

May 26, 2026
County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, MAY 26, 2026,
BEGINNING AT 5:30 P.M. IN PERSON IN THE COUNTY ADMINISTRATION BUILDING
MEETING ROOM

Present were: Steve Catalano, Chair
Tim Goolsby, Vice Chair
Davis Lamb, Member
Matthew Hartung, Member
Marie Durrer, Interim Member
David Mastervich, Planning Commissioner
Jason Snow, Planning Commissioner
Peter Wajda, Planning Commissioner
John McCloskey, Planning Commissioner

Staff present: Cathy Schafrik, County Administrator
Terry Beigie, Deputy Clerk/Grant Writer
Courtney Strawser, Office Assistant
Jim Frydl, Director of Planning and Zoning
Cooper Lane, Senior Accountant
Thomas Hutka, Director of Water & Sewer
Melissa Meador, Director of Emergency Services

RE: CALL TO ORDER

The Chair called the meeting to order at 5:30 p.m.

RE: CLOSED MEETING

Ms. Kemp read the proposed resolution for Closed Meeting.

WHEREAS, the Board of Supervisors of Greene County desires to discuss in Closed Meeting the following matter(s):

- Discussion, consideration or interview of prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific public officers, appointees, or employees of any public body regarding the EDA, BZA, and Piedmont Virginia Community College Board of Trustees.

- Consultation with legal counsel pertaining to actual or probable litigation, where such consultation or briefing in an open meeting would adversely affect the negotiating or litigation posture of the public body regarding cases pending in the Court of Appeals, Supreme Court, and Circuit Court.
- Consultation with legal counsel retained by the public body regarding specific legal matters requiring the provision of legal advice by such counsel regarding a procurement matter

WHEREAS, pursuant to: §2.2-3711(A)(1), (A)(7), and (A)(8) of the Code of Virginia, such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Greene County does hereby authorize discussion of the aforesated matters in Closed Meeting.

Upon motion by Davis Lamb, second by Tim Goolsby and unanimous roll call vote, the Board entered into Closed Meeting.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: OPEN MEETING

Upon motion by Davis Lamb, second by Tim Goolsby and unanimous roll call vote, the Board returned to open meeting at 6:36 p.m.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

By unanimous roll call vote, members certified that only public business matters lawfully exempted from the open meeting requirement and only such matters as identified by the motion to enter into closed meeting were discussed.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

RE: APPOINTMENT OF ROBBIE MORRIS TO THE PIEDMONT VIRGINIA COMMUNITY COLLEGE BOARD

Upon motion by Marie Durrer, second by Tim Goolsby, and unanimous roll call vote, the Board appointed Robbie Morris to the Piedmont Virginia Community College Board, until June 30, 2030.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: APPOINTMENT OF MATTHEW SWEETANOS TO THE GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY BOARD

Upon motion by Marie Durrer, second by Tim Goolsby, and unanimous roll call vote, Matthew Sweetanos was appointed to the Greene County Economic Development Authority Board for a four-year term to expire March 1, 2030.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: APPOINTMENT OF RACHEL CLANCY TO THE GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY BOARD

Upon motion by Marie Durrer, second by Tim Goolsby, and unanimous roll call vote, Rachel Clancy was appointed to the Greene County Economic Development Authority Board for a four-year term to expire March 1, 2030.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: AUTHORIZE COUNTY ATTORNEY TO PETITION THE CIRCUIT COURT FOR THE REAPPOINTMENT OF ARTHUR MORRILL III TO THE BOARD OF ZONING APPEALS

Upon motion by Marie Durrer, second by Tim Goolsby, and unanimous roll call vote, Arthur Morrill III was reappointed to the Greene County Board of Zoning Appeals for a four-year term to expire March 13, 2030. Ms. Kemp will petition the Circuit Court for the reappointment.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Chair opened the meeting with the Pledge of Allegiance followed by a moment of silence.

