



Greene County Planning Commission
County Meeting Room, 40 Celt Road, Stanardsville, VA 22973
Wednesday, June 18, 2025 – 6:00 PM

To participate in public meetings, please go to <https://shorturl.at/gc0HW> and follow the instructions under "connect to live video meeting."

- 1. Call to Order**
- 2. Determine a Quorum**
- 3. Pledge of Allegiance**
- 4. Public Hearing**
 - a. Dasia Tompkins requests a special use permit for a Child Care Center, as required through Articles 4-1-2.12 and 22 of the Greene County Zoning Ordinance. The parcel identified as TMP# 49A-3-T-32, located at 919 Morning Glory Turn, is zoned A-1 (Agricultural), approximately 0.73 of an acre. The Greene County Future Land Use Map designates it as a "Rural Area" (SUP25-002)

SUP25-002 Staff Report

State Code of Virginia

Maps

Septic Review and Comments from VDH

Application and Neighbor's Consent

Justification Letter and Twin Lakes HOA Approval Letter

Photos

Department of Education Form

Presentation
 - b. The Greene County Board of Supervisors is requesting a revision to the Greene County Zoning Ordinance to include amendments to Article 22, Definitions. These amendments pertain to restricting the use of repurposed manufactured homes as accessory structures in all zoning districts, except for Article 4, Agricultural (A-1)—with a 5-acre minimum requirement—and Articles 11 and 12, Industrial (unrestricted). (OR#25-001)

OR25-001 Staff Report

Board of Supervisors Resolution

Redline Article 22

Clean Version Article 22

Building Officials' Comments

- c. The Greene County Planning Commission will hold a public hearing to consider amending Article 22, "Definitions," by revising the definition of Indoor Recreation Facilities and adding a new definition for Health and Fitness Centers. Health and Fitness Centers are proposed to be added as a by-right use in the following zoning districts: Article 7 (PUD), Article 8 (B-1 Business), Article 10A (TFRD), Article 11 (M-1 Industrial), and Article 12 (M-2 Industrial). (OR25-003)

OR25-003 Staff Report

Board of Supervisors Resolution

Redlined Zoning Ordinance

Clean Zoning Ordinance

- d. The Greene County Planning Commission will hold a public hearing to consider amending Article 22: Definitions by updating the definition of Solar Energy Generation Facilities and adding required performance standards. New definitions have been created for Rooftop Solar Facilities and Ground-Mounted Solar Facilities. Rooftop Solar Facilities and Ground-Mounted Solar Facilities are proposed as by-right uses in the following zoning districts: Article C-1 Conservation, Article A-1 Agricultural, Article 5 Residential, Article 6A SR Residential, Article 7 PUD, Article 8 B-1 Business, Article 10A TFRD, Article 11 M-1 Industrial, and Article 12 M-2 Industrial. (OR24-002)

OR24-002 Staff Report

Board of Supervisors Resolution

Redline Zoning Ordinance

Clean Zoning Ordinance

Code of Virginia 15.2-2288.8 Solar SUP

Code of Virginia 15.2-2288.7 Roof Top Solar

Code of Virginia 15.2-2316.6 Solar Definitions

- 5. Old/New Business**
- 6. Approval of Minutes**
 - a. May 21, 2025 Minutes
- 7. Other Planning Matters**
 - a. Ruckersville Advisory Committee
 - b. Town of Stanardsville Information
 - c. Update of Development Activity
 - d. Next Month's Agenda
- 8. Adjournment**
- 9. Town of Stanardsville Planning Commission**
- 10. Call to Order**
- 11. Determine a Quorum**
- 12. Approval of Minutes**
- 13. Adjournment**