	3	56
Bonds	1	2	2	2	0	1	2	0	0	1	0	2	13
Total	22	24	25	25	16	25	27	21	23	18	18	15	250