



PLANNING COMMISSION

BOARD OF ZONING APPEALS

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MEMORANDUM

TO: The Greene County Board of Supervisors

FROM: The Greene County Planning Commission and Planning Department Staff

DATE: April 14, 2026

SUBJECT: Joint Work Session: 2026 Planning Priorities

This memorandum outlines the key work plan priorities identified by the Greene County Planning Commission and staff for the 2026 calendar year. Its purpose is to support a productive discussion during the joint work session by inviting the Board's strategic guidance.

If there are additional priorities not included below, the Planning Commission and staff welcome the opportunity to incorporate them into the 2026 work plan.

2026 Planning Commission & Staff Work Plan Priorities

Following a productive planning session, the Planning Commission identified several key initiatives focused on modernizing County ordinances and improving regulatory clarity. These priorities reflect a proactive approach to addressing emerging trends and evolving community needs. The primary focus areas for the year include:

Zoning and Subdivision Ordinance Revision by Category

Proposed Zoning, Subdivision, and Policy Update Initiatives

- Legal code updates as recommended by Legislaide
- Special Use Permit conditions, enforcement, and timeline
- Minor updates/corrections to the subdivision ordinance
- Cash proffer policy updates

- Incorporation of recently adopted policies into the zoning ordinance

Proposed Residential, Infrastructure, and Site Development Code Revisions

- Accessory Dwelling Unit regulations (size, ownership, districts allowed)
- Fire hydrant and minimum fire standards
- Private road standards, including the development of improved standards for roads not maintained by the state
- Clarification of driveway versus right-of-way definitions for setback purposes (codifying current policy)
- Parking requirements (Minimum and alternative parking standards)
- Density and height standards in Planned Unit Developments (PUDs)
- Sidewalk requirements in designated growth areas

Proposed Environmental and Land Development Regulatory Revisions

- Stream buffer ordinance language
- Landscape ordinance review to promote more functional and native vegetation
- Dark Sky requirements for residential and commercial developments
- Regulations for clustered residential developments

Proposed Amendments to Outdoor Commercial and Mobile Food Regulations

- Outdoor sales and display standards, including screening requirements
- Review mobile food truck regulations

The Planning Commission and staff are eager to partner with the Board of Supervisors to create and align any revisions with the community priorities. We look forward to a productive joint work session.