



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT
Post Office Box 358
Stanardsville, Virginia 22973

Tel: 434-985-5282
Fax: 434-985-1459

Website: www.gcva.us
Email: planning@gcva.us

MEMORANDUM

TO: Members of the Planning Commission

FROM: Bart J. Svoboda, Planning Director
Stephanie Golon, County Planner

SUBJECT: Zoning Ordinance Amendment (Ordinance Revision OR#09-003)
Horse Boarding & Lessons in Low Intensity Agriculture

DATE: July 15, 2009

STATUS

Section 18-1 of the Zoning Ordinance 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zones and boundaries established in this Ordinance may from time to time be amended, supplemented, changed, modified or repealed by the governing body pursuant to Section 15.2-2285 of the Code of Virginia.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 district and general regulations. Amendments are proposed for clarification of intent, addition of definitions and correction of inconsistencies.

SPECIFIC LANGUAGE

Article 3

Conservation District, C-1

3-1-2 Uses Permitted by Special Use Permit

.17 ~~stables, horseback riding, and equestrian facilities~~

Article 22

Definitions

AGRICULTURE, LOW INTENSITY: The use of a tract of land of not less than 5 acres for any of the following: 1) hay production; 2) forestry production including Christmas trees; 3) pasturing of livestock not to exceed 1 animal unit per each 3 acres of pasture with 1 animal unit being equivalent to one 1,000 lb. mature cow with or without a nursing calf; 4) the keeping of fowl in securely fenced or closed-housing areas. If free-range, the total number of mature birds may not exceed fifty (50) per acre; if the birds are housed in coops or other enclosed structures, whether permanent or temporary, these structures may not exceed 1,500 square feet in aggregate on any tract of land regardless of size; 5) horticulture including nurseries (container grown or lined-out), orchards, vineyards bramble and blueberry production, and 6) **boarding of horses.** (~~Amended 12/17/94~~)

BOARDING OF HORSES: the keeping and training of horses which are not owned by the occupant or owner of the property. Boarding of horses includes the giving of private lessons (one trainer/one student), but does not include group lessons, group clinics, shows or similar related activities.

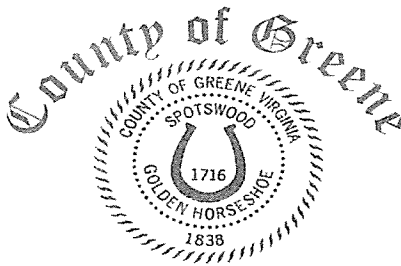
EQUESTRIAN FACILITIES: a recreational facility open to the public for training, education and competition in equestrian sports such as dressage, show jumping, driving, reining, vaulting, cross country, endurance, eventing and other equestrian lessons or shows. Such facility may consist of an indoor and/or outdoor riding ring, bleachers, lighting, horse stalls or stables, and watering stations.

PROPOSED MOTIONS

- 1) I move to recommend approval of ordinance revision OR#09-003.
(List any changes or additional language)

- 2) I move to recommend denial of ordinance revision OR#09-003 due to the following:
(List any reason for denial).

- 3) I move to defer action on this application until _____.
(Date)
(List any reason to defer).



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Case # OR# 09-003

Date of Application 6-3-09

Choose one from the following:

- Zoning Certification/Determination
- Sign Permit
- Variance/Appeals to PC/BZA
- Request Address
- Rezoning
- Special Use Permit
- Telecommunication Tower
- Ordinance Revision
- Agricultural and Forestal (check one)
 - Withdrawal
 - Add
 - New District

Applicant Name

COUNTY OF GREENE

Address

40 CILT ROAD

STANARDSVILLE, VA 22973

Phone #

985-5282

Fax #

Email

Signature

[Signature]

Date

6-3-09

Property Owner Name

Address

Phone #

Fax #

Email

Signature

Date

Tax Map #

Acreage

Zoning

Existing Use

Proposed Use

ADD RIDING LESSONS & BOARDING OF HORSES TO LOW-INT. AG. and definitions for Eq Center / Boarding etc.

Application Fee: \$

Date Paid

Receipt #

Initials

Bldg. Permit Fee: \$

Date Paid

Receipt #

Initials