

PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT Post Office Box 358 Stanardsville, Virginia 22973

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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#25-001)

DATE: October 14, 2025

STATUS

The Board of Supervisors will take action on Route 33 Holdings, LLC, which is requesting a rezone for parcel TMP# 60C-(A)-24, on a total of 18.55 acres. This request includes a change of 0.29 acres of the parcel from R-2 (Residential) to B-2 (Business General), as well as 6.14 acres from R-2 (Residential) to B-3 (Business Highway and High Intensity). The parcel is situated off of Spotswood Trail in Ruckersville. According to the Greene County Future Land Use Map, this parcel is classified as 'Mixed Use Residential', and the Greene County Comprehensive Plan identifies it as being within the growth area. (RZ#25-001)

The Board of Supervisors held a Public Hearing on theis request.

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 Access Review

When analyzed, the current R-2 zoning generates more peak-hour trips than the B-2/B-3 zoning. Please see the attached memo from the applicant's traffic engineer.

The parcel currently has direct access to Route 33. VDOT has indicated that access requirements will be reviewed with each new site plan to ensure the entrance remains compliant with applicable regulations.

Water/Sewer

Public water and sewer services are available in this area and can support the proposed uses.

Community Development

E&S/SWM, the Building Official, and EMS supported the proposal but did not have specific comments. These agencies will provide a more detailed review as the site and building plans are submitted.

RECOMMENDATIONS

The Comprehensive Plan supports the proposed rezone along Route 33. Access to major infrastructure will support the proposed zoning and its associated uses. The Comprehensive Plan supports commercial growth along the Route 33 corridor. The new development will bring jobs and tax revenue to the County and its citizens. **No families or trailers will be impacted by this rezoning request.**

At the July 16, 2025, public hearing, the Planning Commission recommended approval (5-0), as submitted by the applicant.

After the August 12, 2025, public hearing was closed, The Board of Supervisors deferred action until the applicant had time to provide additional details.

PROPOSED MOTIONS

- 1) In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve RZ#25-001 to rezone 0.29 acre of the parcel 60C-A-24 from R-2 (Residential) to B-2 (Business General), as well as 6.14 acres of parcel 60C-A-24 from R-2 (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 move to deny RZ#25-001 to rezone 0.29 acre of the parcel 60C-A-24 from R-2 (Residential) to B-2 (Business General), as well as 6.14 acres of parcel 60C-A-24 from R-2 (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
	cor	nvenience, ge	neral	welfaı	re, and go	od zonin	g practice	e, I move to	defer ac	tion on this
	application until					, due	to the fo			
		_		'Data'	١			•		

(List any reason to defer)