

August 25, 2026
County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, AUGUST 25, 2026, BEGINNING AT 4:30 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

Staff present: Cathy Schafrik, County Administrator and Clerk of the Board
Terry Beigie, Deputy Clerk/Grant Writer
Jim Frydl, Director of Planning and Zoning
Melissa Meador, Director of Emergency Services
James Howard, Director of Social Services

RE: CALL TO ORDER

The Chair called the meeting to order at 4:30 p.m.

RE: BOARD DISCUSSION TO CONSIDER AMENDMENTS TO ARTICLES 22 AND 16 OF THE GREENE COUNTY ZONING ORDINANCE FOR FARM WINERIES, FARM BREWERIES, LIMITED DISTILLERIES, AND EVENTS AT AGRICULTURAL OPERATIONS

Mr. Frydl outlined where the revisions stand to date after public hearings were held at the Planning Commission and Board of Supervisors meetings, and other meetings. He noted that agritourism is protected by the state code, though there are some things that can be regulated by the local governments. Those items are based on health, safety, and welfare, and impacts on health, safety, and welfare. The current ordinance, adopted in 2015, has specific by-right activities, those that require zoning administrator determination from staff, and those requiring a Special Use Permit.

The proposed ordinance has items listed by right with a zoning permit and then those that require a Special Use Permit. The proposed ordinance lowered the number of attendees permitted and if amplified music is requested it must be done by Special Use Permit instead of only Zoning Certification.

Mr. Catalano said he would like to get the Board to come together with specific information about what they'd like to see in the ordinance and if another workshop is necessary that is fine.

Mr. Goolsby said he likes a lot the changes. He said he's heard concerns about amplified music. He questioned whether something was a winery or a wedding venue.

Mr. Lamb asked about the food trucks portion of the ordinance that they could not establish permanent residency at a location, but one near Wendy's in Ruckersville has. Mr. Frydl said that is a different zoning designation as it is B-3 Business.

Mr. Catalano asked Mr. Frydl to explain the agritourism portion of the state code in more detail. Mr. Frydl said the County cannot regulate farm winery portions of the operations. Someone could have two acres and still qualify as a farm winery by state code. The distinction includes a winery and people doing tastings or different pairing events on two acres is an agricultural use and protected by the code. But if they have a larger building and they want to have weddings or commercial conferences and things like that, that because of the potential traffic noise and impacts, the County can regulate that, Mr. Frydl said

Mr. Catalano said agritourism is a land conservation tool but is concerned that events at the property are not supplemental to agricultural use, but a different commercial use. There was a long discussion regarding amplified music outside, as well. Mr. Catalano said he felt like 10 acres was too small, perhaps it should be 20. They discussed requiring decibel readers at the property line, as well.

Mr. Frydl said staff would summarize the requests from the night and bring it back to the Board for another workshop during a Board meeting.

RE: CLOSED MEETING

Ms. Kemp read the proposed resolution for Closed Meeting at 5:25 p.m.

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 job descriptions and timeline for hiring for open positions.

WHEREAS, pursuant to: §2.2-3711(A)(1) 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 Marie Durrer, 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 Marie Durrer, second by Tim Goolsby, and unanimous roll call vote, the Board returned to the open meeting at 6:30 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: 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

A total of two (2) people spoke during Matters from the Public, and all speakers were Greene County residents. Mr. Catalano outlined the rules of public comment and opened Matters From the Public.

Mr. Steven Phillips, of Stanardsville District, said during the February 2026 public hearing regarding agritourism it seemed that there were major unintended consequences of the ordinance and during this meeting it did not appear the Board still agreed with that assessment. He suggested additional public input before a new ordinance gets to public hearing.

Ms. Terry Hale, of Midway District, said she understands the County needs some development to grow, but cautioned about additional growth on U.S. Route 33.

The Chair closed Matters From the Public as no one on Zoom requested to speak.