RE: ADOPTION OF AGENDA

Upon motion by Marie Durrer, second by Tim Goolsby, and unanimous roll call vote, the agenda was adopted as presented.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: MATTERS FROM THE PUBLIC

Mr. James Henshaw expressed concerns about the County holding a public hearing for a proposed bonus to County employees and what impact that would have on taxpayers.

Mr. Ken Copeland spoke against the County's involvement in the 287(g) program with the Department of Homeland Security, citing concerns about civil rights and due process and requesting more transparency.

RE: PUBLIC HEARING TO CONSIDER A SPECIAL USE PERMIT TO ALLOW LIVESTOCK ON APPROXIMATELY SIXTEEN (16) ACRES OF GRAZEABLE LAND, IN ACCORDANCE WITH ARTICLE 5-1-2.2 OF THE GREENE COUNTY ZONING ORDINANCE

Mr. Frydl provided the staff report on the special use permit to allow livestock on a property on Maple Creek Road in Stanardsville. The property has been a farm for as long as anyone is aware, however, it was zoned R-1, Residential, in the original zoning, according to Mr. Frydl. The ordinance states that in order to have livestock on R-1 zoning, property owners must go through a special use permit process and if it's approved it expires after two years. The property has not had livestock on it for a period of time and the only way for them to be permitted to add livestock to the farming operation is going through the special use permit process again. The Planning Commission recommended approval for the special use permit with the following condition that there be at least two acres of rangeable land to make sure the animals are healthy.

The Chair opened the public hearing.

There were no public speakers.

The Chair closed the public hearing.

Mr. Goolsby said the issue is pretty cut and dry—the property has been a farm in the past and they're going through the process to put livestock on it again. He appreciated that the property owner did not just put livestock on the property without getting the correct permit. Ms. Durrer agreed.

Mr. Hartung asked if two acres is enough for rotating the livestock. Ms. Morris, the applicant, said it's actually 16 acres of land they'll be utilizing.

Mr. Catalano said he was surprised it wasn't zoned A-1 Agricultural to begin with.

Upon motion by Matthew Hartung, second by Marie Durrer, and unanimous roll call vote, the special use permit was approved with the one condition regarding having at least two acres of land for the livestock (Attachment "A").

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: WATER PROJECTS UPDATE

Mr. Herb White presented an update to the Board regarding the ongoing water projects for the White Run Reservoir project. Mr. White said the contractors have crossed over Fredericksburg Road and started on Vista Heights Road for the Raw Water Main. Mr. White estimates the project will be completed within the next two months, weather permitting. Division Three, which is the raw water pump station, construction is underway. The large lagoon is now gone, where the pump station is going to sit. They have done some rock borings out there to get a better understanding of the quality of rock and the contractor is going to be proceeding with excavation of the hole that the pump station is going to be in. For Division Four, which is the reservoir project, WW Associates has submitted the erosion sediment control plans to the County and completing the design drawings to submit to the Department of Conservation and Recreation for review in the near future. The plans are being reduced from 3 million gallons a day to 2 million gallons a day and are value engineering the project. Additionally, the Stanardsville Wastewater Plant plans were submitted for improvements to that site to DEQ, as well as to the County with the hopes to advertise that project soon.

There were no questions from the Board.

RE: JOINT WORKSHOP WITH THE PLANNING COMMISSION

The Chair opened the joint workshop with the Planning Commission at 7 p.m.

Mr. Frydl welcomed four Planning Commissioners in attendance and the Supervisors for the kickoff of the Comprehensive Plan update. He outlined the state requirements, the purpose and implementation of the plan, and answered questions from the stakeholders. The plan is expected to be completed in 2028 and will involve citizen participation.

Mr. Frydl said in response to the request regarding expanding the growth area at a previous workshop, that at the beginning of every Comprehensive Plan the Planning Commission looks at existing conditions in the County and if findings a need to expand the growth area how that would look. In looking at the current zoning in our growth area, he said that a large amount does not match the zoning the County has said it wants to see in that area.

