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Adopted by Stanardsville Town Council on

Recommended by Greene County Planning Commission on

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VISION STATEMENT

Stanardsville will support economic vitality and improve the quality of life for citizens in the following ways:

- **Capitalize on special assets, including a location convenient to major employers and research institutions in the region, the presence of Greene County's educational and governmental services, the Town's historic character and attractions, and its identity as a gateway to Shenandoah National Park.**

- **Enhance the quality of life of all residents and diversity of population by age, race and cultural interest.**

- **Attract new residential development that meets the present and future needs of the Town.**

- **Attract specialty shops, personal service providers, and professional businesses to locate in Stanardsville.**

- **Upgrade water, sewer, and communications infrastructure to promote health, welfare, public safety, and business development.**

- **Seek to retain the friendliness, peaceful pace, and small town atmosphere of Stanardsville.**

INTRODUCTION

PURPOSE OF THE COMPREHENSIVE PLAN

The Comprehensive Plan for the Town of Stanardsville guides future development and physical growth within the Town for the next ten to twenty years, with the purpose of supporting economic vitality and improving quality of life for all residents. The plan considers existing conditions of the Town from a range of perspectives, including population growth and demographic change, land use and design, infrastructure, housing and community services, and historic and natural resources. Based on historic trends and the present state of the Town, goals and objectives are provided for each topic to align future actions with the vision for the Town shared by citizens of Stanardsville.

The Comprehensive Plan is general in nature, forming the "big picture" for the Town. While it does not go into detail about development prospects, capital improvements, or specific zoning language, it does set the stage for further work in a range of projects that have a higher degree of specificity. The Comprehensive plan is to be equally accessible and, to the greatest extent possible, understandable to all residents of the Town.

This plan is prepared pursuant to Code of Virginia § 15.2-2223, which establishes the expected content and process for Comprehensive Plans from all localities within the Commonwealth. The intent is to revisit the plan in five years to either reaffirm the Town's goals or to adjust and update them. The Greene County Planning Commission, which serves jointly as the Town of Stanardsville Planning Commission, has prepared this plan on behalf of the Town Council and the residents of the Town.

PLANNING PRECEDENT

The 2024 Town of Stanardsville Comprehensive Plan builds upon the goals and strategies set for the Town in previous Comprehensive Plans, allowing continuity with the past while addressing present needs and future outlook of Town residents. The Town of Stanardsville adopted its first Comprehensive Plan in 1978. An update was adopted in the 1980s and another in the 1990s. Prior to the adoption of the 2011 Plan, the 1998 Comprehensive Plan functioned as the guiding document for the Town. A number of the goals and objectives put forward in the 1998 plan remain relevant today and have been incorporated into the content of this update.

The Town of Stanardsville, chartered in 1794 and incorporated in 1921, is included in the Greene County Comprehensive Plan. A workshop was held for Stanardsville residents to offer input into the County's plan, and comments were solicited from Stanardsville residents throughout the process. The Town of Stanardsville lies within the County plan's designated growth area, and the downtown is defined as the County's only "Mixed-use Town Center." The interests of Greene County and the Town of Stanardsville are closely aligned, and the respective governing bodies have forged an ongoing and productive working relationship. Every effort is made in this plan to include any relevant goals within the wider county-wide context set by the Greene County Comprehensive Plan.

In addition to previous Comprehensive Plans from the Town and County, the following plans have been used as sources and incorporated into the content of this plan: a 2004 Town of Stanardsville Safety, Circulation and Beautification Plan from the Thomas Jefferson Planning District Commission; a 2007 Town of Stanardsville Water and Sewer Rehabilitation Study from WW Associates; three documents from *STAR*, a 2016 Economic Restructuring of Downtown Stanardsville, a 2014 Visioning and Marketing Position for The Stanardsville Area, a 2008 Program for Town of Stanardsville Downtown Streetscape Revitalization Project; the2009 Multimodal Corridor Study for the US 29 and US 33 Development Areas in Greene County from the Renaissance Planning Group, and most recent, a 2022 Bicycle & Pedestrian Infrastructure Assessment provided by Thomas Jefferson Planning District Commission .

GENERAL TOWN PROFILE

HISTORIC SETTING

The Town of Stanardsville was established in 1794 by William Stanard, a grandson of an original land grantee in the area. He subdivided 45 acres of his land into half-acre lots, and platted them along an even street grid. Within a year, a tavern was built to meet the needs of travelers on their way from Richmond over the Blue Ridge Mountains. Two original houses from this time period remain on the east side of Stanardsville Run. By the early 19th century, the Town had grown into a thriving community with numerous services. The federal-style Lafayette Hotel was built in 1840. Originally a hotel and restaurant, the property served many different functions, before being restored to its original intent.

***Stanardsville Streetscape**: Main Street in the early 20th Century*

Greene County, once part of Orange County, was officially designated as an independent county in 1838, and Stanardsville was selected as the County seat. The Civil War and an ensuing economic depression halted growth in Stanardsville for several years, but development began to increase by the end of the 19th century. Homes with Queen Anne, Victorian, Italianate, and Federalist architectural features began to fill in the Town of Stanardsville. The construction of Greene County's first major school, William Monroe School, in Stanardsville in 1925 and the creation of the Shenandoah National Park in the following decade were formative events for the Town.

The Shenandoah National Park was admitted into the National Park System in 1935, after a decade of fundraising and advocacy from private foundations and the State of Virginia. Virginia men from Franklin Roosevelt's Civilian Conservation Corp crafted the fine stonework of the Skyline Drive, running along the ridge of the park. About six hundred families, 64 of which were within Greene County, were asked to leave the land, on the grounds of "condemnation" of what was presumed to

be substandard living conditions, before the federal government would assume ownership of the park. Many resisted, resulting in a number of legal battles, which were eventually lost. The sites chosen by the federal government for the relocated residents were mostly in the Haneytown area of Greene County. The relocation effort was generally a failure for a number of reasons, and most of the houses were vacated and sold off. The park has grown to become one of the most popular scenic destinations in the country. A Blue Ridge Heritage Project is now underway to honor those displaced families by erecting memorials in each of the eight counties bordering the park. Greene County's memorial will be located within walking distance to the Town of Stanardsville.

***Stanardsville Streetscape**: Main Street in 2016*

Stanardsville, today, is a peaceful and serene place nestled in the foothills of the Blue Ridge Mountains. The Town has adopted a quieter ambiance since the days when its taverns were known as rowdy gathering places. It continues to host the county's public activities, with the County Courthouse, Greene County Administration Building, the Greene County branch of the Jefferson-Madison Regional Library, and the museum of the Greene County Historical Society close together in downtown. The small-town feel and historic character of the Town is what attracts residents and visitors alike.

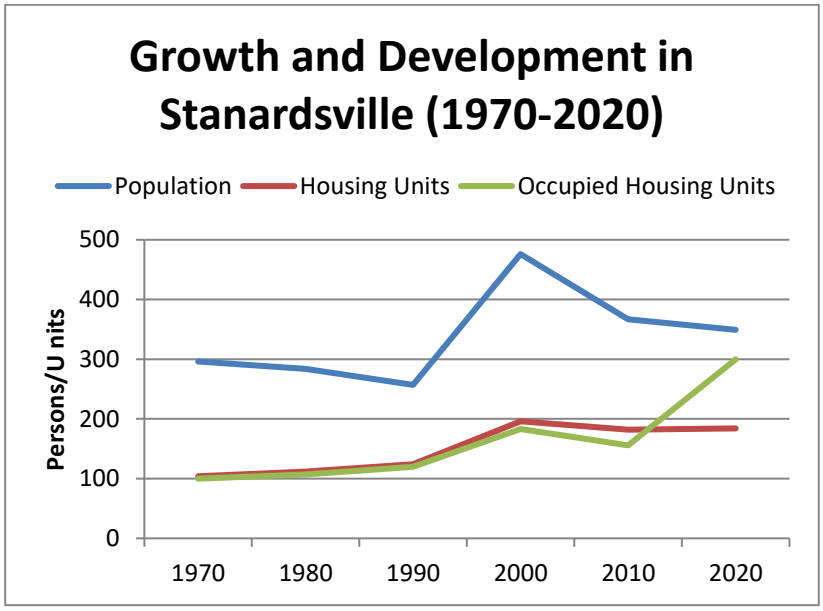
In 2012, with significant financial support from Greene County residents, Piedmont Virginia Community College (PVCC) established a campus in Stanardsville at the Eugene Giuseppe Center. They offer a number of college courses to citizens and in collaboration with William Monroe High School, high school students are given the opportunity to graduate with both a high school diploma and an Associates Degree. In additon, PVCC offers customized training programs for individual businesses to offer their employees. PVCC's main campus is located in Charlottesville, VA and offers a full range of Associate Degree programs, workforce certificates, and continuing education credits

POPULATION AND DEVELOPMENT

The population for the Town of Stanardsville remains roughly the same as it was when incorporated in 1921. After decades of gradual decline, the Town grew by a remarkable 85% between 1990 and 2000, only to drop back by 23% over the course of the next decade. The growth in the 1990s can be explained by the development of homes along William Mills Drive. Over the decade ending in 2020, the Town experienced no change in the number of housing units and housing occupancy rate. Greene

County has grown rapidly during this same period. While 6% of all Greene County residents lived in Stanardsville in 1970, currently 2% reside within the town limits.

It should be noted that the 2020 census population count of 349 people for the Town of Stanardsville may not accurately reflect the full population of the Town. The number fell short of recent estimates from the Weldon Cooper Center, as well as local knowledge. There is also a larger population in the surrounding area that supports, utilizes, and depends on Town facilities. The town boundaries were constricted in the 1930's and do not completely encompass the full number of people who would identify themselves as members of the Stanardsville community.



Source: U.S. Census Bureau

There are several likely causes of the lack of growth in the Town of Stanardsville over the years. When a 4-lane bypass was constructed around Stanardsville in 2001, much of the traffic that local businesses and services depend on was diverted from town. Furthermore, the town's water and sewer capacity require upgrades to adequately facilitate an expanding population. A clear understanding of these causes helps to inform many of the solutions that are presented in this plan.

Future population projections are difficult to make for the Town of Stanardsville. There are many variables that influence the growth rate for the Town, and no obvious trend line emerges from an evaluation of historical data. Given the small size of the Town, significant population variance can be experienced with even a single development. Nevertheless, an estimate can be attempted. The Stanardsville Town Council and the Greene County Board of Supervisors have each expressed a desire for the Town to grow in population, and projects are underway to enhance the attractiveness of the Town to new residents. Given these stated goals, the Town's growth rate could mirror the Virginia Employment Commission's predicted growth rate for Greene County in the future. With annual growth of 2%, the Town of Stanardsville may have 550 residents by 2030.

DEMOGRAPHIC CHARACTERISTICS

The Town of Stanardsville has grown more racially and ethnically diverse over the last decade. In 2000, 89% of all Town of Stanardsville residents were Non-Hispanic Whites, but this proportion fell to 77% by 2010. Despite an overall population loss in the Town during this period, the Black or African American population grew by 59% and the Hispanic or Latino population grew substantially. Several Stanardsville residents, 27 in total, identified themselves as "some other race" on the 2020 Census.

Demographic Characteristics in Town, County, and Region

	Town of Stanardsville	Greene County	Thomas Jefferson region
Characteristic	**Percent of Total**	**Percent of Total**	**Percent of Total**
Race (2022)			
White	74%	80%	79%
Black or African American	8%	6%	13%
Asian	0%	2%	3%
Ethnicity (2022)			
Hispanic or Latino	8%	7%	4%
Age			
Under 18 (2022)	24%	23%	21%
Over 65 (2022)	29%	18%	13%
Total Population (2010)	**492**	**20,631**	**234,712**

Source: U.S. Census Bureau, Decennial Census and American Community Survey

This demographic shift is not unusual for incorporated towns in the region. On average, towns in the Thomas Jefferson region had fewer Whites and more Blacks in 2010 than in 2000. The Hispanic population in towns region-wide increased by 433% over the same period, an even greater increase than that of Stanardsville. The proportion of Hispanics in the Town of Stanardsville is now equal to Greene County and the region as a whole.

Four out of every ten residents of Stanardsville are beyond retirement age, yet about a quarter of the population is under the age of 18. These figures reveal that Stanardsville is quite an intergenerational community, with a relatively even household balance between families with children and senior households. Although two-thirds of all children in Town are Non-Hispanic Whites, minority households are more likely to have children. Increased racial diversity has also resulted in an increase in children over the last decade.

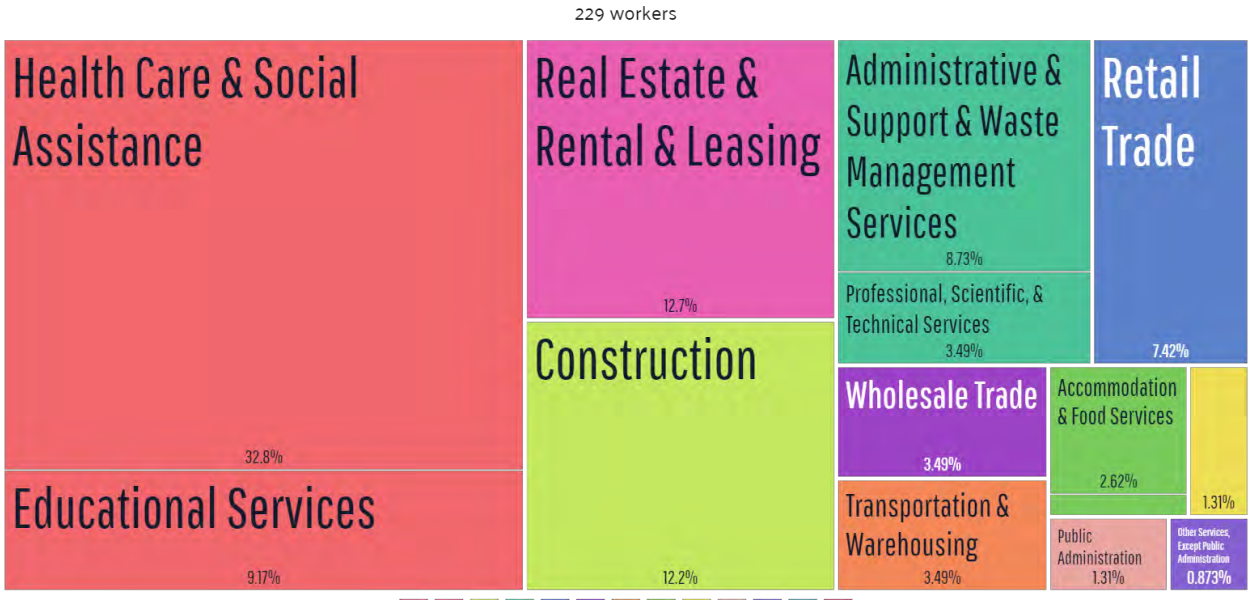
ECONOMIC DEVELOPMENT

The Town of Stanardsville currently plays an important role in the regional economy that can be expanded upon and broadened to the benefit of Town residents and the owners and workers in local businesses. A well-coordinated and concerted economic development effort has the potential to shape the Town into a thriving commercial and civic center. This section presents the Town's existing assets, both its workforce and employment opportunities, and charts the course for well-balanced growth and development.