RE: UPDATE REGARDING THE CREATION OF THE COUNTY-WIDE RESILIENCE PLAN FOR FLOODING

Ms. Beigie told the Board that work on the Resilience Plan had started in July with Timmons Group. The goal of the plan is not to simply identify where flooding occurs, but it is to identify what Greene County can do about it. This plan identifies the areas for further study and positions the County to be able to apply for state funds for engineered studies to develop plans to mitigate the flooding. The team is in the middle of the risk analysis and will be opening up community feedback avenues in the next couple of months. It is expected to come before the Board for review next year and final approval at the end of next summer.

RE: VDOT QUARTERLY UPDATE (PUBLIC COMMENT WELCOMED)

Mr. Matthew Mashhadi, VDOT Assistant Resident Engineer, briefed the Board on the progress for bridge replacements on Goose Pond Road and Beazley Road. Advertisement for

Goose Pond Road is expected in December 2027, and a public hearing is scheduled for October 13 regarding the Beazley Road Bridge Replacement.

Rural Rustic funding was approved for Middle River Road and Entry Run Road. There is no road construction at this time, but a bridge is being replaced on Bacon Hollow Road with completion expected September 11, 2026. A request for traffic engineering on U.S. Route 29 between Dairy Road and Fredericksburg Road has been completed. There are no recommendations for improvement to that section. Turkey Ridge Road has had work since last quarter including dust control and grading, and stone was added where needed. Turkey Ridge Road still does not qualify for paving under Rural Rustic at this time, he said. Paving would create safety concerns, especially during winter with plowing. VDOT is looking at adding it to the Rural Rustic program, but as an unpaved road which would include reshaping, improving the roadbed, and cleaning and restoring ditches.

Mr. Goolsby said there had been some feedback from residents on Middle River Road that they did not want it to be paved. Mr. Mashhadi asked if it was the Board's request not to pave it. Mr. Catalano said he would want the funding to be preserved for something else. Mr. Hartung asked if it was just one person requesting that or everyone on that section of road. Mr. Goolsby said it would need to be the majority before it's changed. Mr. Greg Cooley, of VDOT, said if the Board wants to pull the money it would need to be done at the Board's next meeting.

The Chair opened the public hearing

There were no speakers.

The Chair closed the public hearing.

Mr. Catalano asked about traffic improvement on U.S. Route 33 business in front of the schools. Mr. Frydl said it would be funded by the County and the Schools. Mr. Cooley said VDOT would be happy to sit in any meetings regarding that.

RE: BUDGET SUPPLEMENTAL APPROPRIATION FOR CHILD SERVICES ACT

Mr. Howard told the Board that the Department of Social Services is requesting an additional budget allocation of \$714,310.97 for the Child Services Act (CSA) program, which provides services to the youth in the CSA program in our County. The state portion of the funds is \$480,259.28 and the local match is \$234,051.69, which will come from fund balance. CSA is a collaborative, multidisciplinary process by which the state mandates that every locality works with its at-risk youth and families.

Mr. Howard said expenses have risen in the past year, especially in the foster care placements and residential placements. Mr. Catalano said he has a tough job, but the Board feels well represented by him. He said this is an unfunded state mandate that all localities must grapple with. Mr. Howard said the Community Policy Management Team and the Family Assessment

Planning Team are aware that they are spending taxpayer dollars and walk that fine line to manage the needs on the funding that the County has provided.

The Board will vote to accept and allocate the funding at the next meeting, in concert with their bylaws stating all budget allocations require a first reading.

RE: UNFUNDED STATE MANDATES

Ms. Schafrik said there were some items that came out of the General Assembly earlier this year after the County approved the Fiscal Year 2027 budget. First, is that the state has mandated twice-per-month payroll, but the County only pays employees once per month. Originally, the County was exempt from this due to sovereign immunity, however, the definition of that was changed in a different bill and could impact Greene County's compliance with that law. She requested contracting a provider to run the payroll twice a month as the County's current one staff member is not enough to run the payroll twice monthly. She said they would reallocate the money used toward the current system to pay for the contractor.

