

GREENBRIER

NEIGHBORHOOD FACT SHEET



2,216
RESIDENTS
City: 45,133

1,847
PEOPLE/SQUARE MILE
City: 4,403

26%
UNDER 18
City: 16%

\$604,000
MEDIAN HOME VALUE
City: \$516,000 (includes condo units)

10%
RENTER OCCUPIED
City: 61%

1.2
SQUARE MILES
City: 10.3 sq mi

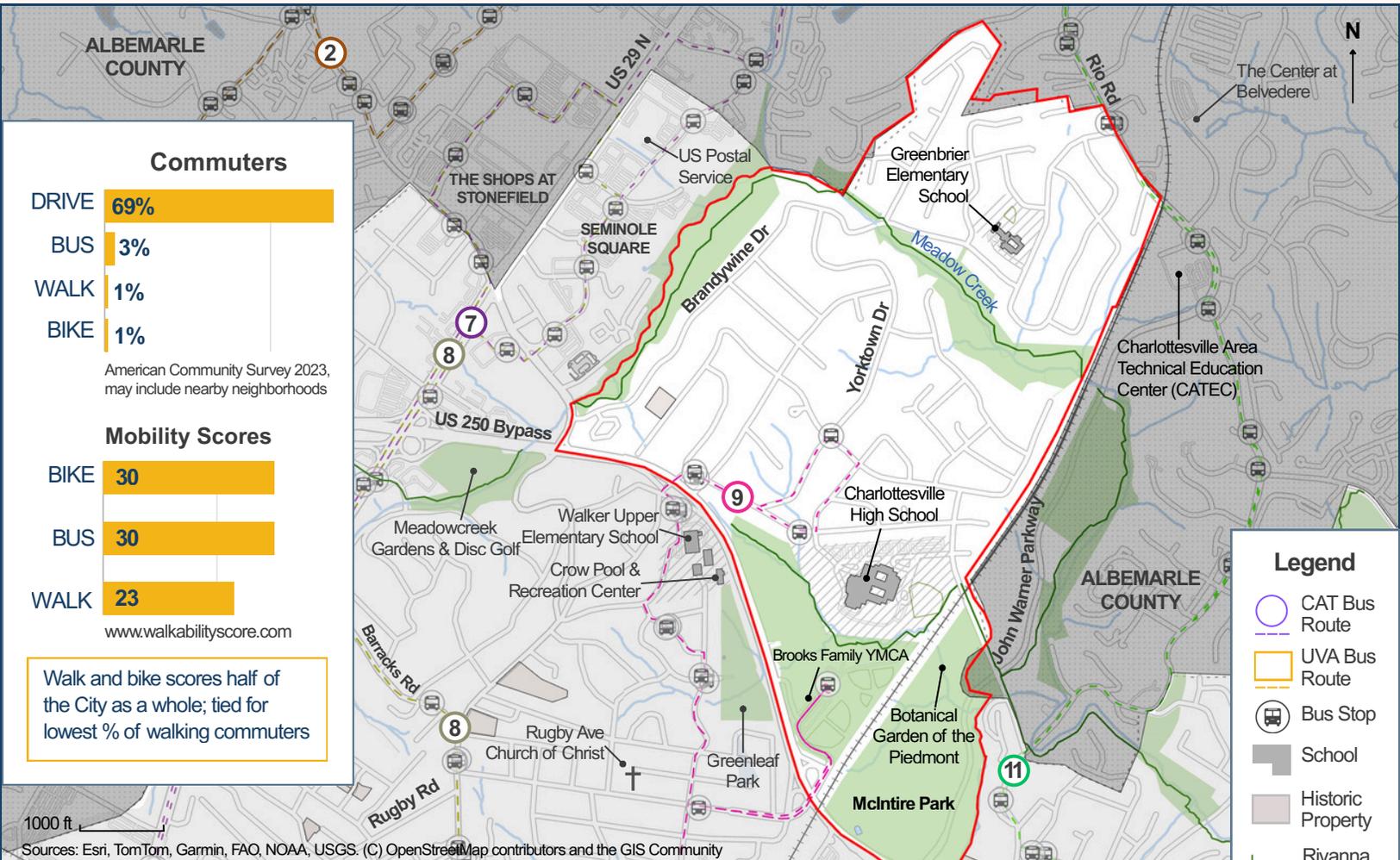
The 9th most populous, but least dense neighborhood in the city (population > 200)

25%
OVER 65
City: 12%

\$2,330
AVERAGE RENT
City: \$2,100

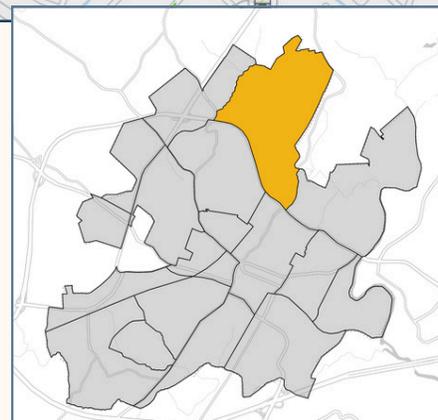
Smallest share of renters, many more children and seniors than the City averages

19 City Planning Neighborhoods in total; vernacular neighborhood boundaries may vary. Sources: 2020 US Census Data, Charlottesville City Assessor's Office, and publicly available rental listings accessed 07/25.



