



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

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MEMORANDUM

TO: Members of the Board of Supervisors

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

SUBJECT: Work Session: Agricultural Events, Farm Wineries, and Farm Breweries, Limited Distilleries

DATE: October 28, 2025

STATUS

Section 18-1 of the Zoning Ordinance Joint provides that regulations, restrictions, zones, and boundaries established in this Ordinance may from time to time be amended, supplemented, changed, modified, or repealed by the governing body under Section 15.2-2285 of the Code of Virginia. This application is to amend various sections of the text of the Zoning Ordinance for purposes of correction, modification, and elaboration of the district and general regulations. Amendments are proposed for clarification of intent, the addition of definitions, and the correction of inconsistencies.

ANALYSIS AND EFFECT

The Board of Supervisors has requested that the language for Farm Wineries, Farm Breweries, and Events at Agricultural Operations in the zoning ordinance be reviewed to provide for increased clarity and additional regulation of events, number of vehicles and people, and amplified sound. The purpose of this work session is for the Planning Commission to review comments provided by the Board of Supervisors at the joint work session held on 7/22/2025.

After 6 work sessions at Planning Commission meetings that included comments from the public and from business owners and stakeholders, the Planning Commission has the following recommendations.

Changes that have been included in the recommendations:

- Change the definition of events to only include activities that have 50 or more attendees.
- Size of the structure for the events/sales area (BOS wants to review other options 7/22/2025)
- Number of events allowed by right reduced to 30 per year (BOS wants to review other options 7/22/2025)
- Outdoor amplification allowed only by Special Use Permit (Wedding Ceremony Excluded)
- Parking regulations specific to this use
- Definition of food service at the facility
- Restroom facility requirements
- Number of participants by right limited to 150 participants
- Lighting requirements
- Calculation of space associated with events, sales or agritourism
- Addition of Limited Distilleries

Changes since the July 2025 joint session:

- Ensuring that the language indicates that these uses are subordinate to the agricultural operation.
- Visitors changed to attendees
- The definition of events has been included in the body of the ordinance.
- Clarifying that agritourism must occur on a parcel that has an agricultural operation and must meet the definition under “ bona fide production of crop, animals, or fowl.” Language included in the body and the definitions.
- Agritourism events added to the title of the ordinance.
- Clarified the time reference under the noise section.
- Included a chart under the special use permit section to help guide the size limitations based on the acreage.
- Including language regarding emergency services
- Include a definition for subordinate.
- Clarified food service to better align with the State Code.