Mr. Catalano asked how long the contract is for, and Ms. Schafrik said it would be on a year-to-year basis until a full new system could be implemented to replace the AS400.

Mr. Hartung said he would like to see a long-term solution to the risks involved with the current system before the County moves forward to replace it.

Mr. Goolsby said he would like to see the bids before moving forward. Ms. Schafrik agreed to gather the bids and compare between the current system and a new system specific to only payroll.

Ms. Schafrik said the state also raised the pay band for Family Service Specialists to \$55,000, which puts some making more than their supervisors. She suggested either doing a special pay band within Social Services or doing a pay study refresh from the previous one.

Mr. Catalano said he'd rather talk about a pay study for the employees during the budget process.

She also informed the Board about other upcoming changes including paid Family and Medical Leave Program which needs to be implemented in 2028.

Ms. Kemp said she expects collective bargaining to be a topic in the next General Assembly as well.

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. Minutes of Previous meeting

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

Motion carried.

RE: RESOLUTION TO ALLOW THE COUNTY ADMINITRATOR TO EXECUTE THE FALL 2026 RESCUE SQUAD ASSISTANCE FUND GRANT APPLICATION

Ms. Beigie requested permission to submit a grant application to the Fall 2026 Rescue Squad Assistance Fund Grant Program, noting it will be a 50-50 matching grant for the UTV. However, a skid and trailer will also need to be purchased. The state will only fund \$8,000 toward a UTV including the County's \$4,000 portion. The full project cost is \$26,810.50. The UTV is intended to improve patient access in Greene County's difficult terrain rather than for patient transportation.

Upon motion by Marie Durrer, second by Tim Goolsby, and a unanimous roll call vote, the Board voted to approve the resolution as submitted (Attachment "A").

Recorded vote:	Steve Catalano	-	No
	Marie Durrer	-	Yes
	Tim Goolsby	-	No
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

RE: BOARD LIAISON REPORTS

Mr. Hartung said he listened to the School Board meeting and the School Board also held a retreat where they listed school priorities. Mr. Goolsby said the Planning Commission did not meet in August. He said a couple counties in the planning district to did not vote for the 1% sales tax referendum in this election year. Mr. Hartung said the drone demonstration was canceled in August but there is hope that it will be held in September.

RE: MONTHLY REPORTS

No questions regarding monthly reports.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik reminded everyone about Sunsets on Main behind the County Administration Building. She said the Central Virginia Piedmont Economic Development Board commissioned a study to look at the area's advantages for economic development. She said they've discussed the biotech sector and defense-related areas specifically and have been meeting to talk about actionable next steps. She said more information will be forthcoming. She highlighted boards and committees that need additional volunteers.

RE: OTHER ITEMS FROM THE BOARD

Mr. Hartung discussed a regional meeting held that day where they discussed cybersecurity and water. PVCC is announcing that they're starting a plan towards a regional cyber range to support cybersecurity workforce development, and there's also conversations about high school and grade-level opportunities.

Additionally, he read a statement regarding likely upcoming required 16-week training through his reserve status with the Army. Due to the Federal government shutdown last year, he could not complete this prior to taking office, but it will be mandatory for him to go, subject to orders. He said while he's training, he expects he can review his emails regularly and continue working with the Board and the County Administrator on ongoing issues. If he has the opportunity, he will remotely participate in Board meetings. He said he will continue to coordinate with the Chairman, fellow Board members and County staff to ensure continuity in the engagements and the affairs of his constituents. He said he is fully committed to representing the Midway District and will be supported by his fellow Board members in his absence to help him represent voters and he fulfills his duties to the nation.

RE: ADJOURN

Upon motion by Tim Goolsby, second by Marie Durrer, 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