EXISTING CONDITIONS

EMPLOYMENT

The most common employment sectors for the residents of the Town Stanardsville are health care & social assistance (75 people), real estate & rental & leasing (29 people), and construction (28 people). This chart shows the share breakdown of the primary industries for residents of Stanardsville, VA, though some of these residents may live in Stanardsville, VA and work somewhere else. Census data is tagged to a residential address, not a work address.



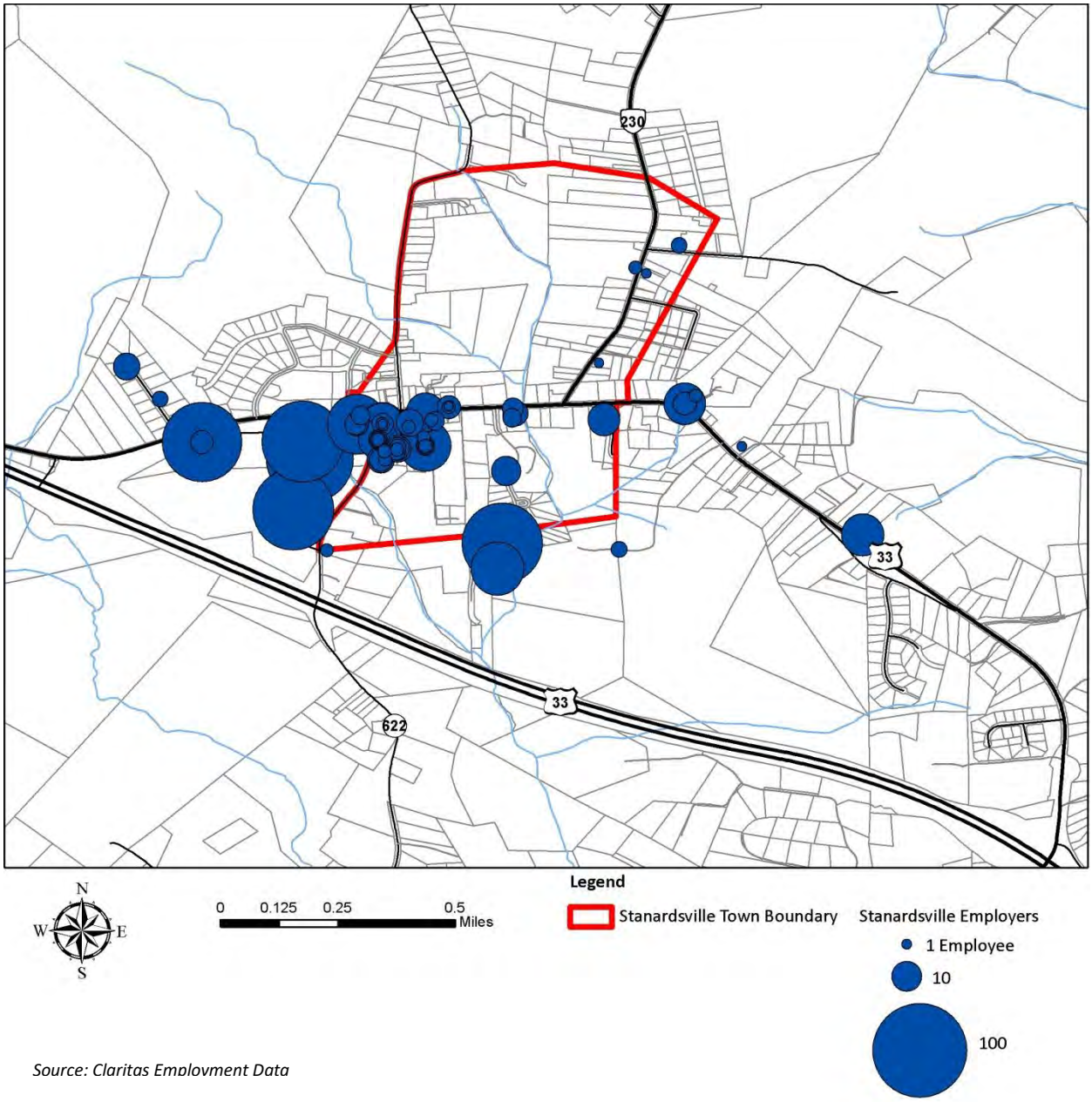
https://datausa.io/profile/geo/stanardsville-va#economy

As an employment center, Stanardsville is currently highly specialized in educational and government services, with a significant presence of health care jobs due to the Greene Healthcare and Rehabilitation facility. This clearly reflects its position as the Greene County seat and the presence of three public schools nearby. Roughly half of all employment in Greene County is in the public-sector, and many of these jobs are located in the Stanardsville area. Two-thirds of all people employed in

Stanardsville live in Greene County, with the rest commuting in mostly from Albemarle, Madison, and Rockingham counties.

The workforce in Stanardsville and the immediate surrounding area is more diversified. Teachers comprise a fifth of all workers, and the rest is fairly evenly distributed across both higher-wage and lower-wage industries. Only 15% of the Stanardsville area workforce stays within the Stanardsville area for their job. The rest commute to Albemarle County (32%), Greene County outside of Stanardsville (14%), the City of Charlottesville (11%), or another county in Virginia.

Employment in Stanardsville and the Surrounding Area



Source: Claritas Employment Data

TOURISM

Stanardsville is uniquely situated to become an important tourist destination, drawing visitors from within and outside of the region alike. With many attractions and amenities within close proximity to the Town, area businesses can leverage these strengths and provide necessary services and accommodations to visitors.

The Town has an ideal location in the shadow of the Blue Ridge Mountains, as a gateway to the Shenandoah National Park. The Swift Run Gap entrance to the park, one of four, is directly accessible from US 33. In 2009, the National Park Service recorded 1.12 million visitors to the park, many of

whom visit in the fall to experience the colorful foliage or hike along the Appalachian Trail. Beyond outdoor recreational tourism, agritourism also presents opportunities to the Town. There are sixteen vineyards within a 45-minute drive of the Town. On average, Virginia wineries each have 5,000 visitors annually according to Virginia Wine News, which would put 80,000 visitors within 45 minutes of Stanardsville each year.

Stanardsville has a number of events that are regional draws, bring significant tourism to the town and local economy. A much-anticipated yearly event is the Red, White, and Blue n' Greene celebration has become the largest single-day event in Greene and the largest fireworks display in Central Virginia for much of the last decade. The Oktoberfest/Greene Beer Festival is a smaller but has garnered critical acclaim, and finally the annual Black bear festival brings thousands of visitors to the Town.

Stanardsville and Greene County have several special events, which include:

- Haunted Tours of Stanardsville
- Stanardsville Parade of Lights
- Christmas Tree-Lighting Ceremony
- Greene County Fair
- Red, White, Blue, n' Greene Celebration
- Stanardsville 4th of July Parade
- Discover Virginia Wine Festival
- Virginia Clay Festival
- Oktoberfest /Greene Beer Festival
- Haunted Tours of Stanardsville
- Tour de Greene
- William Monroe High School Arts Festival
- Black Bear Festival

Additionally, Stanardsville's designation as an historic district in the National Register of Historic places serves to draw visitors to the Town.

RETAIL AND SERVICES

Stanardsville's position in regional retail markets has waned considerably over the years, with many potential customers opting to shop in other locations. The heavily-travelled US 29 corridor has gained a significant retail presence first in Albemarle County, and more recently in Greene County. A Super Wal-Mart shopping center opened at the intersection of US 33 and US 29 in 2010, along with a Lowes Home Improvement store. The Town also faces competition from Harrisonburg, Elkton and

McGaheysville across the Blue Ridge Mountains. According to a 2008 survey of merchants in the Stanardsville area conducted for an Economic Restructuring Study, the majority of businesses serves a local clientele rather than engage in the regional market.

There are other challenges faced by retail and services in the Town of Stanardsville. The construction of the US 33 bypass around Stanardsville in 2001 shifted away much of the traffic needed by a commercial district to maintain its vitality. Total traffic counts dropped 39% from 1999 to 2006 after the bypass was built, but unfortunately the truck traffic grew from 3% of the total to 9% of the total during the same period because of the opportunity to use a shortcut through downtown to northbound US 29.

The conversion of much of the ground floor space in downtown Stanardsville from commercial to residential space due to the decline of commerce in downtown has only exacerbated the problem. The closing of the Hardware Store and Greene County Record office have also had an impact on main street. Maintaining a contiguous set of ground-floor shops or restaurants is an important principle for any retail district. Incompatible gaps in streetscape can lead to disinterest or confusion from customers. With much of the Town constructed in the 19th century and the first decades of the 20th century, the mixed-use setting offers potential only if the more intense uses directly engage the street.

Stanardsville businesses are in the process of reorienting their business models to adapt to these challenges. Ruckersville is not perceived by the Town and its businesses as a retail competitor, but simply as a different niche in the overall regional market. Stanardsville does not wish to compete in the large-scale retail arena, but it can play to its inherent strengths to establish a unique market position. The presence of government and educational services, especially since the installment of a Piedmont Virginia Community College satellite campus in town, offers a distinct opportunity to cater to the needs of employees and students. Though the US 33 bypass negatively impacted business in downtown Stanardsville in the short-term, the resulting quieter village of Stanardsville has the opportunity to remake itself as a tourist destination and center of unique specialty shops and services.

The Town also has the opportunity to provide essential goods and services for residents of the immediate area. As gas prices continue to rise, many households may decide to shop closer to home in the future, perhaps even within walking distance, rather than travel to a major regional retail location.

ECONOMIC DEVELOPMENT ACTIVITIES

Over the last decade, the Stanardsville Town Council and the Greene County Board of Supervisors joined with concerned citizens to develop a course of action to revitalize the Town. The efforts led to the creation of the Stanardsville Area Revitalization (*STAR*) program. *STAR* was formed in 2005 and has been a major catalyst for the Town to turn its previous course and begin down the road to

revitalization. Funds raised locally from public and private sources have been leveraged by grants from state and federal agencies to implement key physical improvements.

STAR released a Vision Plan in 2008, updated in 2014, that describes a potential future for the Town to work toward. The plan envisioned a broad range of locally-owned retail and services clustered in the downtown area, a permanent home for the Greene Farmers Market, a professional building to house new tech firms, new small parks, and a range of housing types within walking distance of the downtown. Given the comprehensive nature of the Vision Plan and its 15-year outlook, many of its elements have been incorporated into the Goals and Objectives stated in this plan.

Due to the efforts provided by *STAR*, the Town of Stanardsville was awarded Planning Grant funds by the Virginia Department of Housing and Community Development (DHCD) in 2016 for the preparation of a comprehensive Business District Revitalization grant to help stimulate economic development and tourism within the Town. The subsequent Downtown Revitalization proposal requested grant funds for façade improvements on commercial buildings; apartment upgrades on several housing properties; blight removal; and construction of a farmers' market / performance pavilion structure behind the County Administration building. A Community Development Block Grant of nearly $1 million was awarded in September 2016 to fund those projects. which The Main Street pedestrian improvements and all approved Downtown revitalization projects were completed before 2023. The Town has entered into an agreement to move the Town Hall and offices into the historic 1840 William Mills House, prominently located on a hill behind the Library. This allows the Town to utilize the existing Town Hall building on Celt Road as an asset to provide potential lease revenue. The Blue Ridge Meadows Planned Unit Development approved in 2023 includes the donation of 2 Acres designated for a Town park.

The Town of Stanardsville is also served by County-wide organizations, including Greene County Economic Development Authority (EDA), Greene County Department of Economic Development & Tourism, and Greene County Chamber of Commerce, as well as the regional Thomas Jefferson Partnership for Economic Development. The Piedmont Virginia Community College offers many educational and training programs throughout the region, and the presence of a satellite campus in Stanardsville enhances those opportunities.

GOALS AND OBJECTIVES: ECONOMIC DEVELOPMENT

- The Town continue the current efforts to revitalize the Town of Stanardsville and encourage additional revitalization efforts that contribute to the area's economic and social development.
    - Pursue grants and funding from public sector and non-profit foundation sources to aid in revitalization efforts.
    - Maintain and expand the presence of private-sector business and development that contribute to the revitalization of Stanardsville.
- The Town will create a robust and expanded commercial base with numerous retail and service establishments, encouraging local ownership.
    - Work with Greene County Economic Development & Tourism on business recruiting efforts targeting a strong and viable mix of downtown businesses.
    - Identify and develop an appropriately scaled economic anchor in downtown Stanardsville that increases foot traffic and generates positive spillover effects for all businesses in Town.
    - Implement an effective and multifaceted marketing campaign for the Town, such as that developed in 2016 as part of the Planning Grant submitted to DHCD.
    - Create a business start-up Revolving Loan Fund with use of a Community Development Block Grant.
- The Town enhance Stanardsville's role as a headquarters for regional tourism activities and an important tourist destination in its own right, based on inherent strengths detailed in this plan.
    - Consider becoming a designated Trail Town through the Appalachian Trail Conservancy.
    - Collaborate with other communities around the Shenandoah National Park to market the Town of Stanardsville as a geo-tourism destination, as defined by the National Geographic Society.
    - Participate in any programs that associate the Town of Stanardsville with historic attractions in the region, including presidential homes.
    - Capitalize on Stanardsville's location within the Journey Through Hallowed Ground National Heritage Area and its convenient access to prominent historic landmarks.
    - Work with Virginia Department of Transportation to increase tourism-oriented signage both within Town and leading into Stanardsville.
- The Town develop new public amenities in downtown to attract visitors and provide services to community residents.
    - Sponsor seasonal, and eventually bi-monthly, events and programs. Music on Main, Groov'n in Greene, Movies on Main, Sundays in the Park
    - Consider acquiring property that helps the town achieve the goals outlined in the Comprehensive Plan
    - Consider acquiring and developing two new small parks in neighborhoods.
    - Support the creation of a community recreation center

- The Town will enhance those economic capabilities of the citizens of Stanardsville which can help them achieve a satisfactory and fulfilling life.
    - Support job recruitment services to reduce the unemployment rate and provide gainful livelihoods for all households.
    - Continue to provide meaningful vocational training opportunities in order to prepare citizens for new job openings and in order to provide a ready labor pool for potential employers.
    - Encourage non-polluting industries to locate close to the town limits of Stanardsville to provide well-paying jobs for skilled trades workers.
    - Investigate installing a public address system for use on Main Street.
    - Seek opportunities to have more Main Street festivals
    - Regular summer weekend movies at the Greene Commons Pavilion
    - Seek methods for increasing commercial enterprises and properties on Main Street
    - Explore expansion of the Town limits
    - Investigate utilizing Town property and assets to generate new revenue streams
    - Renovate the Court House Lawn
    - Look for property and opportunities to construct a public recreation center/aquatic center
    - Encourage the development of a Standardsville Merchants Alliance
    - Encourage a buy-local campaign for Stanardsville
    - Encourage town residential growth to support tourism and other businesses
    - Seek Transcontinental Bike Route (76 Route) alternate route through Stanardsville
    - Promote and preserve Stanardsville's historic district

COMMUNITY DESIGN AND LAND USE

In a well-functioning town, the use and form of individual parcels, as well as the public spaces around them, all fit together to present a cohesive sense of place to everyone who lives, works, shops, or visits the Town. The purpose of this section is to outline the Town of Stanardsville's land use plan, what the Virginia State Code calls "coordinated, adjusted, and harmonious development." This requires an evaluation of the current land uses and legal codes, as well as workable strategies for encouraging private and public sector implementation of the plan.

EXISTING CONDITIONS

EXISTING LAND USE

The primary concentration of commercial uses exists along Main Street near the intersection with Ford Avenue. This is the historic center of the community, situated on the top of a rolling hill. There are 18 commercial buildings in the downtown business district, and 16 are currently occupied. An additional three non-profit organizations operate in the area. There are 12 residential buildings comprising 30 units. A few of these units are historic homes, and others were purposed for commercial use but have been converted to rental properties in recent years. There are two private parking lots directly fronting Main Street in this area.

Court Square, set to the south of Main Street, hosts many of the civic functions for the area, including the County Courthouse and various Greene County agencies. The Greene County Public Library is connected to this square to the east and shares a parking lot. William Monroe High School, William Monroe Middle School, and Nathanael Greene Elementary and Primary Schools are sited adjacent to the Town. Although they are not a part of the Town of Stanardsville, the educational institutions exert an important influence. Greene County offices are either in or adjacent to the Town.

Residential areas in Stanardsville are arranged in a traditional pattern fronting both primary and secondary routes through Town, especially Main Street/Spotswood Trail, Madison Road, and Ford Avenue. The only stand-alone subdivision, built in the 1990s, exists along William Mills Drive. The majority of multifamily dwellings are on the west side of Ford Avenue, although most apartments in this neighborhood are actually located right outside the Town limits in Greene County. Blue Ridge Meadows, a 436-unit development the includes 100 townhomes within the town limits has preliminary approval of a site plan.

The primary off-street parking options are associated with the Greene County Library and the Courthouse. On-street parking is available on one side of Main Street, and on one side of most streets in the core of town. Court Street hosts diagonal spaces in a very convenient location to most Town destinations. Two small parking lots front Main Street and present gaps in the streetscape that may deter pedestrian activity. There is no public park or formal recreational facility, although Town residents have access to nearby public-school grounds and there is a small green space owned and maintained by the Methodist Church at Courthouse Square. A majority of the land in the Town remains undeveloped, especially the area north of Main Street and a large parcel directly south of Court House Square. Both of these privately-owned areas are directly connected to downtown and offer opportunities for a seamless expansion of the Town.

CURRENT ZONING CODE

A zoning code can be viewed as the legal expression of the Town's vision for its land use and development, and the zoning code and Comprehensive Plan are expected to be mutually supportive. The current Zoning Ordinance in the Town of Stanardsville was adopted in 2005. Roughly 43% of all

land within the town limits is zoned as R-1, defined as “quiet, low-density residential and open areas.” Another 38% of the total land area is zoned as R-2, defined as “residential areas of relatively low density.” Low densities are designated for single family homes and townhomes with minimum lot sizes, minimum setbacks, height limits, and off-street parking requirements. A small area, 6% of the Town, is zoned R-3 to allow multi-family units in addition to single-family and duplex residential. The core of Town along Main Street is zoned as RC-1 to encourage both commercial and residential development. This comprises 13% of the total land area. In this zone, there are no density or set-back restrictions, and a greater range of uses are allowed, although off-street parking requirements still apply.

TOWN DESIGN PRINCIPLES

Different areas in the Town of Stanardsville call for different design approaches, with more intense activity concentrated in the center fanning out into more peaceful residential neighborhoods on the periphery. The downtown of Stanardsville can be defined as a quarter-mile walking distance from Court House Square along any of the roadways, although the stretch of Main Street to Madison Rd is a logical area for expansion of the downtown area. The following basic guidelines can maintain Stanardsville’s form as a traditional American small town while meeting the present and future needs of commerce. The Town has adopted ordinances to prevent tall grass and trash nuisances and for timely snow removal in order to preserve the small-town atmosphere. Design guidelines can be provided as voluntary recommendations or written into Form-Base Codes within a land use ordinance.

Downtown Design Guidelines:

Streetscape Wide sidewalks, preferably with street trees and other amenities such as benches, can help pedestrians feel safe and welcomed. Crosswalks should be clearly marked. Bump-outs, or extensions of the sidewalk into the roadway, can reduce crossing distances. People with disabilities should be able to comfortably navigate anywhere.

Buildings Buildings should be built directly to the lot line with no setback. Ground floors should be dedicated to commercial or other public use, and the ground floor façade of each building should beckon passersby to enter. Awnings can extend into the public right-of-way to provide shade and distinguish public entrances. Building heights should be sized tall enough to give the street a comfortable sense of enclosure, but not so high as to be incompatible with adjacent structures.

Use Mix Commercial use is preferred on ground floors, and office or residential use is appropriate for floors above. Civic uses such as churches and government buildings are proper landmarks. A healthy mix of uses ensures vibrancy and safety both during the day and at night.

Open Space Small outdoor squares or parks can create a healthy complement to a retail environment and highlight important uses. Open space should be designed for heavy use, rather than left in a natural state.

Parking On-street parking is preferred where space allows, given its efficient use of space and traffic calming effect. Where off-street parking is necessary, it should be relegated to a space behind buildings or to the side as space allows.

Neighborhood Design Guidelines (outside of downtown):

Streetscape Narrower streets should be used whenever possible to slow traffic, as well as reduce stormwater runoff and construction expenses. More connected streets (illustration on page 22) provide benefits to pedestrians or motorists. All streets should have sidewalks, with a planting strip between the sidewalk and roadway. Design should be friendly to all ages, and accessible to all ability levels. Bike lanes can improve safety on busier roads.

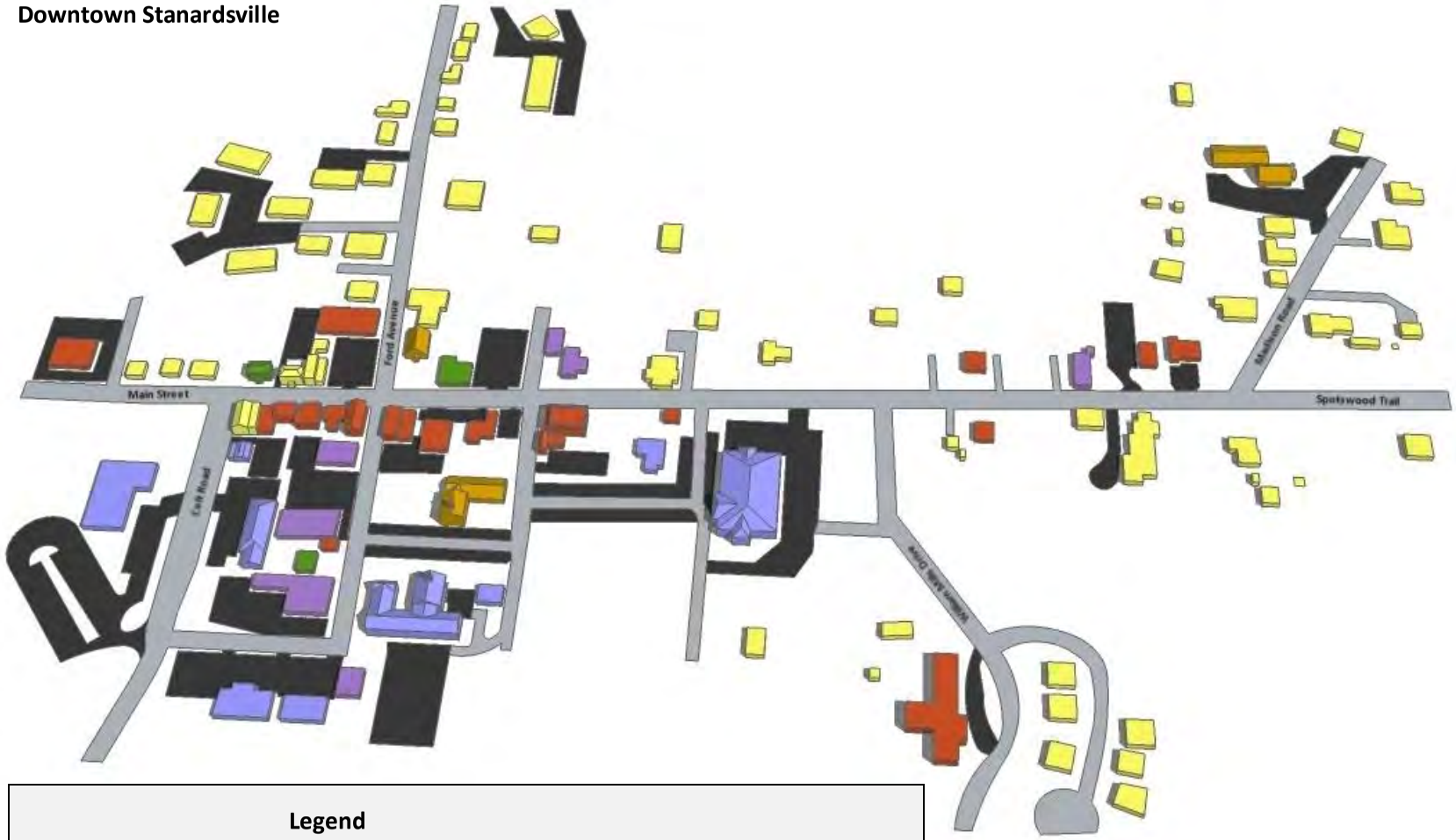
Buildings Buildings should be setback a consistent distance from the street, ideally no greater than 30 feet. Height limits should be flexible enough to allow some different uses, but not so high as to overshadow the residential character of the neighborhood.

Use Mix The primary focus of neighborhoods is residential. However, there may be other appropriately-scaled uses that serve the residents in the immediate vicinity. Uses can be single-family or multi-family residential, small retail or food service, as well as churches and other civic places.

Open Space Natural amenities are important to the livability of these areas. A small park, playground, or community garden can serve local residents. Streams that pass-through Town can be buffered from development to provide linear greenways.

Parking On-street parking is preferred, and most homes will have private parking on property. With the exception of some civic uses, no off-street parking should be necessary.

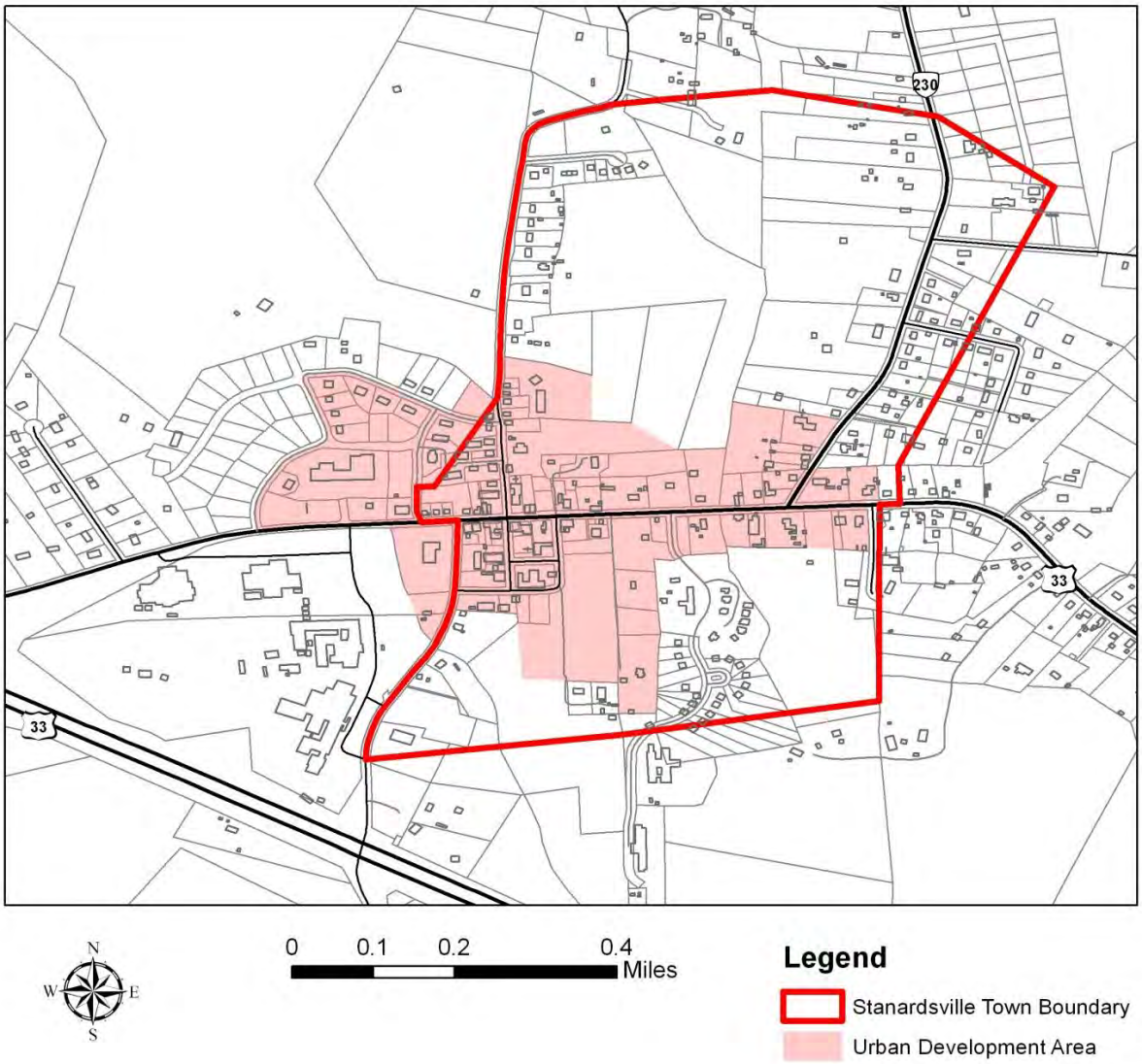
Existing Land Uses in Downtown Stanardsville



Source: TJPDC

The 2023 Greene County Comprehensive Plan designates the Town of Stanardsville and the surrounding area as a growth area, a place where the Board of Supervisors wishes to encourage new development to occur. Within this growth area, the core of the Town of Stanardsville is designated as a “Mixed-Use Town Center” that conforms with Code of Virginia requirements of an Urban Development Area (UDA). The Town of Stanardsville designates the same area as their UDA. These areas are to be predominantly commercial and civic in character and, according to the Virginia Code, “incorporate principles of new urbanism and traditional neighborhood development.” As indicated in the Greene County Comprehensive Plan, the UDA will accommodate at least six dwelling units per acre and a minimum floor to area ratio (FAR) of 0.4 for commercial development.

Town of Stanardsville and Greene County Urban Development Area



GOALS AND OBJECTIVES: COMMUNITY DESIGN AND LAND USE

- The Town will improve the attractiveness and functionality of the downtown streetscape with particular attention to Main Street.
    - Implement Main Street improvements and School Complex/Shopping Center
    - improvements with Federal Transportation Enhancement grants and
    - Commonwealth Transportation Safety Grants.
    - o Develop a Transportation Enhancement grant proposal to erect stanchions for
    - street banners announcing festivals or parades, and to place directional signage to
    - historic buildings and other tourist attractions.
    - o Encourage the ground floors of buildings in downtown to contain retail or other
    - publicly oriented uses.
    - o Develop incentives to move residential uses off of main street freeing up valuable
    - commercial space.
    - o Implement the burial or relocation of overhead utility lines with a Transportation
    - Enhancement grant
    - o Increase the holiday light displays to cover a larger area of Main Street.
    - o Create an ordinance to allow golf cart friendly streets within the town limits.
    - o Work with VDOT and Greene County to restrict or limit through truck traffic on
    - main street.
    - o Work with VDOT to make design and safety improvements to the intersection of
    - Main Street and Madison Road (RT 230).
- The Town will initiate a well-designed restoration effort of buildings downtown, including the conservation of existing buildings and new infill development.
    - Implement a facade improvement program along Main Street and an apartment rehabilitation program throughout Town with use of recently-awarded grant funds and additional grant funds as needed
    - Encourage infill development to create more compact places.
    - Receive commitment from a well-qualified developer to build a building for professional services and high-tech service providers.
    - Adopt a zoning ordinance to address blight removal in Town.

- The Town recommends that all new development in Stanardsville include traditional neighborhood design principles in keeping with the existing character of the Town.
    - Develop design guidelines or models that define and illustrate traditional neighborhood principles best suited to Stanardsville.
    - Consider acquiring vacant parcels, especially along Main Street, for discounted sale to a developer for development according to community standards.

- The town will foster the creation and preservation of vibrant public spaces scaled to the Town's needs.
    - Encourage churches and community groups in volunteer efforts to beautify and maintain the Town's public realm.
    - Develop Courthouse Square into a central outdoor space that becomes a community gathering place.

TRANSPORTATION

The Town of Stanardsville exists at the crossroads of Business Route 33 and Route 230, where 18th century tavern-keepers could serve travelers passing through and 19th century founders of Greene County could find an easily accessible place for the seat of their government. Business Route 33 and 230 are both classified as two-lane minor arterials, and they see about 4,000 vehicles per day. The lower-capacity Celt Road, which enters into Stanardsville from the south, carries around 2,600 vehicles on an average day. A 4-lane bypass for Route 33 was constructed in 2001, skirting the Town along its southern border. Over 8,200 vehicles per day take the bypass around Stanardsville on their way between Ruckersville and points west over the Blue Ridge Mountains. Travel demand models indicate that all roadways in the Stanardsville area have sufficient capacity to handle projected traffic into the foreseeable future.

The Main Street of Stanardsville currently sustains an excessive amount of truck traffic, 7% of all vehicles. This leads to heightened safety concerns, increases need for roadway maintenance, and generates pollution and noise in close proximity to businesses and homes. The route is utilized as a shortcut by trucks travelling eastbound on Route 33 to northbound on Route 29, although there is little evidence that this alternative route saves time on average.

Downtown Stanardsville features sidewalks and pathways for pedestrians. Main Street, from Monroe Drive to Madison Road (RT 231) has intact sidewalks on both sides, which continue as a single sidewalk along the south side one block to Shiloh Road. The sidewalk network continues a distance north along Madison Rd, south along Ford Ave., and south along Celt Ave. An off-street sidewalk connects the Greene County School Complex with the center of Stanardsville, and other walking paths exist around the County Office Building.

Sidewalks vary considerably in their state of repair, and a need for better pedestrian access through sidewalk repairs and the creation of new sidewalks and crosswalks has been identified by prior studies and community workshops. Federal Transportation Enhancement grants were awarded to the Town of Stanardsville in 2008, 2011 and 2016, and these funds were used to complete the sidewalk network along Main Street. The Town is working towards additional grant applications to extend and improve the existing sidewalk network. Jaunt replaced the Greene County Transit and provides fixed-route bus service from Stanardsville to Charlottesville each weekday, and demand-response service to locations within Greene County. In 2024, approximately 17,384 passengers used Jaunt for transportation. Greater than twenty-five percent of the passengers from Stanardsvile were 65 and older and over fifteen percent were people with disabilities.

One beneficial feature of most traditional towns is their high degree of connectivity in their street networks. This is exhibited in the very center of Stanardsville, around Court House Square, but the Town has never had the population growth to expand into a full-blown grid pattern. Highly connected street networks benefit all road users. Pedestrians enjoy more direct walking routes from

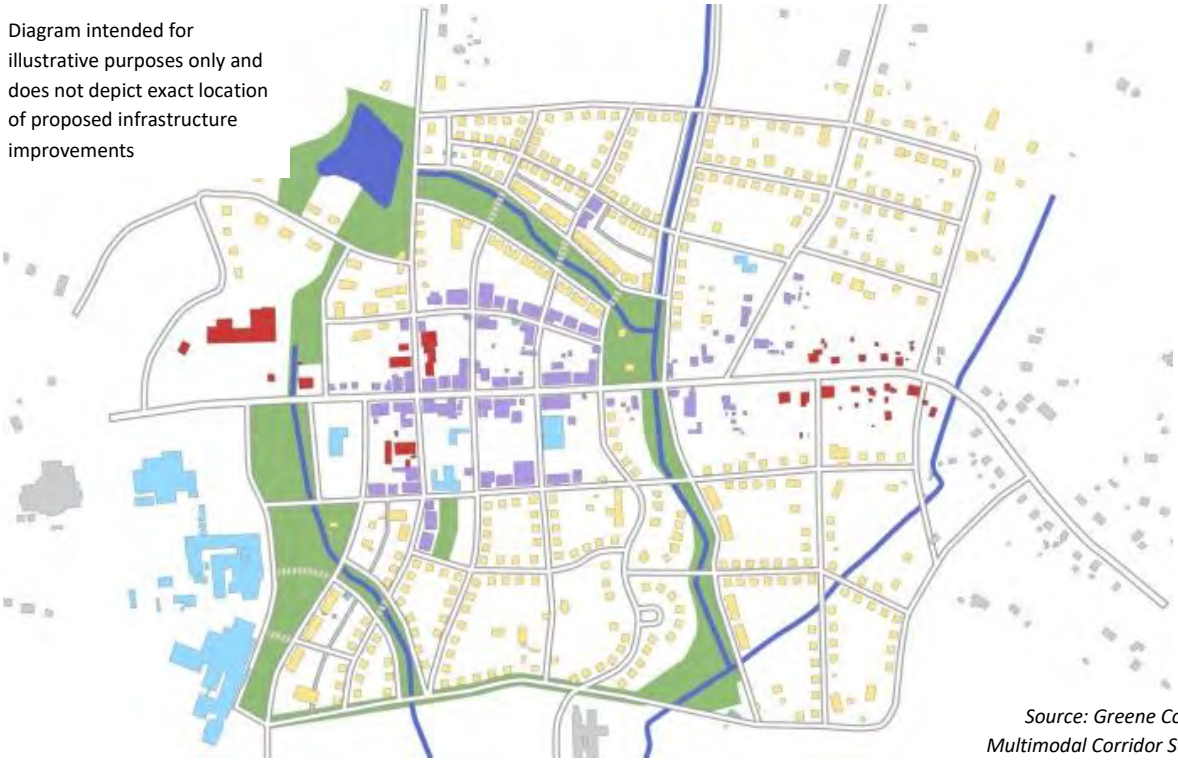
one place to another and greater safety, because traffic is dispersed rather than concentrated onto particular roadways. Drivers benefit from greater access to their destinations. Although the practice of laying out highly connected streets fell out of favor for several decades, VDOT now requires it for new subdivisions.

The following illustration depicts how the Stanardsville street network could grow into a loosely gridded pattern that maintains the form of the Town's precedent while meeting future growth and development needs. The illustration also includes greenways with multi-use paths along the streams running through Town. Clearly, this expansion would be the result of numerous phases carried out by a wide range of private and public actors.

Stanardsville 2017: Current Street Network

Stanardsville 2030: Conceptual Illustration of Growth with Connected Street Network

Diagram intended for illustrative purposes only and does not depict exact location of proposed infrastructure improvements



Source: Greene County Multimodal Corridor Study,

Bicycle and Pedestrian Infrastructure Assessment

Building upon the 2009 Multimodal Corridor Study, the Thomas Jefferson Planning District Commission completed a bicycle and pedestrian plan specifically for the Town of Stanardsville. The purpose of this bicycle and pedestrian infrastructure assessment is two-fold: to better understand the bicycle and pedestrian landscape in Stanardsville; and to aid the development of an actionable vision for future bicycle and pedestrian investment that is aligned with the localities' broader goals. This infrastructure assessment provides an opportunity to inventory existing conditions and identify network gaps and projects that could be phased for Transportation Alternatives (TA) Set Aside funding and other funding sources as available.

Existing Conditions

Pedestrian Facilities

Sidewalks The sidewalk network in Stanardsville follows Main Street and extends towards the school outside of the western boundary of the town.
Crosswalks There are 2 sets of four crosswalks at the intersection of Main Street and Ford, and Main and Blakey Avenue. There are two more crosswalks at the intersection of Celt Road and Main Street.
Signalized Crossings There were no signalized crossings for pedestrians found in the town.

Bicycle Facilities

Bicycle Lanes No bicycle lanes are present in Stanardsville.
Bicycle Lane Buffer No bicycle lane buffers are present in Stanardsville.
Bike Racks No bike racks are currently located in Stanardsville.

Additional Data

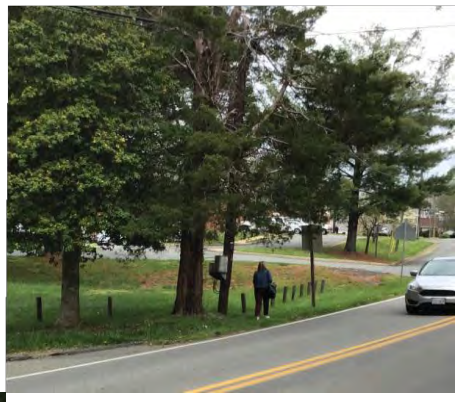
Shared Use Paths There are not any shared use paths in the town of Stanardsville.
Paved Shoulders No paved shoulders were present in Stanardsville that accommodated pedestrians and bicyclists based on minimum width requirements.
Public Destinations Public destinations are displayed on the map of Stanardsville. The included destinations are the health department, Lafeyette Inn & Restuarant, the sheriff's office and courts, and the school system although it was outside of the town boundary due to proximity.
Traffic Signals No traffic signals were present in Stanardsville.
Maintenance Needs Most maintenance needs identified in Stanardsville were in reference to the sidewalk infrastructure. A few sidewalks did not meet the current width requirements, had severe cracking, or did not lead to anywhere with a pedestrian network.
Obstructions Two obstructions were found near the intersection of Jackson Street and East Main Street. Overgrowth onto the sidewalks there blocks access. A Post Office mailbox and some utility poles impede access to the pedestrian network.

Speed Limit A moderate speed limit in the town of between 25-35 miles per hour offers potential to expand the bicycle and pedestrian network. A map representing the speed limits is displayed on page 22.

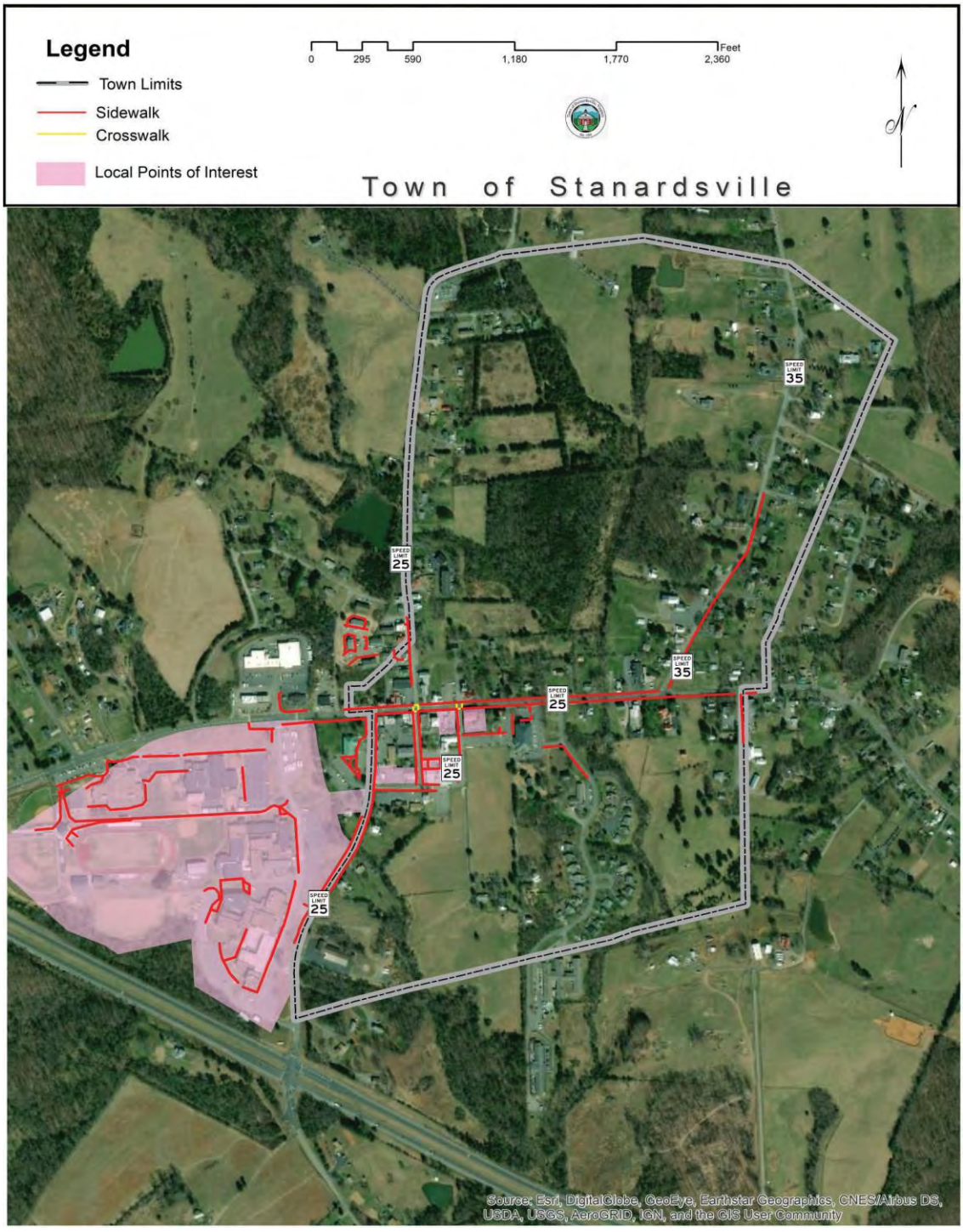
Functional Classification The functional class of the different roadways within the town of Stanardsville is displayed on a map on page 23 and written below. For those not mapped or listed below, the assumption was made that they serve as local roadways.

- Spotswood Trail, Main Street, Madison Road: ***Minor Arterial***
- Celt Road: ***Major Collector***
- Blakey Avenue, Stanard Street: ***Minor Collector***

Pedestrian walking along Celt Road, a major collector, that experiences heavier traffic flow than a local roadway.



USPS Mail Box in the center of the sidewalk on Celt Road.


Legend
Town Limits
Sidewalk
Crosswalk
Local Points of Interest
0
295
590
1,180
1,770
2,360
Feet
Town of Stanardsville
SPEED LIMIT 35
SPEED LIMIT 25
SPEED LIMIT 35
SPEED LIMIT 25
SPEED LIMIT 25
SPEED LIMIT 25
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

VDOT Speed Limits Map

Map showing Posted Speed Limits of cars and trucks on VDOT maintained roadways in the Commonwealth of Virginia.

VDOT Functional Classification of Stanardsville's Roadways

RECOMMENDATIONS

This section details recommendations based upon the findings of the field work and data collection. The first subsection consists of recommendations that are applicable as the town works towards an interconnected and continuous multimodal network. The following sections provide further detail into specific recommendations made for Stanardsville.

General Multimodal & Planning Recommendations

- Incorporate recommendations into comprehensive planning efforts.
- Work with parcel and business owners to identify opportunities for better parcel connectivity and conservation easements.
- Plan for right of way acquisition.
- Connect existing points of interest to the multimodal network.
- Connect local efforts to regionwide multimodal efforts.
- As new developments enter the area, plan ahead for inclusion into the multimodal network.
- Apply nature-based solutions and the techniques of green streets when developing and making improvements.

The Chesapeake Bay Program's, *Quick Reference Guide for Best Management Practices,* can serve as a helpful resource implementing greenway planning. Examples of solutions include, permeable pavement, rain gardens, buffer plantings, and filter strips.

Some recommendations included in the following sections specify a shared road (also known as a sharrow or yield roadway). They are designed to serve pedestrians, bicyclists, and motor vehicle traffic in the same slow speed travel area and can effectively serve local travel needs if utilized in the correct context. Markings designating a shared roadway include a bicycle with an arrow above it. These roadways can serve bidirectional travel without lane markings. It should be noted that the recommendation for a shared road is specific to the current conditions within Stanardsville and Scottsville. Shared roads are only recommended for corridors where the following conditions exist:

- Average Daily Traffic is less than 2,000 Vehicles
- Motor Vehicle Operating Speed is (equal to or less than) 30 miles per hour
- Only applicable on local residential roadways (not highways or collectors)
- Width of Roadway is at least 12 ft.

According to the 2020 Annual Average Daily Traffic Volume Estimates from the Virginia Department of Transportation, Roadways in **Stanardsville** with above a 2000 AADT are Main Street and Madison Road. Blakey Avenue, Stanard Street, Celt Road, and Spotswood Trail should also not be considered as shared roadways due to their status as collector and arterial roadways.

Recommended Minimum Paved Shoulder Widths by Roadway Conditions (FHWA)

Functional Classification	Volume (AADT)	Speed (mi/h)	Recommended minimum Paved Shoulder Width
Minor Collector	Up to 1,100	35	5 ft
Major Collector	Up to 2,600	45	6.5 ft
Minor Arterial	Up to 6,000	55	7 ft

Stanardsville Recommendations

Below are the principal recommendations for Stanardsville's multimodal network. For improvements not including an explanation, the explanation is that it connects portions of the currently existing multimodal network or creates cohesion of the planned multimodal network.

Roadway/Corridor	Segment	Improvement	Explanation
Along Mitchell Creek	Krystal Court to Williams Mill and/or Triple S Ranch	Shared Use Path (Greenway)	Connect Northern and Southern Town Boundaries
Along Creek	Intersection of Main St & Monroe to Southern Town Boundary (connected to above recommendation)	Shared Use Path (Greenway)	
Krystal Ct, Ford Ave, Judges & Bray Road	Krystal Ct to Monroe and Main St (connected to above recommendation)	Shared Use Path	
Main Street	Compete Main Street Improvement	Sidewalks	
Celt Road	South of Stanard Street	Install Crosswalk and Improve Sidewalk Conditions	Increase safety and sidewalk improvement
Ford Avenue	Main Street to Judges Road	Sidewalk (connected to recommended Shared Use Path on Ford Ave)	
Main Street	Across town	Install Paved Shoulder or Sharrows	Increase bicyclist safety traveling in Greene
Madison Road	Start to northern town boundary	Install Paved Shoulder or Sharrows	Increase safety for bicylists traveling in Greene
Madison Road	Wesley Street to Childs Road	Sidewalk Maintenance (clear erosion)	Increase accessibilty
Celt Road	Main Street to Stanard Street	Relocate mailbox	Clear Obstruction

GOALS AND OBJECTIVES: TRANSPORTATION

- The Town will support a new connection from Main Street to the RT 33 Bypass to alleviate congestion from infill development.
- The town will work with VDOT to redesign the intersection of RT 230 Madison Road and Main Street.
- The Town will work with VDOT to reduce the speed limit to 25 MPH for all roads in the Town limits.
- The Town will work with VDOT to explore making all roads safe and accessible for golf cart traffic.
    - The Town will consider ordinances to improve and detail requirements to ensure safe and efficient sidewalk maintenance.

- The Town will coordinate transportation planning with land use strategies to provide multiple travel options and improved accessibility for every user of the transportation system.

    - Maximize walking and biking opportunities by encouraging all new transportation improvements to meet context-sensitive design standards.

    - Preserve connectivity of the street grid with use of short block lengths and multiple access points, providing internal connectivity for all new subdivisions.

    - Construct off-road multiuse paths alongside several waterways in town to facilitate walking and cycling between destinations.

- The Town will promote safe travel for pedestrians, bicyclists and motorists.

    - Implement the recommendations in the bicycle and pedestrian infrastructure assessment

    - Implement traffic safety improvements to divert heavy through truck traffic from Main Street by working with Greene County and VDOT to direct such traffic to the 33 bypass as an alternative route.

    - Create safe walking or bicycling routes between homes in Stanardsville and the public schools with use of Safe Routes to School funds.

    - Apply additional traffic calming techniques along Main Street and in new development as appropriate, and work with VDOT to mitigate any regulations that would preclude such techniques.

    - Encourage sidewalks and planting strips, medians, bicycle lanes and narrow streets on all new or reconstructed roadways, especially in the downtown.

- The Town will promote additional intra-county and external transit options between Stanardsville and other major destinations.
    - Plan for local transit service between Stanardsville and other parts of Greene County identified as Mixed-Use Village Centers through development of an “internal loop” bus route.
    - Consider the feasibility of providing additional commuter transit to key employment destinations, including demand-response services.

WATER AND WASTEWATER

INTRODUCTION

The availability of sufficient clean water is essential to the growth and sustainability of Stanardsville. Most of the structures in Stanardsville receive their water through the Greene County Water and Sewer Utility system, which draws from the Rapidan River running along the border of Greene and Madison counties. The Town supports the County of Greene's plan to ensure an adequate water supply for the future of the community, protecting the current supply and planning for the infrastructure improvements needed to meet increased demand.

Adequate wastewater treatment capacity is critical to meeting sustainable municipal, business, and residential needs. Adequate long-term wastewater treatment is important for the long-term viability of the Town. Well-maintained wastewater treatment facilities provide a health and safety benefit to the community and mitigate environmental impacts while allowing for higher density in the Town.

In order to best use limited resources, both water supply areas and wastewater treatment service areas should be consistent with the Future Land Use Plan as developed in this Comprehensive Plan.

Adequate and reliable provision of water and wastewater services is a key enabling factor for future growth and for improving the safety of the current residents and structures.

EXISTING CONDITIONS

POTABLE WATER SUPPLY

The Greene County Water and Sewer Utility services the public water supply needs of the Town of Stanardsville.

Much of the existing infrastructure has been in operation for more than 40 years and the need for expanded water supply capacity has been identified. The County of Greene has applied for several grant funding opportunities to replace the water and sewer infrastructure in the Town of Stanardsville and to create an expanded water supply capacity.

The existing water distribution system of pipelines and tanks is concentrated within the County and Town designated growth area corridors along U.S. Route 29 and U.S. Route 33. The Greene County Water and Sewer Utility has also developed plans to improve connection standards and inner system redundancy to create a safer, more consistent water delivery.

The total water demand began to exceed the capacity of the water treatment plant on peak days in by the summer of 2019. The Town fully supports moving forward with the Regional Water Supply Plan to create a new pump storage reservoir with a minimum safe yield of 3.5 MGD and a new water

treatment plant with a capacity of 3.0 MGD, expandable up to 6.0 MGD to meet current and future water demand.

The Town system receives its water supply from a single water line that begins at the water tank at Amicus Road in the County. While the water line was sufficient when it was originally installed, it must be upgraded to meet the current needs of the Town. The Water & Sewer Department has contracted with the engineering firm, WW Associates, to create the engineering plans to update the water infrastructure in the Town of Stanardsville. The goal for the water system is to increase the pipe size and water capacity in the system that connects to the town, and to add capacity and redundancy within the town to reduce service disruptions and outages. Additionally, the engineer is planning for options that will increase and maintain the water pressure available in the town. The projects recommended by the plans will support public safety and welfare for the current users and allow for business and residential expansion.

WASTEWATER

The Greene County Water and Sewer Utility also manages wastewater collection and treatment for the Town of Stanardsville. All Town wastewater is processed through the Stanardsville Treatment Plant.

The Civilian Conservation Corps built the Stanardsville wastewater treatment system in 1931. Replacement of this system with a pump station to deliver Stanardsville waste to the Ruckersville Plant for treatment has been studied by WW Associates and appears to be the superior solution in terms of both the system's efficiency and protection of the environment. A low interest loan from the Department of Environmental Quality has been awarded to fund the project.

The Water & Sewer Department has also contracted with WW Associates to create engineering plans to update the water and sewer infrastructure in the Town of Stanardsville. The goal for the sewer infrastructure improvements is to replace problem areas, increase capacity, and plan for the existing and future growth.

GOALS AND IMPLEMENTATION STRATEGIES: WATER AND WASTEWATER

- The Town will support the reconstruction and expansion of the water and sewer utilities to handle existing needs and future development.
    - The Town supports improvements to provide adequate water pressure and supply for Stanardsville by implementing the recommended improvements in order to encourage commercial and residential development.
    - The Town support projects that improve the integrity of wastewater treatment facilities through comprehensive system upgrades throughout the area.
    - The Town will promote water conservation to preserve natural resources and reduce demand on infrastructure.
    - The Town will encourage rainwater harvesting (rain barrels), abandoned well capping, and green roofs where possible.
- The Town will establish and adopt a water and sewer service area.
    - The Town will ensure its citizens' health, safety, and welfare by requiring connection to public water and sewer within the water and sewer service area.
- The Town will protect valuable water resources through education and implementation of riparian (rivers and streams) buffers
    - Support and encourage landowners who want to implement riparian buffers
- The Town will utilize public/private partnerships to assist in funding wastewater treatment system construction
- The Town will ensure Greene County citizens' health, safety, and welfare by requiring connection to public water and sewer within the water and sewer service area.

