



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

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## MEMORANDUM

**TO:** Members of the Planning Commission

**FROM:** Jim Frydl, Planning Director  
Stephanie Golon, Deputy Planning Director

**SUBJECT:** Special Use Permit Request – Keeping of Livestock (Horses) (SUP#25-004)

**DATE:** November 13, 2025

### STATUS

James and Jessica Maupin are seeking a special use permit to maintain livestock (specifically horses) on a minimum of two acres of rangeable land, in accordance with Article 5-1-2.2 of the Greene County Zoning Ordinance. The property, identified as TMP# 38-(A)-58A, is located on Knights Drive, zoned R-1 (Residential), and consists of approximately 6.47 acres. According to the Greene County Future Land Use Map, it is designated “Suburban Residential” (SUP#25-004).

### BACKGROUND

- Zoning: R-1, Residential
- Acreage: 6.47 acres
- Parcel Number: 38-(A)-58A
- Proposed Use: Keeping of livestock (horses) on at least 2 acres of rangeable land
- Location: Knights Drive, Stanardsville

### ANALYSIS AND EFFECT

The applicant proposes to pasture and/or stable no more than two horses, utilizing grazing and pasture rotation. In the R-1, Residential district, the keeping of livestock on at least 2 acres of rangeable land is permitted by special use permit under Article 5-1-2.2.

**Definition of Livestock (Greene County Zoning Ordinance, Article 22):**

Domestic animals normally raised on a farm such as horses, cows, swine, goats, sheep,

poultry, etc. This definition specifically excludes dogs and cats. (Revised 1/11/05)

The applicants propose to pasture and board two horses on the 6.47-acre parcel and construct a barn (see attached rendering). The parcel is currently vacant.

Surrounding uses include:

- North and East: Zoned A-1, Agricultural
- South: Zoned R-1, Residential

The proposed use does not appear to alter the character of the surrounding community.

Staff consulted with the Natural Resource Conservation Service (NRCS – USDA) and the Culpeper Soil and Water Conservation District (CSWD) regarding best management practices. The standard guideline is 3 acres per 1,000-pound animal unit; however, with proper management and/or a grazing plan, this may be reduced to 2 animal units per acre.

#### **AUTHORITY UNDER VIRGINIA CODE AND ZONING ORDINANCE**

Under Virginia Code §15.2-2286(A)(3), a governing body is authorized to grant a special use permit with suitable conditions.

#### **Greene County Zoning Ordinance Guidelines:**

When deciding whether to grant, conditionally grant, or deny a special use permit, the following must be considered:

- a. Whether the use will change the character or established development pattern of the area.
- b. Whether the use will be in harmony with by-right uses in the zoning district and will not adversely affect neighboring properties.
- c. Whether conditions will ensure that the use will not hinder appropriate development or impair adjacent property values.
- d. The suitability of the property for the proposed use with respect to growth trends, community impact, transportation, schools, recreation, conservation of resources, floodplain preservation, and appropriate land use. (Revised 1/11/05)

#### **INDEPENDENT IMPACT STUDY**

The request will not generate new traffic and does not require additional infrastructure upgrades.

#### **COMPREHENSIVE PLAN**

While the Future Land Use Map designates the property as Suburban Residential, the applicant is not requesting a nuisance use. Instead, the request aligns with agricultural use of the land.

The Comprehensive Plan vision statement emphasizes that conserving farmland enhances

residents' quality of life and preserves the rural character of Greene County.

By right, the parcel could support up to 21 detached single-family dwellings with full public infrastructure (water, sewer, and road). The applicant's proposal maintains the rural character of the parcel through livestock use, with appropriate best management practices.

### **RECOMMENDATION**

At the September 17, 2025, public hearing, the Planning Commission recommended approval with the following conditions:

1. Livestock shall be limited to horses only, to prevent potential nuisance impacts to neighboring residential properties.
2. The livestock area shall consist of at least 2 acres of rangeable land.
3. No more than two horses shall be permitted on the property.

### **PROPOSED MOTIONS**

#### **1. Approval without conditions:**

"In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve SUP#25-004, for the keeping of livestock as listed in Article 5 of the Greene County Zoning Ordinance."

#### **2. Approval with conditions:**

"In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve SUP#25-004, for the keeping of livestock as listed in Article 5 of the Greene County Zoning Ordinance with the following conditions:

1. Livestock shall be limited to horses only.
2. The livestock area shall consist of at least 2 acres of rangeable land.
3. No more than two horses shall be permitted on the property."

#### **3. Denial:**

"In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to deny SUP#25-004, for the keeping of livestock as listed in Article 5 of the Greene County Zoning Ordinance, for the following reasons: [Insert reasons]."

#### **4. Deferral:**

"In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to defer action on SUP#25-004 until [date], due to the following: [Insert reasons]."