

AN ORDINANCE (O-2025-005) TO REZONE PARCEL TMP# 60C-(A)-24, WHICH HAS A TOTAL ACREAGE OF 18.55. THIS REQUEST INCLUDES A CHANGE OF 0.29 ACRE 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 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)

WHEREAS, §15.2-1427 and §15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof; and

WHEREAS, §15.2-2280, §15.2-2285, and §15.2-2286 of the Code of Virginia, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

WHEREAS the Greene County Planning Commission advertised and held a public hearing on the proposed rezoning on July 16, 2025, and all of those who spoke on this topic were heard; and

WHEREAS, the Greene County Planning Commission voted 5-0 to recommend approval of the request to rezone the subject property; and

WHEREAS, public necessity, convenience, general welfare, and good zoning practice support approval of this rezoning and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in the Piedmont Journal Recorder on July 29, 2025, and August 5, 2025, and

WHEREAS, the full text of this request was available for public inspection in the Greene County Administrator's Office, County Administration Building, 40 Celt Road, Stanardsville, Virginia 22973; and

WHEREAS, on August 12, 2025, the Greene County Board of Supervisors held a public hearing on this matter, and all those who spoke on this topic were heard; and

WHEREAS, the Greene County Board of Supervisors deferred action on this matter until October 14, 2025;

NOW, THEREFORE, BE IT ORDAINED that the Greene County Board of Supervisors hereby approves Ordinance O-2025-005 to rezone parcel TMP# 60C-(A)-24, which has a total acreage of 18.55. 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 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)

**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON OCTOBER 14, 2025.**

Motion:

Second:

Votes:

Catalano: \_\_\_\_\_

Durrer: \_\_\_\_\_

Goolsby: \_\_\_\_\_

Lamb: \_\_\_\_\_

McGuigan: \_\_\_\_\_

\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST: \_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors