



THE RUCKERSVILLE AREA COMMITTEE (RAC) GUIDED BUS TOUR

***The meeting was called to order at 4:03 pm by Tim Goolsby,
and ended at 6:15 pm.***

Field Trip Details

Date: October 9, 2025

Time: 4pm-7pm

Meeting Location: County Administration Building

Purpose of Tour

- View current and planned development projects
- Understand how the Comprehensive Plan guides land use decisions
 - Discuss opportunities and challenges in the Ruckersville area
- Foster collaboration and shared vision among community members

Contact Information

Name: Greene County Planning and Zoning Department

Phone: 434-985-5282

Email: planning@gcva.us

Of the county’s approximately 100,000 acres, 6,922 are in the growth area, leaving the remaining acreage rural. The breakdown by growth area type is as follows:

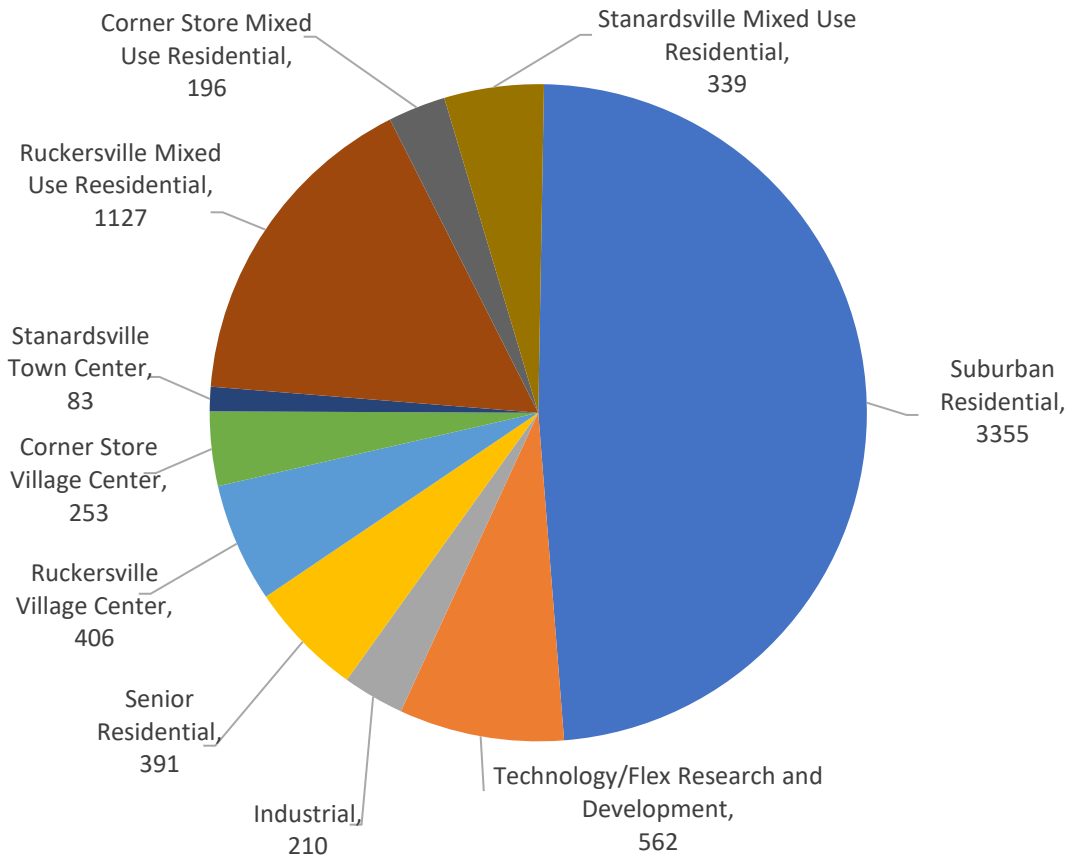


Table 9: Place Type Distribution

The three areas within the growth area that focus on growth most intensely are Ruckersville Mixed-Use Village Center, the Corner Store Mixed-Use Village Center, and the Stanardsville Town Mixed-Use Center. Stanardsville is the smallest, and Ruckersville is the largest. The fundamental framework for these three areas calls for flexibility in the proportion of non-residential to residential. Still, a general rule of thumb calls for an approximately 80% non-residential and 20% residential split. Within the non-residential areas of these centers, a variety of uses are appropriate, primarily commercial and office. Appropriate residential units vary from apartments, including apartments above stores, to single-family homes.

Within the Mixed-Use Residential areas, a mix of residential, commercial, and civic is intended. Appropriate commercial and civic are those that specifically serve the nearby residential population. The predominant use within the Mixed-Use Residential areas is residential, following a roughly 80% residential and 20% commercial split.

Ruckersville Area Plan Committee (RAC)

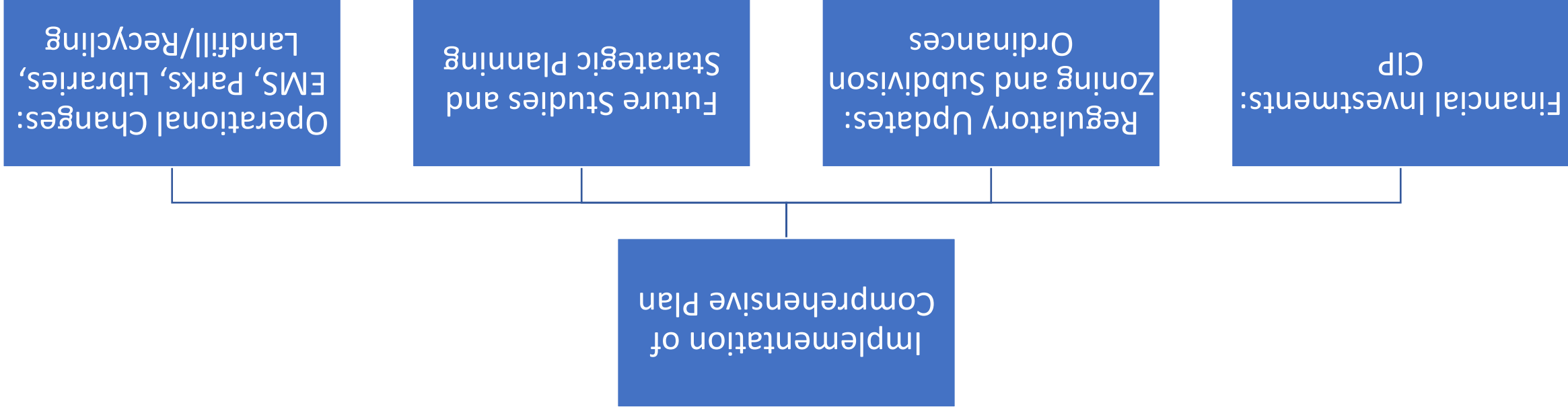
Table of Contents

- Field Trip Itinerary – Visual Overview – Page 1
- Implementation of Comp Plan -Page 2
- Future Land Use – Growth Area: Context Map – Page 3
- Future Land Use – Route 29 Corridor Map – Page 4
- Four Seasons Conceptual Master Plan – Page 5
- Kinvara Master Plan- Page 6
- Villages of Terrace Greene-Page 7
- Creekside / Essence Development Illustrations – Page 8-10
- Woodpark-Page-11
- The Pastures-Page 12
- The Grange Commons-Page 13
- Blue Ridge Meadows – Preliminary Subdivision Plan – Page 14
- Smart Scale Projects-Page 15-16
- Detailed Field Trip Itinerary (Development Areas) – Page 17-20
 - Greencroft Boulevard Area
 - Buck Drive Area
 - Route 29 South
 - Terrace Greene / Village of Terrace Greene
 - Preddy Creek Road (Creekside & Essence)
 - Carpenter Mill / Route 29 Innovative Intersection
 - Moore Road Area
 - StoneRidge Drive Corridor
 - Extension Office
 - Blue Ridge Meadows

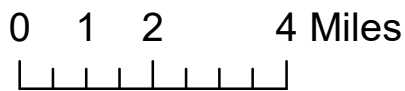
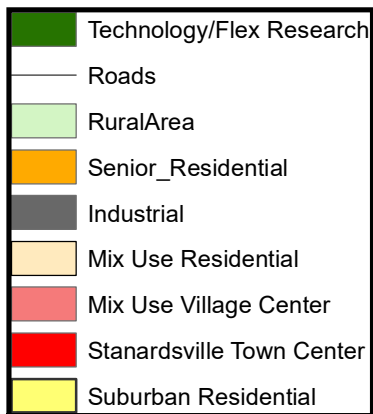
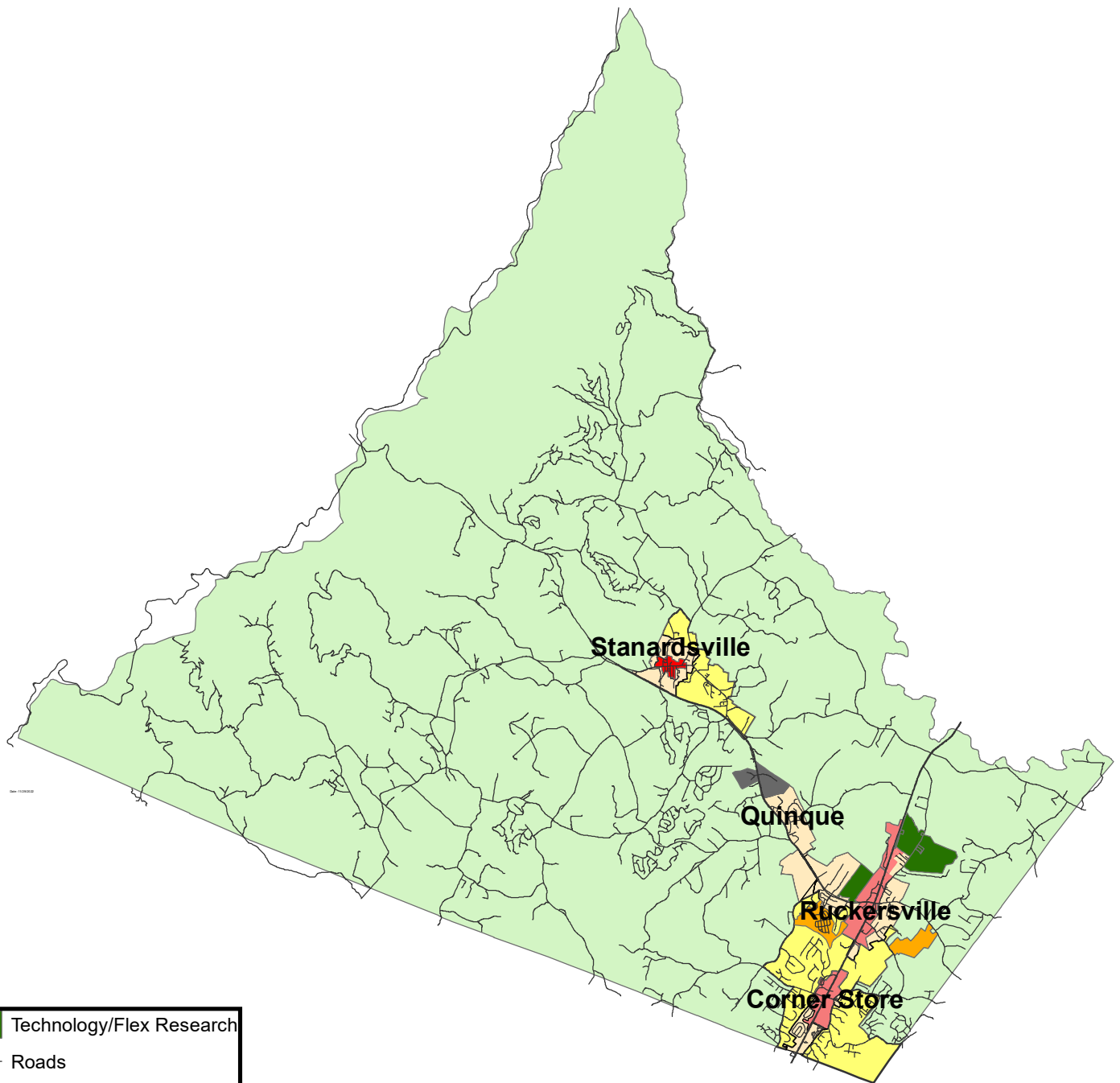
Field Trip Itinerary – Visual Overview

October 9, 2025 | 4:00 PM – 7:00 PM

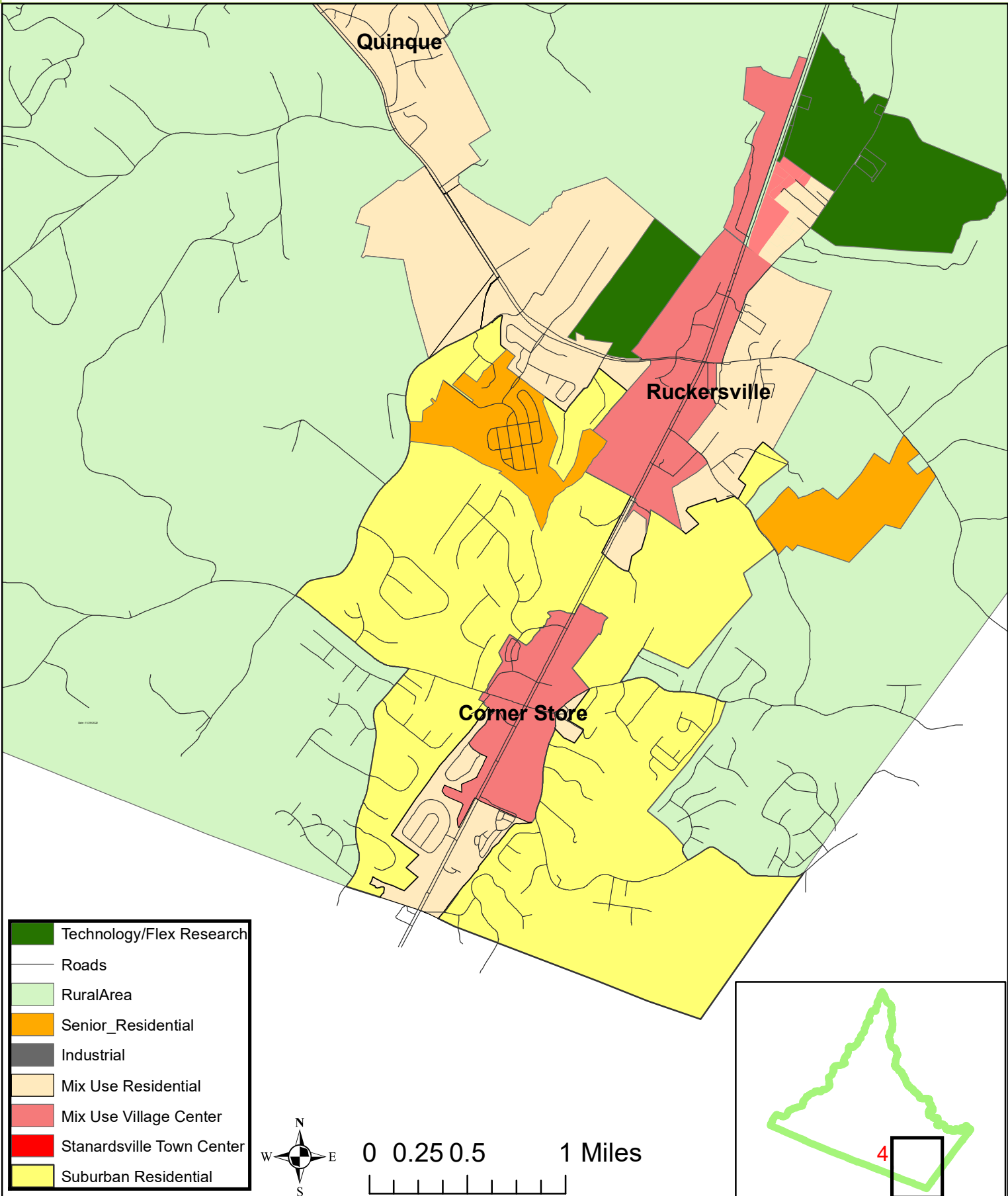
Focus Area	Key Points
Greencroft Boulevard Area	<ul style="list-style-type: none"> • Four Seasons (650 units, Phases 1 & 2 complete) • Greencroft (122 lots, 7 business lots) • Smart Scale: RCUT improvements
Buck Drive Area	<ul style="list-style-type: none"> • Kinvara Rezone & Proffers • Hawk’s Landing (50 units) • Lily Ridge (48 units) • Roads: Buck Dr, Deerfield Dr, Kinvara Phase 2 • Harley Davidson (2023) • Ice Park (2025)
Route 29 South	<ul style="list-style-type: none"> • Holly Hills Townhomes (55) • The Arbors (120 senior apts) • Judo Drive (165 townhomes, on hold)
Terrace Greene / Village	<ul style="list-style-type: none"> • 350 apartments (2010–2018) • 282 townhomes approved 2021 • \$700k proffer for connector road
Creekside & Essence	<ul style="list-style-type: none"> • Creekside: 336 lots (67 CO) • Essence: 258 lots (36 CO) • Proffers + waterline upgrade
Carpenter Mill / Rt 29 Innovative Intersection	<ul style="list-style-type: none"> • Major transportation investment
Moore Road Area	<ul style="list-style-type: none"> • J-6 Properties (71 townhomes) • The Knoll: 212 apartments approved • The Pastures & The Grange (by-right lots)
StoneRidge Drive (Walmart/Lowes Corridor)	<ul style="list-style-type: none"> • 66 acres rezoned B-3 (2006) • Walmart, Lowes, Plazas A–C • Starbucks (2020), Dollar Tree (2023)
Blue Ridge Meadows	<ul style="list-style-type: none"> • Town RZ approved 2023 • County RZ denied • Subdivision reviews ongoing (Phase 436 lots under review)



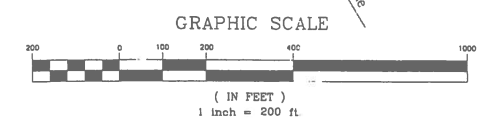
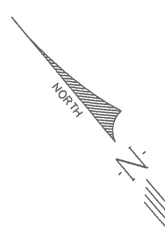
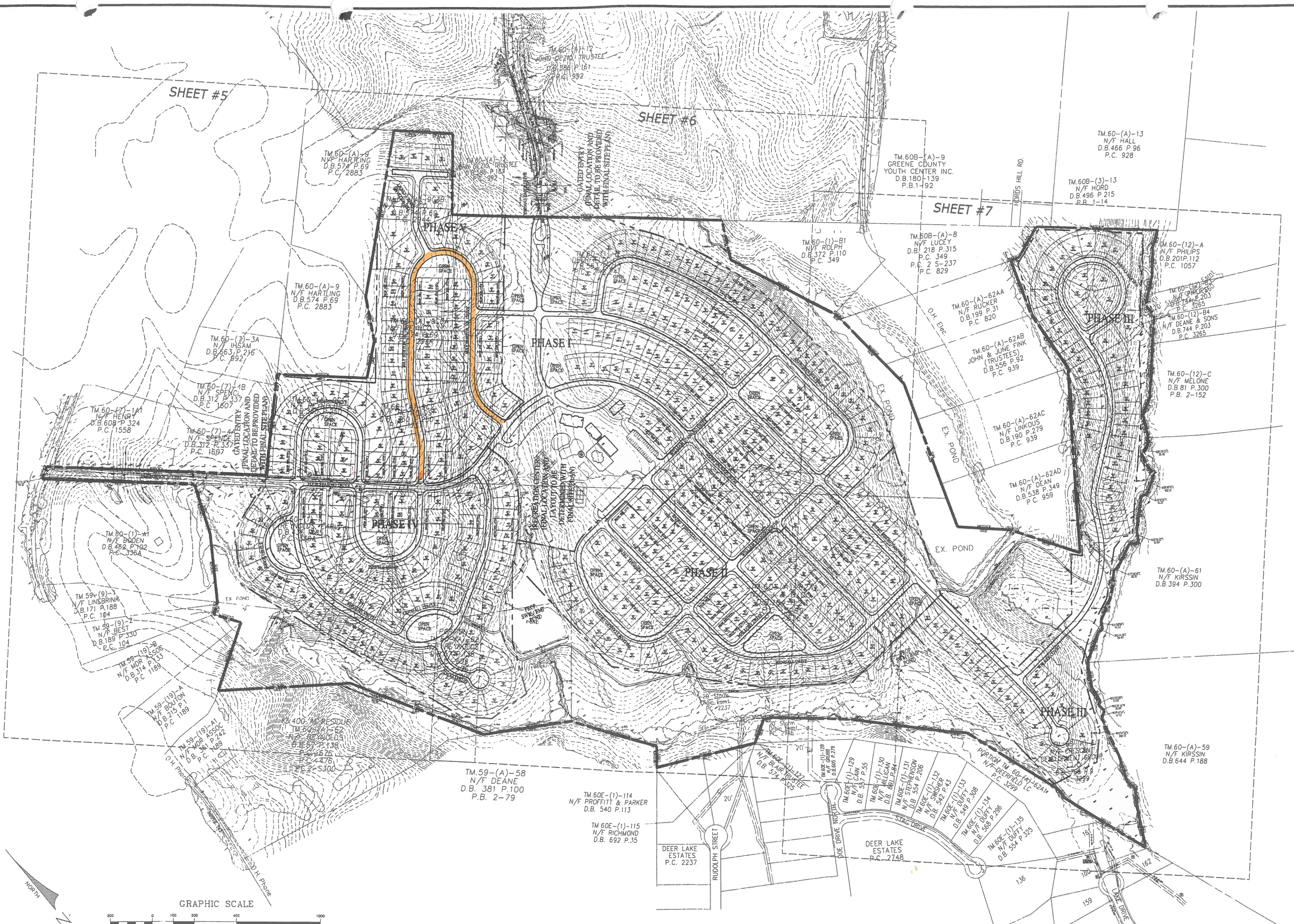
Future Land Use-Growth Area: Context Map



Future Land Use-Growth Area: Route 29 Corridor



J:\libat\remolds\Project\Pre\12246-Overview\VIEW.dwg, 09/15/2005 04:54:47 PM, mskdb



NOTE: THE ROADS SHOWN ON THIS PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. SEE TYPICAL SECTION AND OPTIONAL TYPICAL SECTION ON SHEET 2.

OVERVIEW PLAN

FOUR SEASONS AT CHARLOTTESVILLE NORTH
RUCKERSVILLE ELECTION DISTRICT
GREENE COUNTY, VIRGINIA

PLAN DATE: 03-15-05

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
LAFAYETTE BUSINESS CENTER
4300-D TECHNOLOGY COURT, CHANTILLY, VIRGINIA, 20151
PHONE (703) 642-8080 FAX (703) 378-7888

PROFESSIONAL ENGINEER
JAN C. DAVID
No. 08829
3/15/05

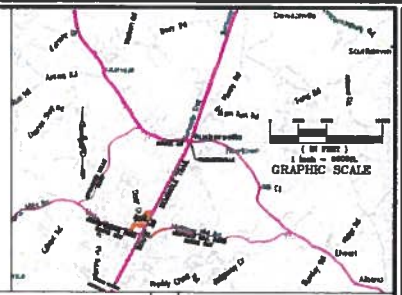
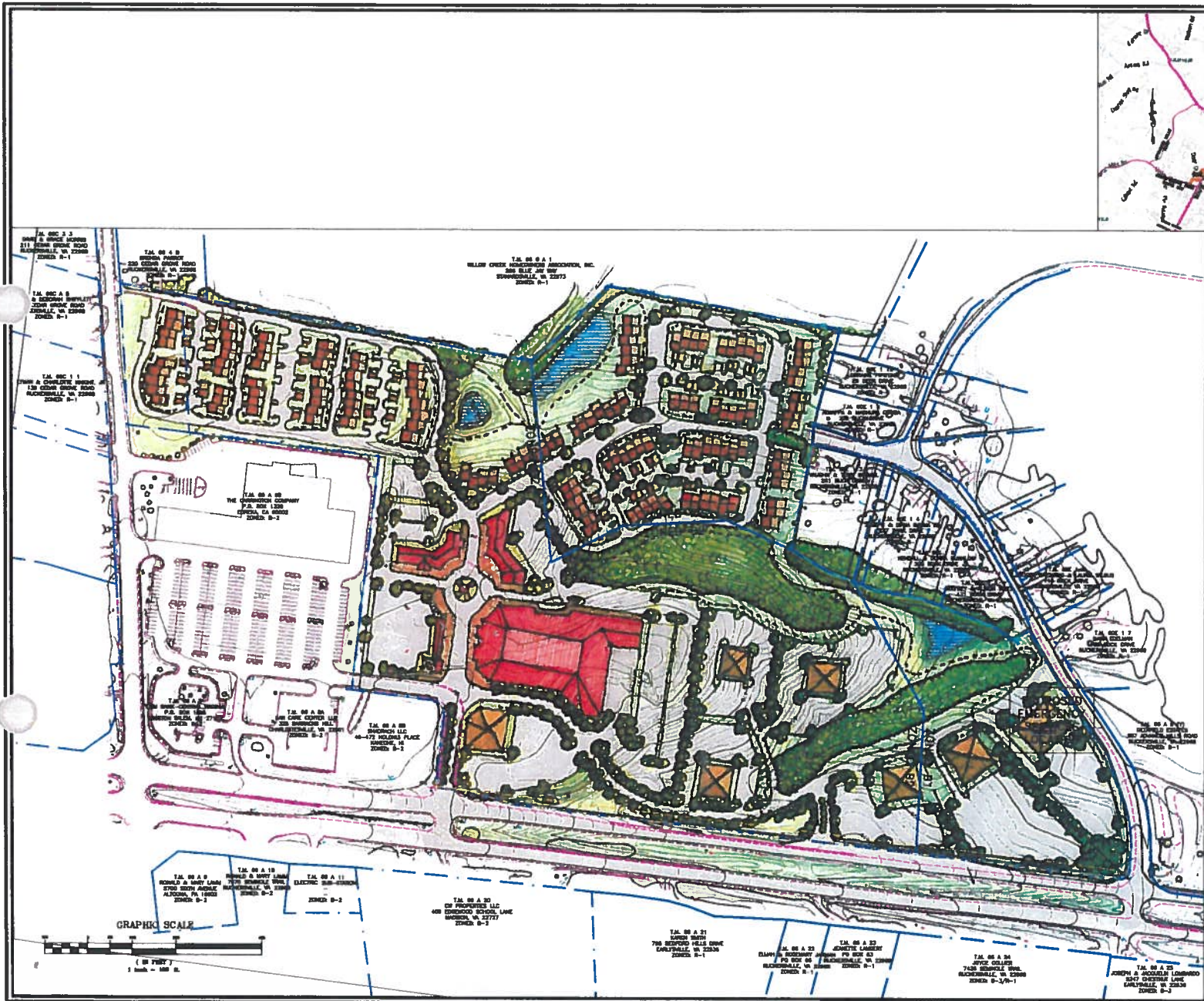
DATE: MARCH 15, 2005

SCALE: 1"=200'

C.I. - 2'

No.	DATE	DESCRIPTION
5		REVISIONS

SHEET 4 OF 7
PREL-12246



Date: JUNE 21, 2007
 Scale: 1"=100'
 Designed by: RLB II
 Drawn by: RLB
 Checked by: EMB

BLACKWELL ENGINEERING, P.L.C.

 1400 East Market Street, Suite 101
 Rockville, MD 20851
 Phone: 301-281-1000
 Fax: 301-281-1001
 Email: info@blackwelleng.com



DEVELOPER/OWNER
 JAMES LAVIN
 KINVARA PROPERTIES, LLC
 3333 JACKS SHOP ROAD
 ROCKVILLE, VA 22738
 540-872-0000

SECURITY FEE:
 TAL. 00-A-8
 30.00 ACRES
 ZONED
 S-1 - 5,974 AC
 S-2 - 23,886 AC
 R-2 - 7,714 AC

PROPOSAL INCLUDING
 PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

DEVELOPMENT FEE:
 ONE BLOCK OF RETAIL STORES
 9-10 ADDITIONAL RETAIL LOTS
 ADDITIONAL RETAIL SPACE—BLOOD—BLOOD SF
 110-120 VILLAGE HOMES
 PROPOSED LOT FOR HEALTH SERVICES
 & LAW ENFORCEMENT SATELLITE STATION

SUBMITTED
 ROGER W. RAY & ASSOC., INC.
 1717-18 ALLIED STREET
 CHARLESVILLE, VA 22903
 434-283-3180

Revision Dates

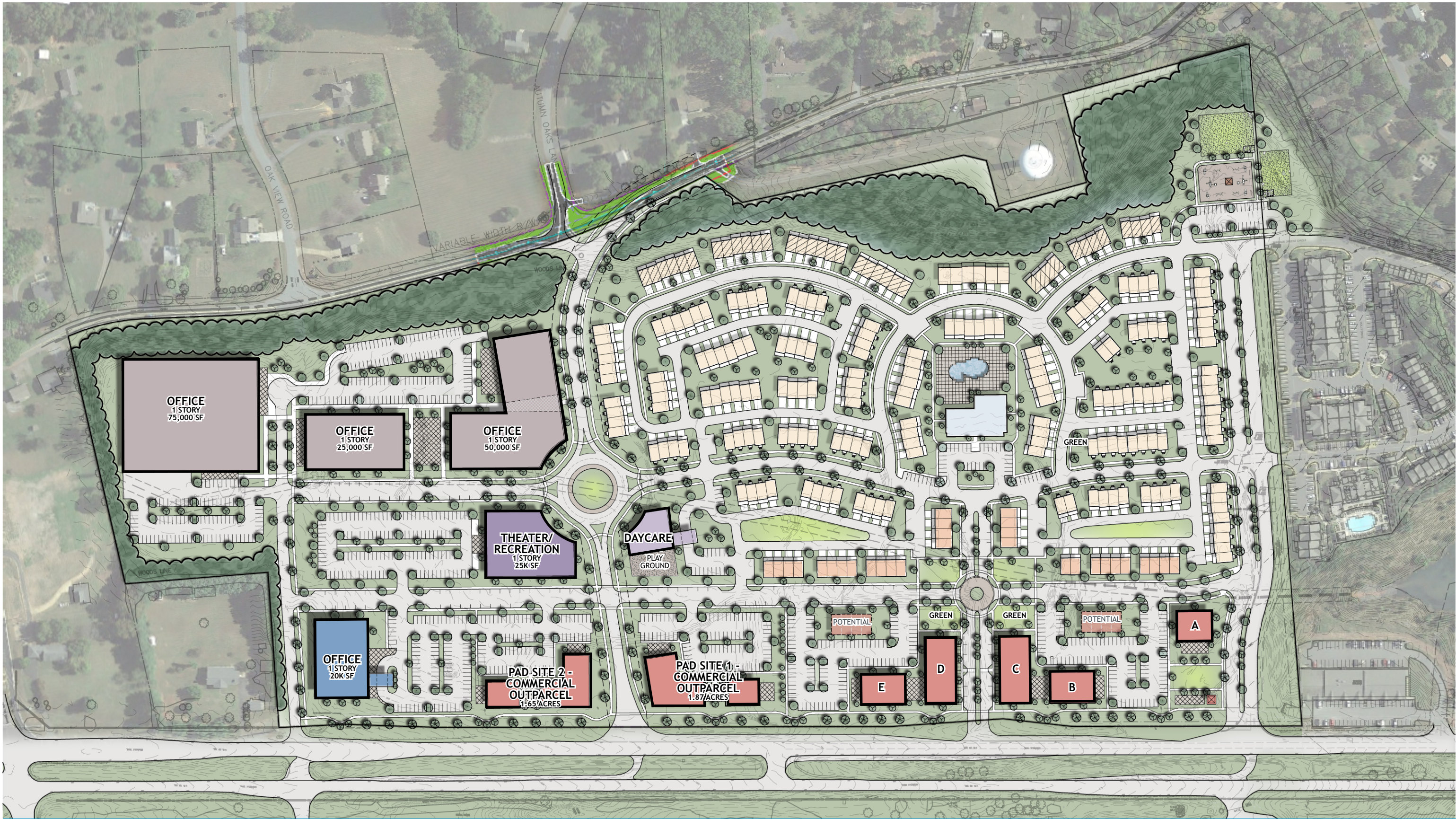
CONCEPTUAL MASTER PLAN
 DEERFIELD VILLAGE CENTER
 JAMES LAVIN
 KINVARA PROPERTIES, LLC, 3333 JACKS SHOP ROAD
 ROCKVILLE, VA 22738

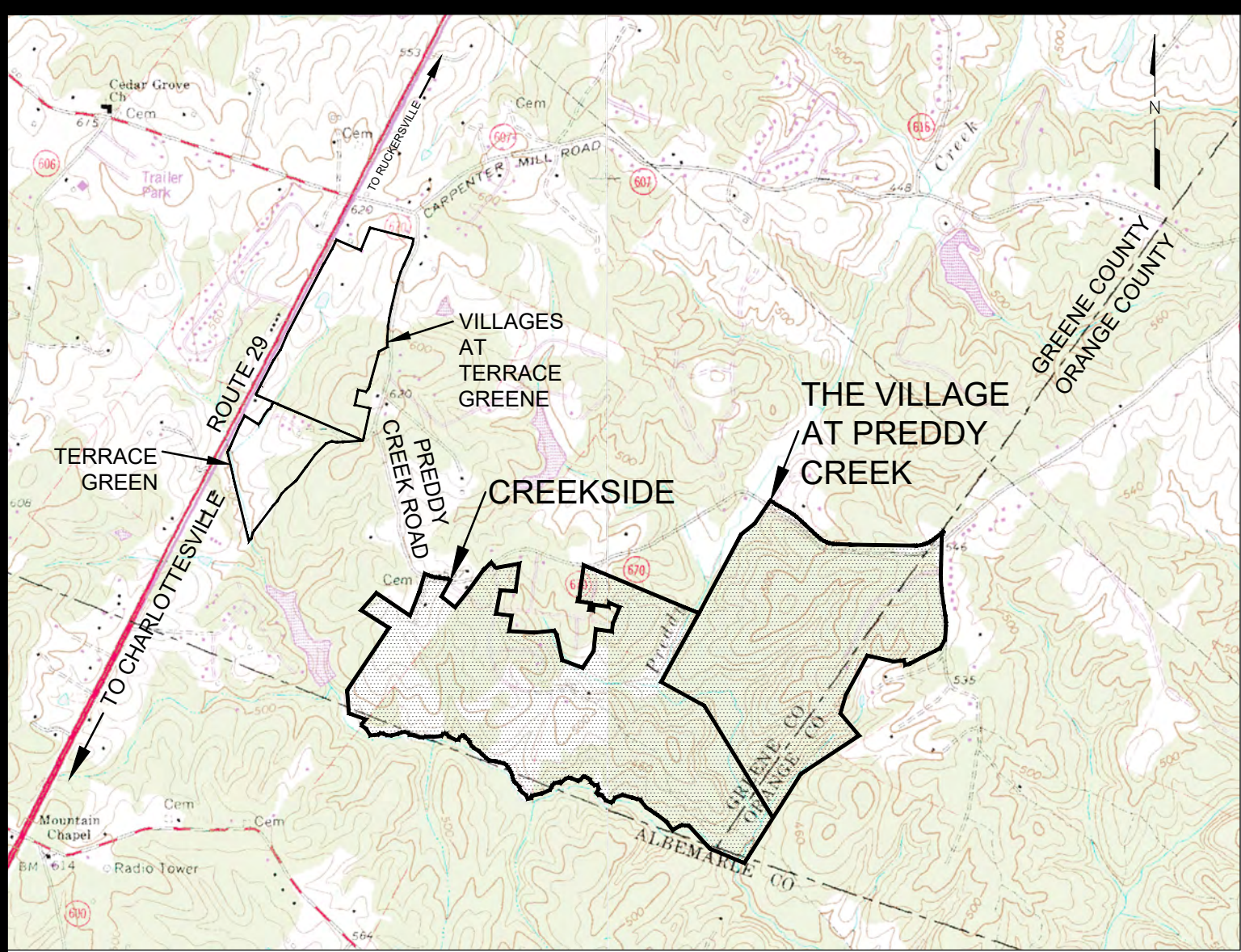
Drawing No.
1
 of 2 Sheets

Job No. 1783

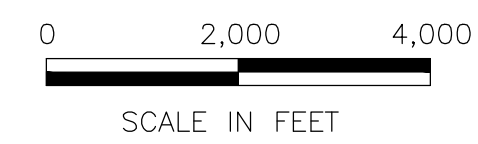
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CONCEPTUAL MASTER PLAN



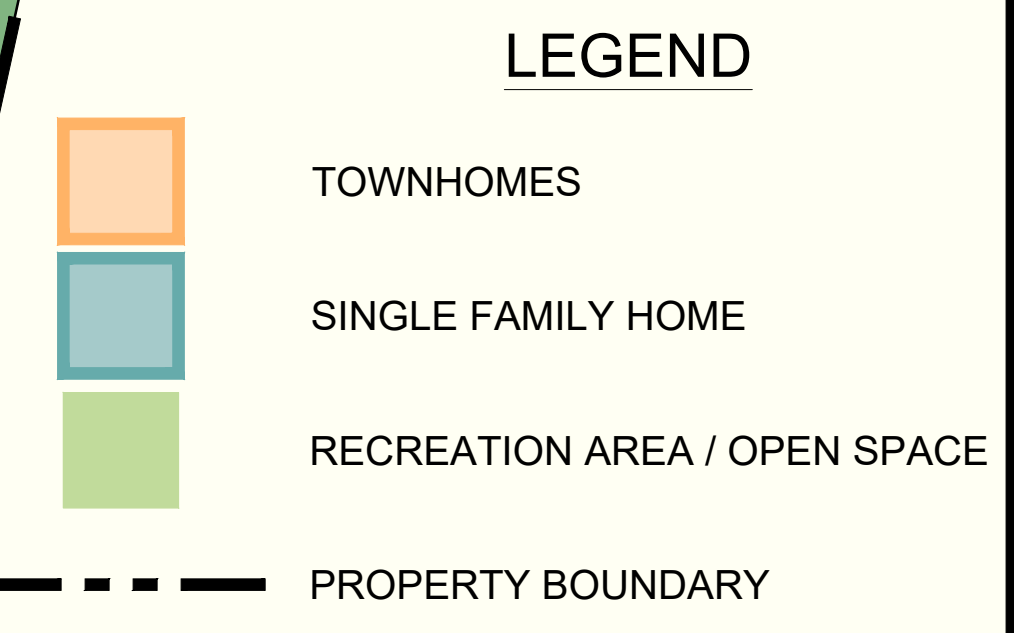
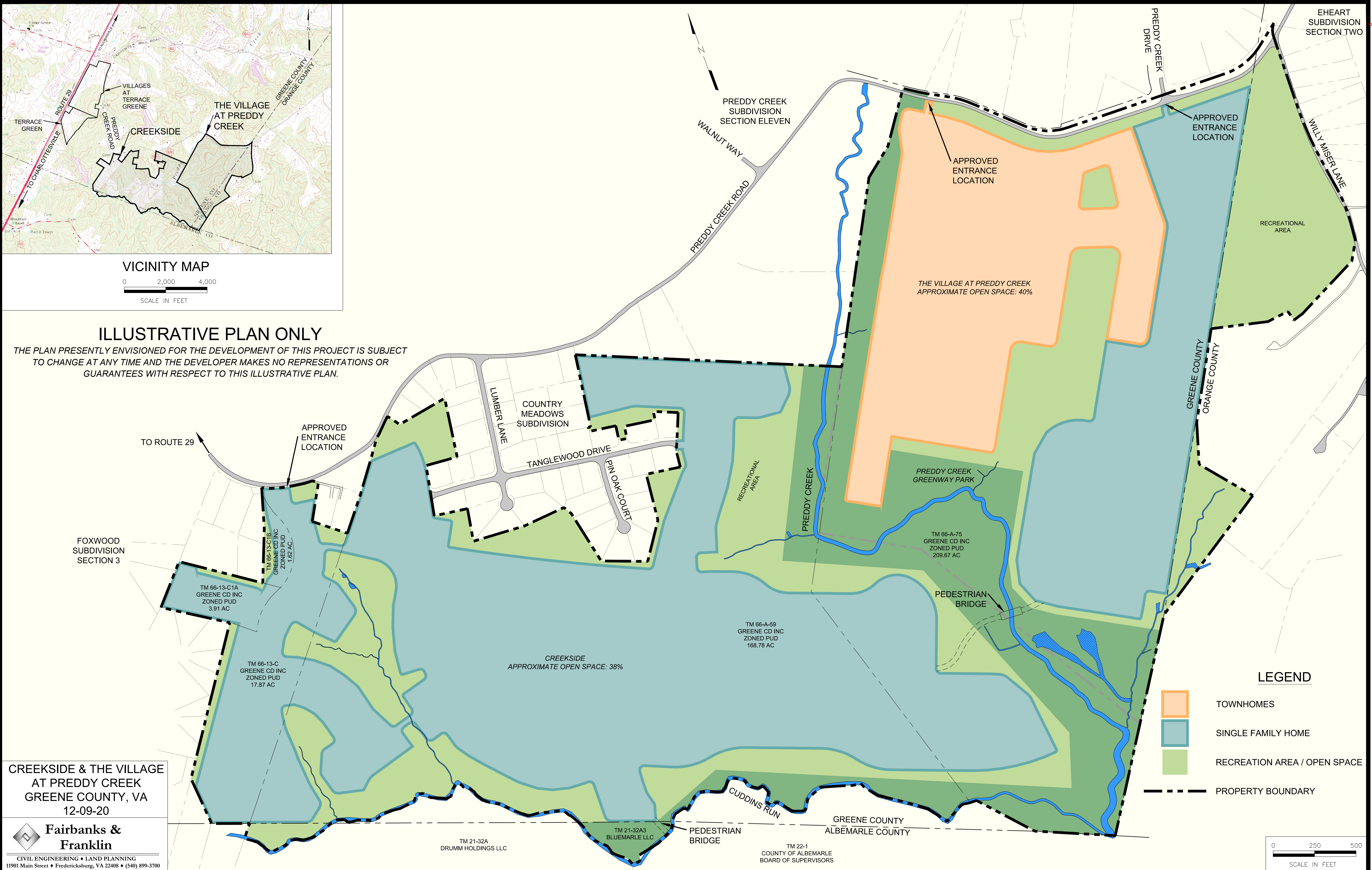


VICINITY MAP



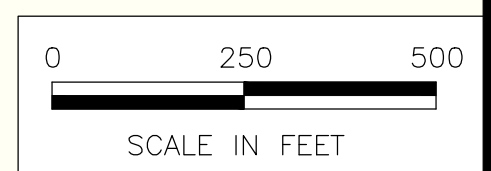
ILLUSTRATIVE PLAN ONLY

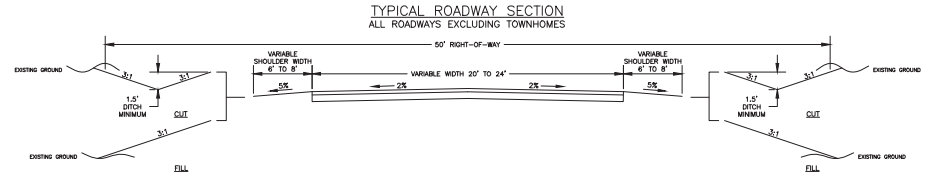
THE PLAN PRESENTLY ENVISIONED FOR THE DEVELOPMENT OF THIS PROJECT IS SUBJECT TO CHANGE AT ANY TIME AND THE DEVELOPER MAKES NO REPRESENTATIONS OR GUARANTEES WITH RESPECT TO THIS ILLUSTRATIVE PLAN.



CREEKSIDE & THE VILLAGE AT PREDDY CREEK
 GREENE COUNTY, VA
 12-09-20

Fairbanks & Franklin
 CIVIL ENGINEERING • LAND PLANNING
 11901 Main Street • Fredericksburg, VA 22408 • (540) 899-3700





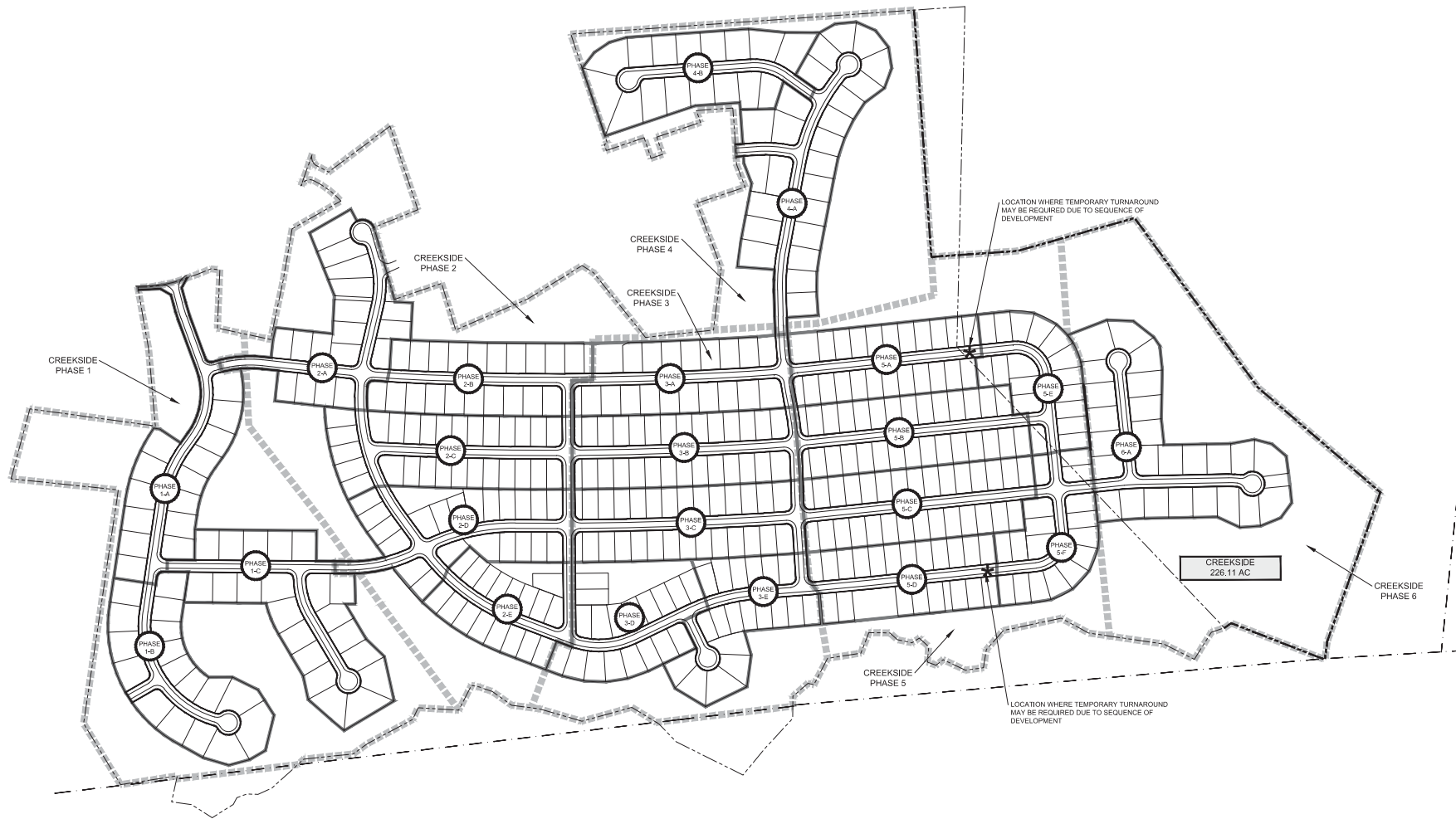
NOTE
THIS PROJECT SHALL BE SUBMITTED AND CONSTRUCTED IN PHASES. THE EXACT SEQUENCE OF CONSTRUCTION HAS YET TO BE DETERMINED. THE PHASING PLAN SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. THE DEVELOPER RESERVES THE RIGHT TO MODIFY BOTH PHASING SEQUENCE AND/OR PHASING AREA AS DESIGN AND CONSTRUCTION PROCEED. THE NUMBERS AND LETTERS DENOTED ON THE PHASING PLAN DO NOT NECESSARILY REPRESENT THE SEQUENCE OF DEVELOPMENT AND ARE INTENDED TO SERVE AS AN IDENTIFIER ONLY.



Franklin & Franklin
Civil Engineering
Land Planning
1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

PHASING PLAN

CREEKSIDE
PRELIMINARY PLAN
GREENE COUNTY, VIRGINIA



DATE : 12-07-12
DESIGNED: JRF
DRAWN : JAC
CHECKED : JRF

REVISIONS:
12-09-20

DOCUMENT NO.
422-1006

SHEET
6 OF **6**





12

October 3, 2025

Roads_labels	Minor Arterial	Parcels_labels	Driveways	County Boundary
Roads	Private	Parcels	County Boundary_labels	Surrounding Counties
Major Arterial				Stanardsville

1:16,053

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

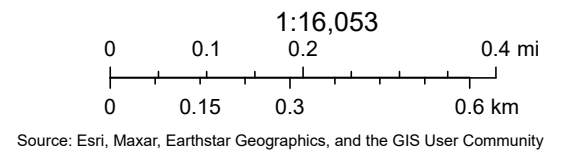
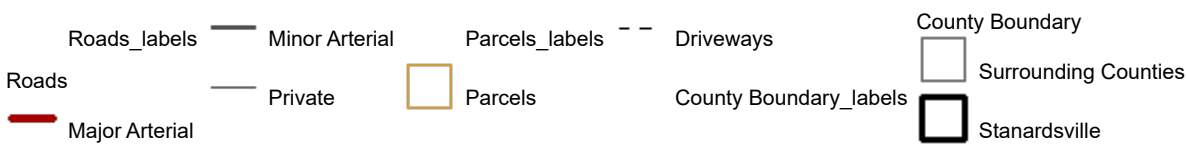
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Greene County, VA WebGIS Parcels - Name: 40 A 1B

13



October 3, 2025



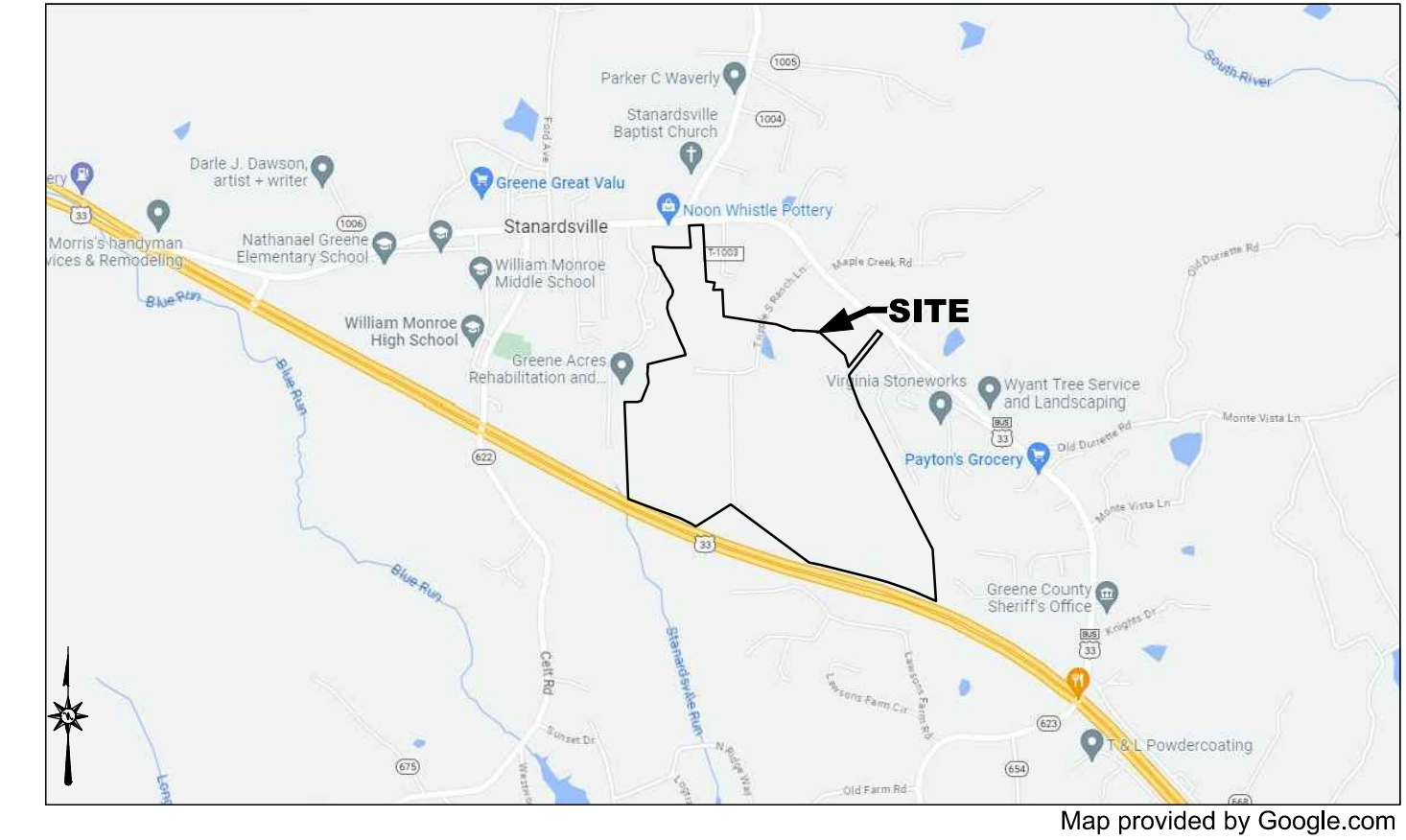
PRELIMINARY DEVELOPMENT PLAN FOR Blue Ridge Meadows

TOWN OF STANARDSVILLE, GREENE COUNTY, VA

TAX PARCELS 37-A-59, 38-A-27,
37-A-27, 37-A-60 & 37A-A-66



VICINITY MAP SCALE : 1"=2000'



GENERAL NOTES

- Boundary and existing conditions were field surveyed and provided by Foresight Surveying Charlottesville, Virginia. Additional data provided by Greene County GIS
- Topographic data (2-ft contour intervals) provided by LIDAR
- The boundary line shown between the Town of Stanardsville and the County of Greene is shown in conformance with Greene County GIS data and plats of record, which show an "approximate location"
- This preliminary development plan was prepared in accordance with Sec. 3-2 of the Greene County Subdivision Ordinance. This preliminary development plan is prepared for submittal in both Greene County and the Town of Stanardsville based on the existing zoning of each parcel.

Subject Parcel Information

Tax Map	Parcel	Owner	Zoning	Acres
37-A	59	Gary L. Sims, and Doris Jean Sims, Trustees for the Gary L. & Doris Jean Sims Trusts	R-1	75.38
37-A	60	Charles Linwood Morton, Melinda J. Morton, and Tracy L. Morton	R-1	20.37
37-A	27	Charles Linwood Morton	R-1	21.15
37-A	66	Blanche F. Whitlock Revocable Trust	R-1 (Greene County) R-3 (Town of Stanardsville)	13.96
38-A	27	Gary L. Sims, and Doris Jean Sims, Trustees for the Gary L. & Doris Jean Sims Trusts	R-1	21.90

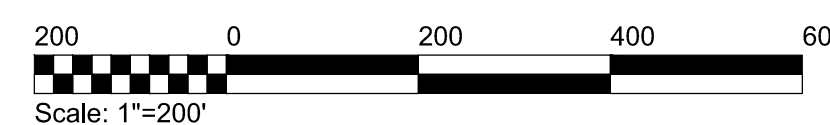
LOCATION	ZONING	AREA (AC)	PERCENT OF TOTAL
Total Area of 5 Parcels	Split Zoning	152.76	N/A
Area in Town of Stanardsville	R-3	13.23	8.7%
Area in County of Greene	R-1	139.52	91.3%
Total Area of 5 Parcels	Split zoning	152.75	100.0%

TOWN OF STANARDSVILLE:	AREA (AC)	PERCENT OF TOTAL	SFD	TH
Proposed Right-of-Way Area	3.32	25.1%		
Proposed Open Space Area	3.55	26.8%		
Proposed Lot Area	6.36	48.1%		
Proposed Lots			3	101

COUNTY OF GREENE:	AREA (AC)	PERCENT OF TOTAL	SFD
Proposed Right-of-Way Area	20.53	14.7%	
Proposed Open Space Area	35.42	25.4%	
Proposed Lot Area	83.57	59.9%	
Proposed Lots			335

SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING BOUNDARY
- C3 EXISTING CONDITIONS
- C4 SUBDIVISION PLAN OVERVIEW
- C5 PRELIMINARY PLAN - AREA 1
- C6 PRELIMINARY PLAN - AREA 2
- C7 PRELIMINARY PLAN - AREA 3
- C8 PRELIMINARY PLAN - AREA 4
- C9 EROSION & SEDIMENT CONTROL - AREA 1
- C10 EROSION & SEDIMENT CONTROL - AREA 2
- C11 EROSION & SEDIMENT CONTROL - AREA 3
- C12 EROSION & SEDIMENT CONTROL - AREA 4
- C13 ROAD SECTIONS & DETAILS
- C14 SITE ENTRANCE DETAILS



912 E. HIGH ST. CHARLOTTESVILLE VA. 22902 434.227.5140 JUSTIN@SHIMP-ENGINEERING.COM



PRELIMINARY SUBDIVISION PLAN

BLUE RIDGE MEADOWS

GREENE COUNTY, VIRGINIA and TOWN OF STANARDSVILLE, VIRGINIA

SUBMISSION:

2024.03.13

REVISION:









FILE NO.

22.063

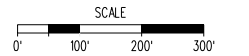
COVER

C1

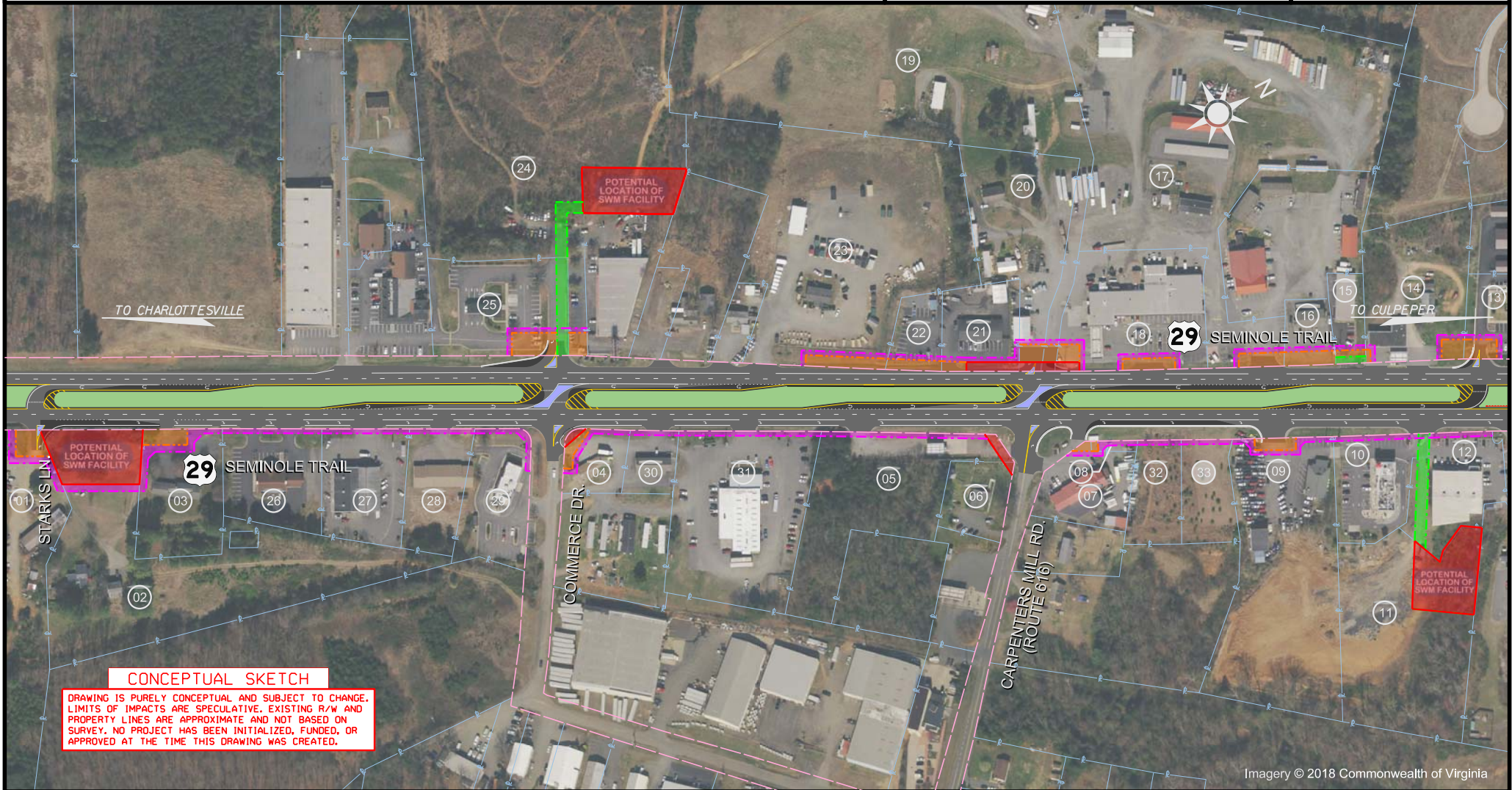
Legend

-  Full Depth Pavement
-  Variable Depth Mill & Overlay
-  Channelizing Island
-  Proposed ROW
-  Existing ROW (from GIS)
-  Approx. Perm. Easement (for Drainage)
-  Approx. Temp. Easement (grading limits T.B.D.)
-  Approx. Utility Easement

Location: Greene County **15**



Sheet 1/1



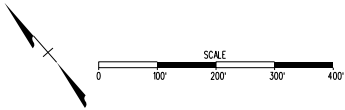
US 33 - Route 743 & Route 1050 Intersection Improvements

Project Location



RUCKERSVILLE, VA

North Arrow & Scale



Legend

- PARCEL LINES
- VDOT STD. CG-3
- EXISTING EDGE OF PAVEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED PERMANENT EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED TEMPORARY EASEMENT
- PROPOSED FULL DEPTH PAVEMENT TO REPLACE SOIL AND ORGANICS
- PROPOSED MILL AND OVERLAY
- PROPOSED PAVEMENT MARKINGS
- PROPOSED TOPSOIL AND SEEDING TO REPLACE EXISTING ASPHALT
- PROPOSED CONCRETE MEDIAN

Date

7/26/2022
VDOT Modified 5/28/2024



These plans are unfinished and unapproved and are not to be used for any type of construction or the acquisition of right of way. Additional easements for utility relocations may be required beyond the proposed right-of-way shown on these plans.

Imagery Courtesy of the Commonwealth of Virginia copyright 2017/2018.

Field Trip Itinerary

Date: October 9, 2025

Time: 4:00 PM – 7:00 PM

Greencroft Boulevard Area

Four Seasons

- RZ04-150 approved 7/13/2004
- 203.9 acres rezoned from A-1 to SR with proffers
- Private roads within the community
- 650 age-restricted family units permitted (single-family detached, duplexes, triplexes, quadplexes, townhomes, patio houses, and apartments)
- Completed: Phase 1 (2006 – 144 units), Phase 2 (2020 – 122 units)
- 384 units remaining

Greenecroft

- RZ04-149 approved 7/13/2004
- 75.77 acres rezoned from A-1 to PUD with proffers
- Public road
- 122 residential lots approved (2007)
- 7 business lots (1 remains unplanned)
- \$200,000 in cash proffers accepted

Smart Scale: Greenecroft Boulevard

- RCUT's to improve safety and reduce potential conflict points by 56%.
-

Buck Drive Area

Kinvara Rezone

- RZ07-002 approved 5/13/2008
- Proffer Amendment: RZ13-001 approved 7/22/2014
- 39 acres rezoned from Business/Residential to PUD
- \$468,000 in cash proffers accepted

Developments & Infrastructure

- Hawk's Landing: 50-unit multi-family (SPR18-019, approved 11/21/2019)
- Lily Ridge: 48-unit multi-family (SPR13-016, approved 4/17/2014)
- Buck Drive: improved to public road conditions in 2017; accepted in 2018

- Deerfield Drive Extended: public road built through proffers, under VDOT review (SPR19-016)
 - Harley Davidson: SPR23-003 approved 9/29/2023
 - Ice Park: SUP24-008 approved 2/25/2025
 - Kinvara Phase 2 connector road: under review
-

Route 29 South

Holly Hills Townhomes

- RZ21-001 (B-3 to R-2) approved 4/13/2021
- SUP21-001: 55 townhomes with conditions approved 4/13/2021
- SPR22-010, under review

The Arbors

- RZ19-001: 7.76 acres rezoned from R-1 to R-2 approved 12/10/2019
- SUP19-007: 120 senior apartments with conditions approved 12/10/2019
- SPR22-004 approved 8/17/2023

Judo Drive

- RZ18-004 approved 6/11/2019 (17 acres from R-1 to R-2)
- SUP19-005 approved 6/11/2009 (165 townhouses with conditions)
- SPR19-011 on hold

Terrace Greene Apartments

- RZ00-129: 67.17 acres R1-B3 / 28.73 acres R1-R2, 350 apartments approved 5/30/2000
- RZ04-152: amended phasing proffers, approved 7/13/2004
- Apartments built in 3 phases (2010–2018)

Village of Terrace Greene

- RZ20-007: 65.17 acres rezoned from B-3 to PUD for 282 townhomes, approved 8/10/2021
- SPR22-001 Phase 1 approved 7/18/2023 (104 townhomes, including 12 stacked)
- \$700,000 cash proffer for connector road
- 79 COs issued

Smart Scale: Route 670 project: estimated completion 2027

Preddy Creek Road

Creekside Rezone and Infrastructure

- SDV06-017 approved 3/15/2006 (799 by-right R-1 lots)
- RZ11-002 rezoned to PUD, permitting 1,180 houses with connector road (approved 2/28/2012)
- RZ20-009 amended proffers to remove the connector road
- Cash proffers: first 380 units without first floor bedroom (\$1,000 TH and \$1,500 SF)
- SPR22-006: replace 6" waterline with 12" waterline from water tower to development

Creekside

- Phase 1A (129 SF lots) approved
- Phase 1B (207 SF lots) approved
- Total: 336 lots, 67 COs issued

Essence of Preddy Creek

- Phase 1A: 117 lots (27 SF, 90 TH) approved
 - Phase 1B: 141 lots (103 SF, 38 TH) approved
 - Total: 258 lots, 36 COs issued
-

Carpenter Mill / Route 29 Innovative Intersection

Woodpark

- RZ04-151 138 acres zoned from A-1 to SR approved 7/13/2004
- RZ05-165 48 acres zoned from A-1 to SR approved 11/27/2007
- RZ21-003 Rezone from SR to PUD denied 3/22/2022
- RZ22-005 Rezone from SR to PUD, 600 dwellings, approved 2/14/2023
- SPR24-007 Woodpark utilities plan, under review
- SDV25-033 Overall grading and infrastructure plan, under review

Smart Scale: Carpenter Mill / Route 29 Innovative Intersection

- Focus on major transportation investment and residential development improvements along Route 29.
-

Moore Road Area

J-6 Properties

- RZ05-160: 146 total units (combined with Eways / The Knoll)
- Determination issued 9/10/2024 for 71 units based on acreage

The Knoll

- RZ05-160 with J-6 Properties: 146 units approved 9/12/2006
- RZ18-003: 13.25 acres rezoned from PUD to R-2 (approved 1/22/2019)
- SUP18-003: 212 apartments with conditions (approved 1/22/2019)
- SPR19-012: apartments and connector road (approved 8/4/2020)

The Pastures / The Grange (A-1 by-right)

- SDV23-030: The Pastures (Scuffletown Rd) – 9 lots approved 9/27/2023
- SDV24-029: The Pastures (Moore Rd) – 17 lots approved 5/30/2025
- SDV20-025: The Grange Phase 1 – 15 lots approved 6/24/2021
- SDV23-024: The Grange Phase 2 – 12 lots approved 2/12/2024

StoneRidge Drive Area (Walmart/Lowes Corridor)

- RZ06-008: 66.35 acres A-1 to B-3, approved 11/14/2006 with proffers
- Lowe's and Walmart approved 2007
- Shopping Plaza A (Hair Cuttery): 2011
- Pioneer Bank: 2012
- McDonald's: 2012
- Shopping Plaza B (El Jaripeo): 2014
- Shopping Plaza C (Wolf Fixin): 2015
- Starbucks: 2020
- Dollar Tree: 2023

Blue Ridge Meadows

- RZ23-002 (Town): R-1/RC-1 to R-3, approved 9/11/2023
- RZ23-001 (County): R-1 to PUD, denied 9/12/2023
- SDV24-013: Preliminary review by PC, approved 8/21/2024
- SDV25-035: 435 lots in the County, under review