BROADBAND INITIATIVE

INTRODUCTION

The Town of Stanardsville is represented by the Greene County Broadband Initiative on matters relating to broadband connectivity and access expansion.

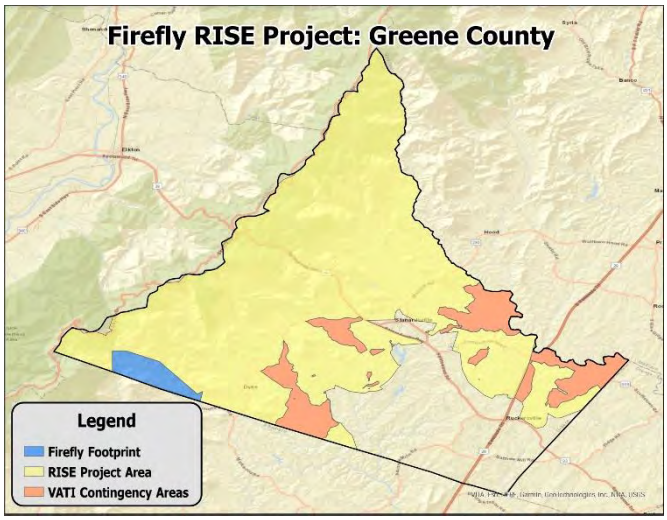
The mission of the Greene County Broadband Initiative is to study, recommend, and support broadband development initiatives with the goal of bringing broadband access to all residents, students, businesses, and visitors in Greene County and Stanardsville in the most cost-effective, equitable, minimum risk, high quality, and expedient manner possible.

Beginning in March of 2017, the Greene County Board of Supervisors identified the expansion of quality broadband access and service throughout both the County and the Town of Stanardsville as a high priority in the community's overall strategic plan. In response, the County Administrator instituted the County Administrator's Broadband Initiative Advisory Committee to serve as an advisory body to the County Administrator on broadband development initiatives. The Broadband Initiative Advisory Committee has explored existing infrastructure and continues to study options and solutions on behalf of the local citizens for internet accessibility and services in the most cost-effective manner. The Broadband Initiative Advisory Committee developed and provided the Recommendations of the Committee for authorization by the Greene County Board of Supervisors on January 8, 2019.

The need for broadband access crosses many different paths in Greene County and Stanardsville. Whether it be education, public safety, medical services, agriculture, business, tourism, or local government, to name a few, all of these sectors of our community must rely on a seamless, robust communications network to provide their valuable services. Expanded broadband service provides significant opportunity to all residents. Students need broadband to access the internet to complete homework and apply to colleges. Working families need it to apply to jobs and to access various government services, and seniors are increasingly reliant on broadband accessibility to connect to the growing world of telehealth. Additionally, there has been significant growth in the number of home-based businesses. Broadband connections mean instant access to online information, email, instant messaging and other communications services available over the Internet. For businesses, it means communicating more quickly and reliably with customers and suppliers. For all citizens, it means that information can move into and out of our homes and businesses more efficiently than it does today Reliable broadband has become one of the most sought after features for home purchasers. Providing every home with equal access promotes equity and opportunity for all citizens and business.

A study done in 2016 by the U.S. Department of Housing and Urban Development finds a strong correlation between household income and in-home connectivity—a pattern that persists across both rural and economically depressed urban communities. The study finds that while an overall two-thirds of U.S. adults aged 18 and older had access to broadband internet in their homes, just 41 percent of adults with household incomes less than $20,000 had it, while 90 percent of adults with household income higher than $100,000 had access. In Greene County, the areas that are currently unserved have median incomes that are as much as 50% lower than the county average median income.

Figure 1



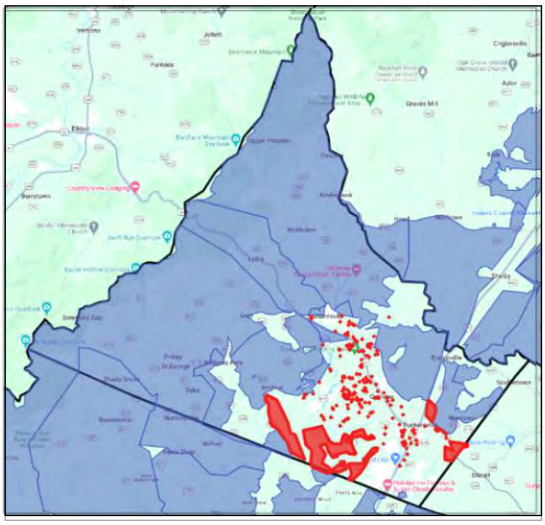


Figure 2

The map in figure 1 shows the areas (colored) that will receive high speed broadband within the next year as part of the Rural Innovation Stronger Economy (RISE) grant. The Greene County Board of Supervisors has committed $2.6 million dollars to support the broadband expansion into the unserved areas. The Rise grant is a collaboration between Greene County, Central Virginia Electrical Cooperative, Firefly, Dominion Power and Rappahannock Electric Cooperative to provide high speed broadband to 2687unserved units and over 471 new miles of fiber. This covers all of the areas in Greene County that are currently unserved by a provider. In total the Rise grant is a $27 million-dollar project and the VATI grant is additional $2.6 million-dollar investment.

In July 2024 it was announced that Greene County and its RISE partners were awarded a second grant from the Virginia Telecommunication Initiative (VATI). The map in figure 2 (highlighted in red) shows the additional areas that will receive coverage by 2027 through this new VATI grant. This grant will serve an additional 400 units and add 48 new miles of fiber at a total cost of $2,650,000. Greene County provided $80,000 in local contributions to support the grant.

The Town of Stanardsville has ISP providers that serve the area, however the coverage is not universal. The broadband infrastructure that will be built in order to provide coverage within the grant areas will increase the options, availability and quality of broadband internet access for Stanardsville residents.

GOALS AND IMPLEMENTATION STRATEGIES: BROADBAND

- The Town of Stanardsville will develop a broadband implementation plan with specific attention to anchor institutions, such as schools, medical facilities, judicial, EMSand law enforcement agencies, and all government buildings.
- In collaboration with Emergency Services Communication upgrades, the Town of Stanardsville recommends utilizing new and existing towers and fiber infrastructure to make improvements as appropriate.
- Town of Stanardsville will encourage Internet Service Providers (ISP's) to invest in providing all residents/businesses with at least 100 megabits of reliable, high-speed broadband access.
    - Continue meetings with ISP's to discuss planned improvements and discuss potential public/private collaboration opportunities
    - Support the implementation and installation of the RISE and VATI grants.

- Town of Stanardsville will review and update as needed the tower regulations in the Town of Stanardsville Zoning Ordinance to allow a more streamlined process for situating towers while protecting the aesthetic view sheds.
    - Examine other localities' ordinances.
    - Consult with Tourism Council to ensure no negative impact on tourism.
- Town of Stanardsville will explore and assist developers with plans to provide broadband infrastructure in all new residential and business developments.
    - Formally add to site plan review: a review of broadband considerations.
    - Formally add to pre-app meeting agenda: discuss broadband considerations.
- Town of Stanardsville will continue to explore Broadband Funding Opportunities:
    - Pursue grant and partnership opportunities to support broadband development initiatives.
    - Seek grants and partnership initiatives to encourage affordable access to broadband for all citizens.
    - Seek grants through the Community Development Block Grant Planning Grant.
    - Continually monitor the VATI.
    - Review opportunities through the Vibrant Community Initiative (VCI).
    - Discover opportunities through the e-Rate Funding for Schools & Libraries.
    - Research USDA Community Connect Grant Programs.

- Before grant applications, Town of Stanardsville will consider a fiscal agent structure when applicable:

    - Broadband Authority: BOS, Regional, stand-alone, EDA.
    - Other: TJPDC, collaboration with other localities.

HOUSING AND COMMUNITY SERVICES

INTRODUCTION

Every family needs a safe and decent home they can afford to live in, and a healthy Town can offer this opportunity to those households that choose to live there. The range of housing options should match the range of occupants, from a wealthy retired couple to a family just getting their feet on the ground. Ensuring that the housing stock, including its location and type, adequately meets the needs of a growing population is an essential component for achieving the desired outcome.

The many community services available to Stanardsville residents enhance their well-being and quality of life. Stanardsville residents value their branch of the Jefferson-Madison Regional Library, and circulation of books and media has been steadily growing. The library also provides internet access, which is a particularly important service for residents without access to broadband service. The Piedmont Virginia Community College Giuseppe Center offers classes and continuing education for student of all ages.

EXISTING CONDITIONS

INTERGENERATIONAL COMMUNITY SERVICES

The population of Stanardsville currently spans all lifecycles, and the Town wishes to maintain its intergenerational nature, facilitate interaction across age groups, and provide amenities and activities that are beneficial to everybody. The presence of the major Greene County Schools in close proximity to Town is a major benefit for families with children in Stanardsville. School buildings and grounds are open for public use throughout the year, making valuable public facilities available for a variety of uses.

The Greene Care Clinic is a nonprofit clinic providing healthcare to adult residents of Greene County who are uninsured (and ineligible for Medicaid) and whose income is below 300% of the Federal Poverty Level.

The Stanardsville Station is a community gathering space provided to the community by the Stanardsville United Methodist Church.

The Town of Stanardsville is also the home for several other community nonprofits including a Food Pantry run by Feeding Greene, and Greene Alliance of Church/Community Efforts, Inc., a volunteer organization providing assistance and services to citizens in need.

The Greene County branch of the Jefferson-Madison Regional Library was completed in Stanardsville in 2003. The library branch also hosts many activities for children, teens, and adults. The library also functions as a full-service senior center operated by the Jefferson Area Board of Aging (JABA). The Senior Center includes Adult Day Health Care, and the office of the JABA Case Manager. The Piedmont Virginia Community College operates a satellite campus out of the upper floor of the building offering college classes and professional certifications to high-school students and adults. Stanardsville has its own volunteer fire department, and the Greene County Sheriff's Office is located just east of Town limits on Business Route 33.

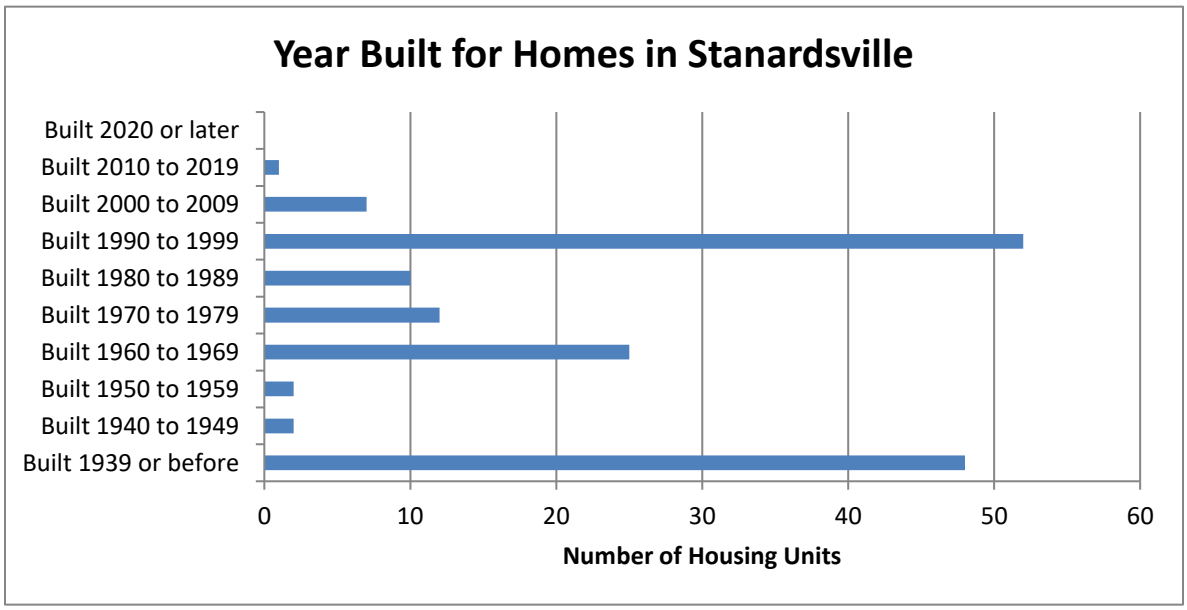
HOUSING RESOURCES

In 2022, the U.S. Census Bureau estimated 234 housing units in Stanardsville. While housing growth has been slow but steady over the past 20 years Stanardsville appears to be poised for significant growth in the next decade. Blue Ridge Meadows, a 436-unit development the includes 100

townhomes within the town limits has preliminary approval of a site plan. As of 2022, 27.7 % (~65 units) of all dwelling units in Stanardsville were in multi-unit structures compared to 7.6% in Greene County as a whole.

HOUSING AGE AND CONDITION

On average, existing homes in Stanardsville are much older than those in the surrounding area. With the exception of a large subdivision in the 1990s along William Mills Drive, the majority of homes in the Town were built before 1940, and a few homes date back well into the 19th century or even earlier. Some of these older buildings have been well-maintained and beautifully restored, but others have fallen into varying states of disrepair. Homes that are not adequately maintained can present an unhealthy living environment and have a negative impact on the surrounding area. The Town of Stanardsville has completed work utilizing a Downtown Revitalization grant by the Department of Housing and Community Development that helped with facade improvements on some commercial buildings, housing rehabilitation and blight removal, which has helped improve the overall condition.



Source: U.S. Census Bureau, American Community Survey

AFFORDABILITY OF HOUSING

The federal Department of Housing and Urban Development (HUD) has defined housing affordability at no more than 30% of gross household income. If total housing costs, including utilities and maintenance, consume more than this threshold the housing is not considered affordable in most circumstances. While this standard may vary depending on the costs of transportation associated with accessing the particular site, it is recommended that communities seek to limit the number of households in the above 30% category.

The following table shows the occupancy status and tenure for existing housing projected through 2022 in Stanardsville. Owner-occupied housing has begun to rebound from its low-point during the housing crisis. Nationwide and local demand for new construction provides an opportunity for developers to meet the changing needs of the local population.