Mr. Frydl said staff plans to attend the Black Bear Festival and ask the citizens about their preference regarding expansion of the growth area.

Mr. Wajda asked if Mr. Frydl is aware of best practices for the amount of land that should be in growth centers but not developed. Mr. Frydl said he was unaware of any parameters and it would likely be different for each community.

Mr. Lamb asked about traffic on U.S. Route 29 in Ruckersville and consistent accidents throughout that main corridor. Mr. Frydl said parallel roads are in the plan as construction takes place. Access management is mentioned in the Comprehensive Plan, but it could be expanded with additional information.

Mr. Snow asked about site readiness funding. Mr. Frydl said the state has a grant program, but the County was unable to fund it in the Fiscal Year 2027 budget. Mr. Catalano said there are items that are planned but are not realistic based on the County's financing, including affordable housing programs subsidized by the County. He also said he felt expanding the growth area would allow for more inventory for commercial development to take place and be more attractive to new businesses. He said just because it's considered a growth area does not mean it will contain residential growth, and he wants to be sure the public is aware of that.

Mr. Wajda said there has been a lot of public comments from people in Greene who want to preserve the rural character.

Mr. Frydl summarized the items that the group was concerned about for this iteration of the Comprehensive Plan including traffic management, specifically access management, stakeholder groups to reach out to during the plan creation, an audit of the current goals and ideas and whether the County's size and budget prohibit them from becoming reality, the growth area.

The Chair closed the workshop at 8 p.m. and returned to the regular meeting.

RE: CONSENT AGENDA

Upon motion by Tim Goolsby, second by Marie Durrer and unanimous roll call vote, the Board approved the Consent Agenda as presented.

- a. Resolution to allocate \$214,844.00 in funding from the Department of Homeland Security to the Sheriff's Office for personnel and operational costs in support of the 287(g) program (Attachment "B")
- b. Resolution to accept Longford Drive, Rosslare Court, and Wexford Ridge Road (Wexford Neighborhood) into the VDOT Secondary System of State Highways (Attachment "C")
- c. Resolution to allocate \$127,727.20 in opioid settlement and insurance recovery payments in Fiscal Year 2026 (Attachment "D")
- d. Purchase of an additional Quick Response Vehicle for Emergency Medical Services

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: VDH REQUEST FOR OCCUPANT IMPROVEMENTS

Ms. Schafrik outlined the letter from the Virginia Department of Health requesting permission for improvements to the property for the Health Department in Greene County. There are no funds needed from the County for the improvements.

Ms. Durrer said it's a housekeeping matter for updating equipment and access and security for their building.

Upon motion by Marie Durrer, second by Tim Goolsby and unanimous roll call vote, the resolution allowing the County Administrator to sign the letter giving the permission was approved as presented (Attachment "E").

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: BOARD LIAISON REPORTS

Mr. Goolsby said he attended the Planning Commission meeting regarding the special use permit the week prior to the meeting.

RE: MONTHLY REPORTS

There were no comments from the Board.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik highlighted the monthly Sunsets on Main, behind the County Administration Building with music and food trucks. The Black Bear Festival is happening on June 6 from 10 a.m. to 4 p.m. and again, there's going to be live music, sporting demonstrations, a rock wall food trucks, plus the restaurants we already have, beekeepers, black bear experts, Smokey the Bear will be here, people from Shenandoah National Park will be down here.

RE: OTHER ITEMS FROM THE BOARD

Mr. Hartung thanked the school system for a tour of the facilities and highlighted that the Greene County Technical Education Center is looking for donations for the public to consider reaching out. He said he met with the Ruckersville Advisory Committee and heard Mr. Yost and Mr. Sweeney discuss green spaces.

RE: ADJOURN

Upon motion by Tim Goolsby, second by Davis Lamb and unanimous roll call vote, the Board meeting was adjourned.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

Steve Catalano, Chair
Greene County Board of Supervisors

Cathy Schafrik, Clerk
Greene County Board of Supervisors