The Greenbrier Neighborhood is a 649-acre area located at the northeast edge of Charlottesville. Developed as approximately one dozen suburban subdivisions, it is primarily composed of houses developed after WWII. Greenbrier has the largest percentage of single-family homes, and lowest percentage of renters, among all Charlottesville neighborhoods. The City of Charlottesville annexed most of the neighborhood in 1963, and the remainder in 1968. Meadow Creek winds its way up the western border, then bisects the neighborhood just south of Greenbrier Elementary School, constructed in 1962. Charlottesville High School, built in 1974, is located at the southern end along with a portion of the Rivanna Trail, the Brooks Family YMCA, and many other recreational amenities available in McIntire Park.

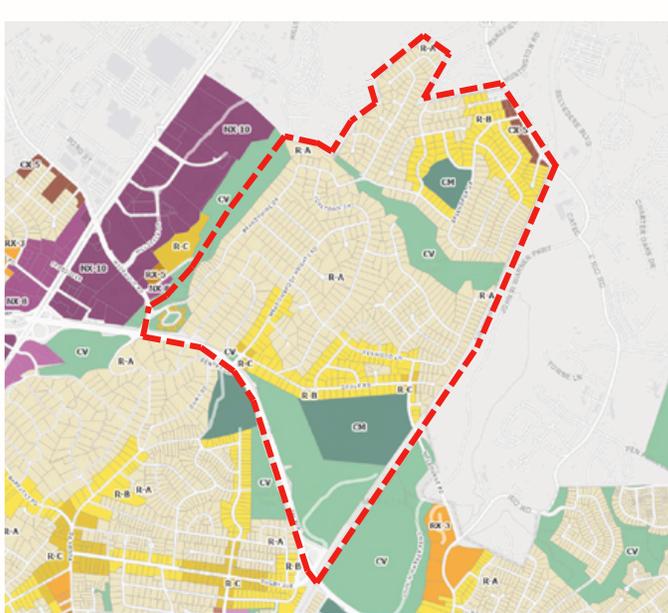
To learn more about Historic Preservation, go to: www.charlottesville.gov/264





ZONING

What kinds of buildings can be built, and where?



ZONING ORDINANCE (adopted 2024)

In early 2024, City Council adopted a new zoning ordinance, the first major overhaul since 2003.

Most of Greenbrier is zoned **R-A**, which allows for a base level of 3 units. If the existing dwelling isn't torn down, a total of 4 units are allowed. If affordable housing requirements are met, 6 units are allowed.

Some areas in the southern and northern edges of the neighborhood are zoned **R-B**, similar to R-A but starting at a base level of 6 units. A handful of lots are zoned **R-C**, with a base level of 8 units.

A small number of lots fronting Rio Road are zoned **CX-5**, allowing a mix of office, commercial, and residential uses at a base level of 5 stories.

To learn more, go to: www.charlottesville.gov/268/Zoning

NEW & PROPOSED DEVELOPMENTS

To learn more, go to: www.charlottesville.gov/1902

- 347 US 250 Bypass - New Fire Station
- India Rd at Hillsdale Dr - New 121-room Hotel
- Seminole Square Redevelopment - 2 additional commercial buildings (18,000 sq ft), 2 new residential buildings (300 apartment units), and improvements to existing buildings and parking lots

NEW & FUTURE TRAFFIC PROJECTS

To learn more, go to: www.charlottesville.gov/1912

- Melbourne Rd at John Warner Parkway - No right on red with button, green crossing striping for shared use path, updating crosswalks
- Greenbrier Dr at Kerry Ln - Rapid flashing beacon
- Hydraulic Rd at US 250 Bypass - Crosswalk signal

CURRENT LAND USE

Single Family Residential	77%
Government & Nonprofit	20%
Multi-Family Residential	3%
Commercial & Industrial	0%

NEIGHBORHOOD GROUPS

To learn more, go to: www.charlottesville.gov/711

- Greenbrier Neighborhood Association
 - www.cvillegreenbrier.weebly.com

NEIGHBORHOOD EVENTS

- Greenbrier Neighborhood Association Annual June Picnic

To contact the City of Charlottesville's Neighborhood Administrators, email CvilleNeighborhoods@charlottesville.gov