	Town of Stanardsville	Greene County	Thomas Jefferson Planning District
Characteristic (2023)	**Percent of Total**	**Percent of Total**	**Percent of Total**
Race			
White Alone	72%	80%	76%
Two or More Race Groups	12%	7%	6%
Black Alone	12%	7%	11%
Asian Alone	0%	3%	4%
Mexican	1%	1%	2%
Puerto Rican	0%	1%	1%
Other	5%	5%	3%
Ethnicity			
Hispanic or Latino	6%	7%	6%
Age			
Preschool (0 to 4)	8%	6%	5%
School Age (5 to 17)	9%	17%	14%
College Age (18 to 24)	1%	7%	11%
Young Adult (25 to 44)	33%	24%	25%
Adult (45 to 64)	16%	27%	25%
Older Adult (65 plus)	33%	19%	19%
Total Population (estimate)	473	20,850	261,949
Source: U.S. Census Bureau, American Community Survey 2023			

Without new construction, the housing stock becomes out-of-date, dilapidated, and insufficient to meet changing needs and a growing population. Residential construction is also a significant contributor to the local economy. New construction has been limited in the Town of Stanardsville in the past two decades and there is little variety in the housing stock with most being single-family detached homes. This limits options for residents whose needs change over time.

New housing stock also promotes affordable housing as older housing lowers in value compared to newer home prices, both for rent and sale. As of 2022, the 2022 median home price was $251,900 which meant that a household earning the median income of $60,833 would need to spend greater than 30% of their income for housing. Additionally, 15% of renters of all incomes are facing unaffordable housing costs exceeding 30% of their monthly income.

	Town of Stanardsville	Greene County	Thomas Jefferson Planning District
	Percent of Total	**Percent of Total**	**Percent of Total**
Housing Type (2023)			
Owner Occupied	56%	75%	63%
Renter Occupied	10%	23%	19%
Vacant For Seasonal or Recreational Use	32%	36%	31%
1-Unit (Attached or Detached)	10%	10%	7%
2 - 9 Units	4%	6%	6%
10 - 19 Units	44%	25%	37%
20 or more Units	32%	18%	28%
Tenure (2023)			
Owner Occupied	43%	72%	60%
Renter Occupied	51%	19%	28%
Vacant For Seasonal or Recreational Use	6%	9%	11%
Total Housing Units (estimate)	251	8,687	117,929
Source: U.S. Census Bureau, American Community Survey 2023			

The two largest national populations, Millennials and Baby Boomers, have diverse housing needs, but similar housing wants. Among these are smaller, lower maintenance units with energy-efficient features. They are also looking for locations that offer access to public transportation and are within walking distance to amenities and services. New housing stock and development patterns will help meet this demand and attract these growing populations to Stanardsville.

Seniors also have a growing need for affordable housing. Trends show that seniors are increasingly facing debt and housing cost burdens (40% of seniors pay 35% or more of their income towards housing). Therefore, tax abatement programs, financial assistance with home repairs, and additional rental units will help address their needs.

Housing affordability is a problem in Stanardsville as it is throughout the region. The high proportion of single-family detached houses in Stanardsville may provide barriers to affordable housing for low-income households. This housing type is typically the most expensive in terms of land and energy costs, and a broader range of options in housing types may reduce the burden of housing costs for those in the 30% and above category.

Between the years 2014-2023, the median sale price for homes in Greene County, as recorded by the Charlottesville Area Association of Realtors (CAAR), had increased by 71%, a trend which had undoubtedly put more pressure on affordable housing in the county and Stanardsville. Over half of the increase in the cost of housing and mortgage rates has occurred in in the last 4 years since 2020.

Skyline Community Action Program (CAP) offers a number of services to assist Stanardsville residents with housing affordability. Through the HOME Program, Skyline CAP offers down payment and closing costs assistance to first-time homebuyers as well as rehab assistance. Skyline CAP also offers indoor plumbing/rehab assistance to homeowners in cooperation with Albemarle Housing Improvement Program (AHIP). There is an Emergency Home Repair Program in Greene County as well.

Habitat for Humanity has constructed three affordable homes in Stanardsville and is able and willing to do more. In helping first-time homeowners participate in home ownership, Habitat builds affordable housing that is high quality and energy efficient while marshalling a spirit of community volunteerism.

Additionally, Piedmont Housing Alliance (PHA), Albemarle Housing Improvement Program (AHIP), Habitat for Humanity of Greater Charlottesville, Region 10, and Jefferson Area Board for Aging (JABA) assist with housing needs in Stanardsville and throughout the region. Greene County offers a real estate tax exemption for the elderly and people with disabilities who meet guidelines for income and net worth.

Housing and transportation costs make up the two largest components of a household's budget. Transportation costs, such as car payments, maintenance, gas, and insurance, follow housing costs as the second highest expenditure for a typical household. Based on 2019 American Community Survey data, 7,131 Greene County residents are employed and commute outside of the County for work, 2,314 people commute into Greene County for work, and 1,450 both live and work within the County.

Commuting to and from work contributes to an increase in a household's overall monthly transportation costs, and with roughly 83% of the working-age population commuting outside of Greene County, the cost savings associated with a lower cost of living in Greene County can quickly be eroded by transportation costs. Greene County workers have an average commute time of 30.6 minutes, consistent with other localities within the region.

Top out-commute destinations include Albemarle County, the City of Charlottesville, and the City of Harrisonburg. Assuming an average of 0.58 cents per mile 20 working days a month, out-commutes

to the top employment destinations for residents amounts to an additional $572 a month in transportation cost.

The federal HOME program, administered by the TJPDC regional HOME consortium, provides annual funds to each of the six participant jurisdictions, including Greene County. Much of the local assistance has been used in the Town of Stanardsville and the County areas just outside of the Town limits.

The following community development goals were identified for Greene County in the HOME consortium 2023 Consolidated Plan:

- Assist First Time Home Buyer completing the First Time Homebuyers Program with closing costs and down payment assistance.
- Develop one affordable rental unit.

ACCESSIBILITY AND SUSTAINABILITY OF HOUSING

The population of seniors in the region is expected to grow at a faster rate than the population in general. By 2030, those ages 65 and older are expected to grow by 30% compared to 15% for the total population. This projected demographic shift will likely create new pressures on housing types and accessibility, because an older population has a higher propensity for physical disabilities. Principles of Universal Design, such as no step entrances, an open floor plan, ground-floor bedrooms and accessible bathrooms, can allow residents to "age in place" and open up new opportunities for seniors to relocate to Stanardsville and Greene County. These principles can be applied to new home construction, where appropriate.

Green building techniques can promote affordability by reducing energy costs, lessen the impact of new construction on the environment, and protect public health. U.S. Green Building Council certifies buildings through its LEED standards, and the Earthcraft certifies residential buildings in particular. The programs award points for such features as efficient insulation, high indoor air quality, use of renewable energy sources, siting in an accessible location, reduction of water pollution impact, and use of materials with low toxicity. There are no buildings currently certified by these programs in the Town of Stanardsville.

SOCIAL SERVICES

According to the U.S. Census, 19.5 % of the residents of Stanardsville have income below the federal poverty line. That is up compared to 15.1% in 2010. This segment of the population, as well as others who may have a temporary lack of resources, have special needs. The county department of Social Services runs several programs to assist families, children, and adults in need. They offer a range of family services, from adoption counseling to placement of children into foster care. They assist the unemployed with finding gainful employment and provide different avenues for

Poverty Rate %	Stanardsville
2014	19.50%
2015	20.40%
2016	20.00%
2017	17.80%
2018	17.30%
2019	16.40%
2020	11.60%
2021	18.90%
2022	19.50%

financial or medical aid to those who have special unmet needs.
The Greene County Commissioner of Revenue also offers a Tax Relief for the Elderly/Disabled Program to reduce the tax burden for the more vulnerable residents of the county. Four Town of Stanardsville residents received tax relief totaling $3,956 in 2023, and tax relief totaling $3,847 in 2024.
In addition to Social Services, there are numerous non-profit and church groups that offer services for needy families and individuals the Town of Stanardsville.

LIBRARY

The Greene County Public Library, established in the 1960's, moved into its current home in Stanardsville in 2003, and was updated in 2006. Since July 1996, the Greene Library has had a professional librarian as branch manager. It is a member of the Jefferson-Madison Regional library, which has eight branches throughout the region. The Greene County Branch is open 48 hours per week and contains 32,000 volumes, with access to about 500,000 regionwide. In FY2022, library visits totaled 32,000, with over 1,300 computer signups and over 1,800 Wi-Fi sessions. Additionally, 7,583 Greene residents were cardholders in July 2022 and checked out a total of 93,981 items in FY 22.
In addition to books and journals, the branch offers a number of community services, including several programs for adults, children and teens, use of computing equipment, use of internet and software, and notary services.

MEDICAL FACILITIES

The primary medical facilities serving residents of Greene County are the University of Virginia Health System located in the City of Charlottesville and Sentara Martha Jefferson Hospital, located in Albemarle County. UVA Health System is a nationally recognized hospital and school of medicine with over 450 specialists and subspecialists. UVA Children's hospital is included within the health system. Martha Jefferson is a non-profit hospital with a regional scope.
The Greene Care Clinic is a not-for-profit clinic offering free medical exams, prescriptions and lab services for limited-income residents who do not have health insurance. The clinic is located in Stanardsville. Greene Family Medicine, affiliated with Martha Jefferson Hospital, is a private practice in Ruckersville.

GOALS AND IMPLEMENTATION STRATEGIES: HOUSING AND COMMUNITY SERVICES

- The Town will facilitate new residential development downtown, or elsewhere in Stanardsville and the surrounding area, with easy linkages to downtown.
    - Encourage and recruit well-qualified developers to build homes in Stanardsville
    - Encourage an assortment of housing types in the medium to high density range (4-16 units per acre) to meet the diverse needs of anticipated new residents
    - Create incentives to encourage new residential growth to locate adjacent to Main Street allowing commercial growth in the units fronting on Main Street.
- The Town provide an adequate supply of safe, decent housing which matches the varied needs and income levels of the Town's present and future population.
    - Assist citizens residing in inadequate housing in taking advantage of available opportunities to bring their homes up to the minimum health standards, or if

necessary to relocate to sound housing.

- Increase supply of housing that is accessible to people of all abilities.
- Locate higher density housing in proximity to shopping, employment, and community facilities.
- Consider zoning regulation requiring a percentage of all new development to be affordable housing
- Work with Jaunt to increase the available routes and reliability for public transportation

- The Town supports affordable housing initiatives in the Town by encouraging community development non-profit organizations and governmental agencies to initiate projects in Stanardsville to benefit low-to-moderate income residents.
  - Coordinate affordable housing needs with the county's housing arm, Skyline Community Action Program and the Greene County Habitat for Humanity Affiliate, and Piedmont Housing Alliance.
  - Encourage participation in tax relief program for low-income property owners
  - Work with Regional Disabilities Service Board to promote universal design features in housing and infrastructure accommodating to persons with disabilities.
  - Encourage residential development of affordable housing in or near Stanardsville.
- The Town will encourage more private medical facilities in or near Stanardsville, including comprehensive walk in and emergency health care services
  - Work with Sentara Martha Jefferson Hospital and UVA Medical Center and the Greene Care Clinic to expand medical services and facilities, particularly emergency treatment in the county
- The Town will act to increase the ability of older adults to age with dignity and achieve independence in their chosen residence.
  - Assist in finding appropriate location for service-enriched independent senior living facility.
  - Work with JABA to design new programs and affordable housing initiatives.
  - Increase access to preventative and emergency health care.
- The Town will create an environment that is welcoming and safe for families with children.
  - Support efforts from Greene County Public Schools to open up their facilities for public use.
  - Encourage the Town Council and Stanardsville community to work with the Greene County Sheriff's Office to sustain efforts to create a safe and civil environment in downtown Stanardsville.
  - Create parks and greenways within neighborhoods for easy access to natural amenities.
  - Encourage after-school programs for area youth.
  - Work with the Greene County Library to expand its role as a center of learning for all ages.
- The Town will encourage more accessible housing to meet the special needs of people with disabilities.
  - Publicize the benefits and features of Universal Design.

- Work with Regional Disabilities Service Board.
- Work with Skyline CAP and the HOME Consortium to include the construction and rehabilitation of Universal Design features in affordable housing.

HISTORIC AND NATURAL RESOURCES

Two of the strongest assets the Town of Stanardsville possesses are its rich history and its bucolic setting near one of the great National Parks. Given that these characteristics will be primary drivers of economic development, they must be preserved for revitalization to be sustained for any length of time. Stanardsville's history lives on in the architectural expression of buildings and the stories residents tell. The Town's natural setting exists both within Town limits and outside its borders into Greene County. This section serves as a guide for preserving and enhancing these resources.

EXISTING CONDITIONS

TOWN OF STANARDSVILLE HISTORIC DISTRICT

The Town of Stanardsville possesses numerous historic and cultural resources to showcase its rich heritage. Since 2004, a large portion of the Town of Stanardsville has been recognized by the U.S. Department of the Interior as an entry in the National Register of Historic Places and the Virginia Landmarks Register. Despite sporadic fires occurring during the first half of the 20th century and the County Clerk's Office explosion of 1979, the townscape survives much as it did during the late 19th century.

There are a total of 168 resources, whether buildings or important sites, that contribute to its historic designation. Four churches of various denominations and dating to the late 19th and early 20th centuries survive in excellent condition. The oldest existing commercial structures date back to the 1840s. Robert L. Pritchett, the first Greene County Clerk, built what is known today as the Lafayette Inn to accommodate travelers along the Richmond Road, and two large brick homes were constructed on Main Street shortly thereafter. Many early homes were also located directly on Main Street, although several multi-family structures were built on Ford Avenue in the 1920s and 1930s.

The County Courthouse is the most significant structure and is individually recognized on the National Historic Register. Completed in 1839 at a cost of $6,832, the Courthouse stands in the center of the Courthouse Square and displays the Roman Revival style so favored by Thomas Jefferson. Shortly after its completion, a classically inspired County Jail was constructed to the east and a Clerk's Office to the west of the courthouse.

The jail was restored as the Greene County Historical Society Museum in 2007, which was headquartered there until 2015. The Historical Society is now housed at 360 Main Street in Stanardsville, a beautiful Victorian house from the early 1900s. In addition, a newly constructed separate gallery behind the museum houses the Rhodes wildlife collection. It is open to the public every week, drawing visitors for genealogical research and exploration of Greene County's history. The County Jail remains in the Historical Society's possession and a project is underway to restore the jail to its original condition.

Although a few historic buildings have been maintained meticulously, previous plans have expressed a need for a broader historic preservation effort for the downtown area. Many handsome structures are obscured or made visually unattractive by overgrown and inappropriate landscaping, and others can appear unwelcoming due to deteriorated sidewalks and entrance ways. Some commercial buildings have fallen into disrepair, and have been subdivided and converted into housing units. A lack of downtown vitality in recent years has impeded the private investment needed to maintain the historic buildings.

GOALS AND OBJECTIVES: HISTORIC AND NATURAL RESOURCES

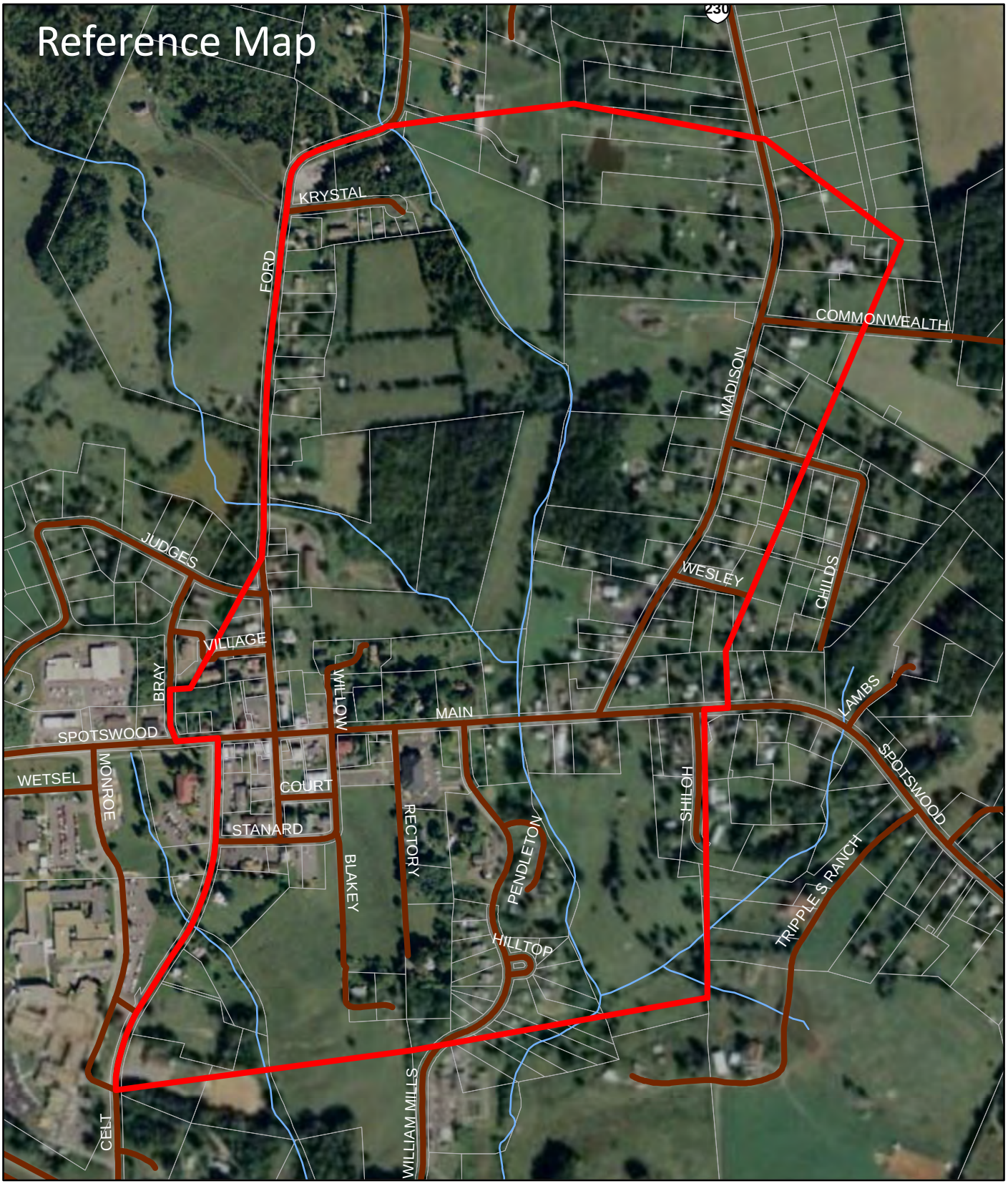
- The Town will respect, preserve, and enhance historic and architecturally significant buildings and all other elements that establish the unique character of Stanardsville.
    - Encourage conservation and preservation of the historic and architecturally significant structures with, among other things, use of federal and state historic rehabilitation tax credits in order to enhance and reinforce its heritage.
    - Consider developing a Historic District Ordinance that would balance specific protections for structures contributing to the Stanardsville Historic District with the rights of private property owners.
    - Continue to support the Greene County Historical Society Museum
- The Town will consider creating a network of greenways along stream corridors with multiuse trails for recreational and transportation use and natural stream buffers to protect waterways.
    - Develop a greenway along Mitchell Creek.
    - Develop a greenway along the stream between Greene County schools and Celt Road.
    - Actively encourage the development and preservation of park and recreational space in the Town in order to retain the charm and beauty that is Stanardsville.
- The Town will encourage Low-Impact-Development techniques in new development to preserve water quality and the conservation of environmental resources.
    - Reduce minimum parking space requirements for commercial and residential uses and encourage landscaping in parking lots to allow water filtration.
    - Explore developer incentives to preserve existing trees on new development sites.
    - Develop and publish guidance, in cooperation with Greene County, on low-impact development and green building techniques, such as pervious pavements, green roofs, and recycled building materials. When feasible, offer incentives for use.

- The Town supports Greene County's efforts to preserve the rural character of the countryside and promote the agricultural heritage of the area.
    - Celebrate the area's farming activities through continuation and expansion of the farmers' market and participation in campaigns to support local food markets.
    - Assist existing agritourism businesses, including wineries, by encouraging supportive services within Stanardsville.
    - Increase growth and development within Stanardsville in order to help relieve development pressure on the pristine rural areas surrounding the Town.

REFERENCE MAPS

Town of Stanardsville
Comprehensive Plan Maps

Town Boundary
Waterway
Roadway
Parcels



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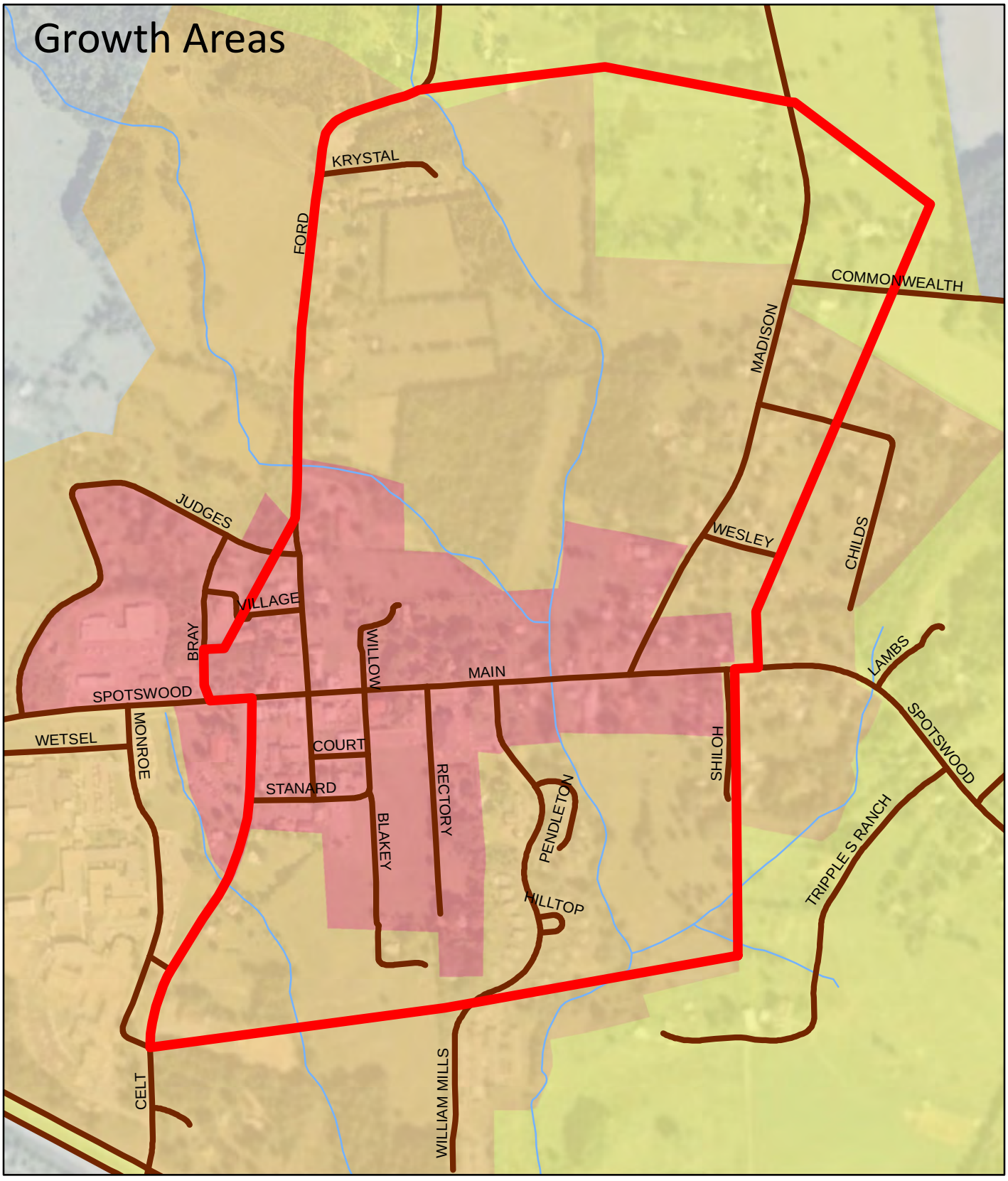
Thomas Jefferson Planning District Commission

Town of Stanardsville
Comprehensive Plan Maps

Mixed-Use Town Center
Mixed-Use Residential
Suburban Residential



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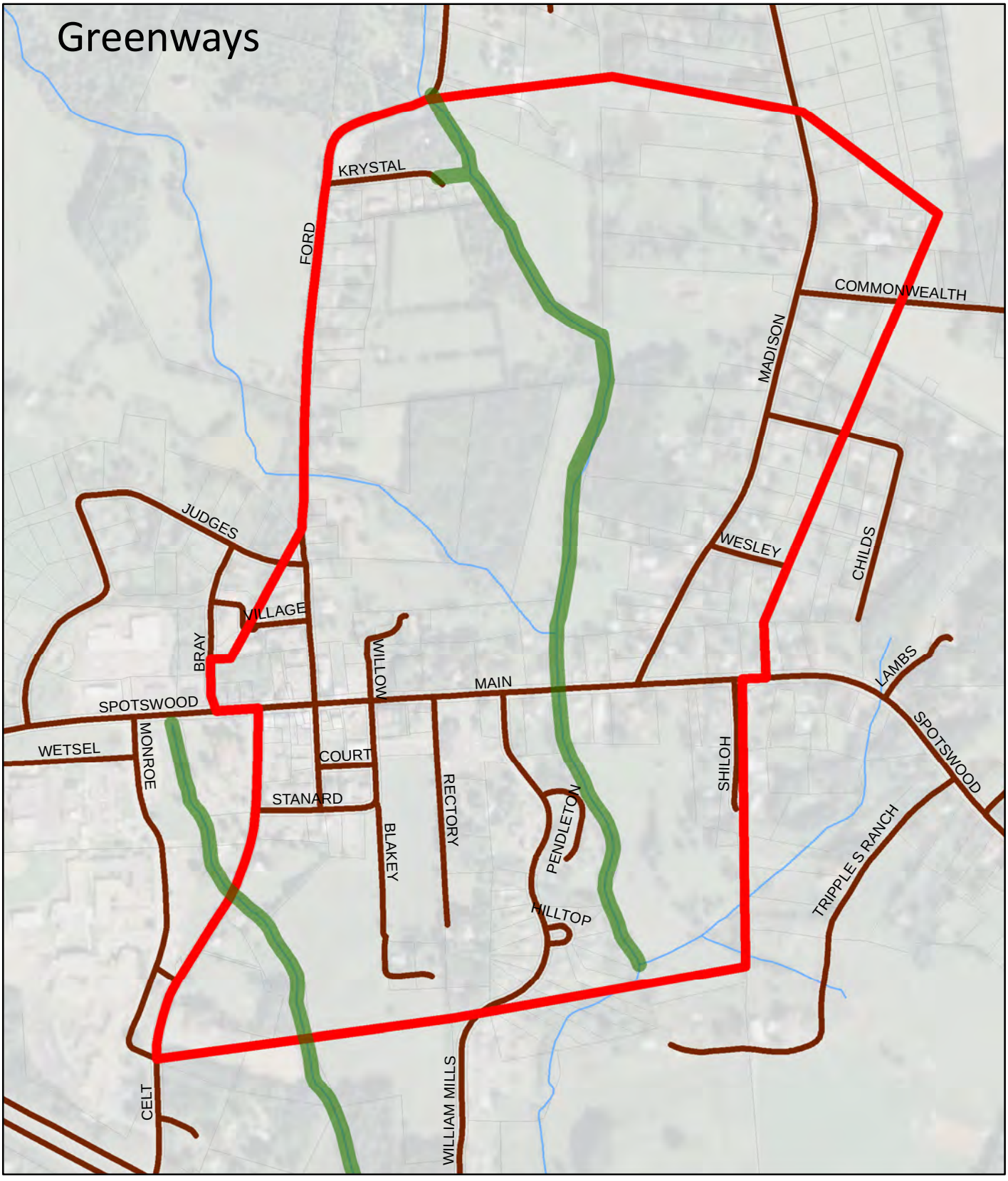
Thomas Jefferson Planning District Commission

Town of Stanardsville
Comprehensive Plan Maps 2011

Proposed Greenway Trails



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Thomas Jefferson Planning District Commission