

February 24, 2026  
County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, FEBRUARY 24, 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

Staff present: Cathy Schafrik, County Administrator  
Terry Beigie, Deputy Clerk/Grant Writer  
Melissa Meador, Director of Emergency Services  
Kelley Kemp, County Attorney  
Jim Frydl, Director of Planning and Zoning  
James Howard, Director of Social Services  
Thomas Hutka, Director of Water and Sewer

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 interviews 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 concerning the appointment of an interim supervisor, JABA, and CPMT.
- Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in an open meeting would adversely affect the negotiating or litigating posture of the public body regarding a petition for a writ of mandamus.

WHEREAS, pursuant to: §2.2-3711(A)(1) and (A)(7) 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 Tim Goolsby, second by Matthew Hartung and unanimous roll call vote, the Board entered into Closed Meeting.

Recorded vote:	Steve Catalano	-	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.

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

RE: APPOINTMENT OF CHELSIE WILSON TO THE CMPT

Upon motion by Matthew Hartung, second by Tim Goolsby and unanimous roll call vote, the Board appointed Ms. Chelsie Wilson to the Community Project Management Team as the Private Provider representative.

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

Motion carried.

RE: APPOINTMENT OF PETER COSTIGAN TO THE JABA BOARD OF DIRECTORS

Upon motion by Matthew Hartung, second by Tim Goolsby and unanimous roll call vote, the Board reappointed Mr. Peter Costigan to the Jefferson Area Board for Aging Board of Directors for a term of two years, to expire on January 31, 2028.

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

Motion carried.

RE: APPOINTMENT OF BRENDA JARRELL TO THE JABA ADVISORY COUNCIL

Upon motion by Matthew Hartung, second by Tim Goolsby and unanimous roll call vote, the Board appointed Ms. Brenda Jarrell to the JABA Advisory Council for a term of two years, to expire on January 31, 2028.

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

Motion carried.

RE: APPOINTMENT OF MARIE DURRER AS INTERIM AT-LARGE SUPERVISOR

Upon motion by Matthew Hartung, second by Tim Goolsby and unanimous roll call vote, the Board appointed Ms. Marie Durrer as the Interim At-Large Board of Supervisor Member, to fill the vacancy from Mr. McGuigan's resignation, until a Special Election can be held on Nov. 3, 2026.

Recorded vote:	Steve Catalano	-	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 Tim Goolsby, second by Davis Lamb and unanimous roll call vote, the agenda was adopted as presented.

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

Motion carried.

RE: MATTERS FROM THE PUBLIC

Ms. Christina Evans, CEO of the Jefferson Area Board for Aging, thanked the Board for the continued support of JABA and the programs and services offered to the County residents. She told the Board that Virginia is on the cusp of the over 60 population outnumbering the under 20 population, emphasizing the need for services that JABA provides.

Mr. Steve Barber, of Stanardsville District, spoke to the Board about plans regarding a cabin on Lydia Mountain. He said he didn't feel the structural components were not placed on the plan as they should have been prior to being reviewed.

Ms. Jeanette Covington, of Stanardsville District, was present to discuss the proposed redistricting amendment scheduled for an April 2026 vote. She requested the Board of Supervisors pass a resolution in opposition to the constitutional amendment.

Ms. Jennifer Lewis-Fowler requested better notification of upcoming meetings.

Mr. Jimmy Henshaw requested a phone number be attached to the public hearing advertisements as well as a name to ask questions.

RE: PUBLIC HEARING 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 said the Board requested the Planning Commission undertake the ordinance revision. He told the Board the Planning Commission has met eight times and six of those were work sessions at the Planning Commission level. There were two joint work sessions with the Board of Supervisors as well. The Planning Commission had a public hearing and did not recommend any significant changes to the ordinance. Mr. Frydl said the intention of the review was to add clarity to the County's ordinance. He said it is one of the more permissive ones in the Commonwealth, allowing a large number of people and number of events. He said the state has a designation for agritourism and it is a priority listed in the code and is a big industry in Virginia. When looking at regulations, they should be based on impacts that might impact the health and

welfare of the neighbors. The Planning Commission looked at noise, outdoor amplification, traffic, parking, light pollution, food service, bathrooms, and event size and frequency. Mr. Frydl said there are two types of zoning permits—a zoning certification which is done by the Zoning Administrator because the use already fits within the ordinances and a special use permit, which is done by the Board of Supervisors and requires a public hearing.

The Planning Commission recommended reduction of events from every day to 30 per year and reducing the maximum number of attendees from 400 to 150. Additionally, the footprint of the building at 4,000 square feet did not change, but it could be over more than one floor. No amplified music was also added to the ordinance.

The Chair opened the public hearing.

Mr. Paul Langevin was ceded time from five people for a total of 18 minutes to speak. He owns a farm that also allows events. He said farmers are facing challenges every year including having to work a part-time or full-time job to be able to keep the farm. He said one way they can stay afloat is to diversify revenue streams with short-term rentals and agritourism. He highlighted the ways his farm adds to the local economy and ways agritourism benefits the state.

Mr. David Johnson, who lives near Mr. Langevin's farm, said he has been subjected to excessive sound from their events. He said amplified music has made it difficult for them to utilize their back porch. He requested the Board eliminate the use of amplified music outdoors and only allow it within a sealed building with doors and windows closed.

Mr. William Fowler, who also lives near the farm, said that for a location to be called a farm it should have active farming; to be a vineyard, it should have active vines. Regarding the noise ordinance, Mr. Fowler asked whether the Sheriff's Office has meters to test the noise levels. He said he was against the ordinance as it is written.

Mr. Scott Winslow, of Stanardsville, said he appreciates the work that had gone into the ordinance. He said his family has farmed in Greene since 1978. He said if there are going to be restrictions on by-right agritourism and weddings that it be reasonable and enforceable.

Mr. Fred Turck, of Stanardsville, questioned subordinate uses that was in the original ordinance but removed from this version. He said he felt the Board should have more structured oversight on this issue versus the Zoning Administrator.

Mr. Ken Copeland, of Stanardsville, said the proposed ordinance fell short in the goal of protecting the health, safety and welfare of residents. He said that while public meetings have taken place, it was not a dialogue with affected stakeholders and board and commission members.

Ms. Anthea Haseldon, of Stanardsville, spoke against the ordinance as written. She said there should be public notification of events prior to approval, as well as ongoing monitoring to ensure farm operations remain the primary use.

Mr. Steve Phillips was ceded time from Mr. Barber for six minutes of speaking time. He said the ordinance was too imbalanced to approve. He said if they are not well regulated, event centers have the potential to threaten rural life. He said that while event centers on farm properties preserve some open space, rural Greene is more than just open space.

Mr. Victor Rosenberg spoke in favor of landowners who have put conservation easements on their properties and said they should have been treated as stakeholders in the discussions regarding the ordinance.

Ms. Crystal Ballif said her neighborhood is across from a vineyard, which is gorgeous. She likes that they opened there. She said a neighbor thought the wedding held there was loud, so a look at the noise levels could warranted, but spoke in favor of the ordinance and agritourism.

Ms. Betty Beck said she supports agritourism and she would be upset if the County was limiting what she could do with her wedding in its ordinances.

Mr. Catalano stopped the public hearing to highlight that any changes to the ordinance would not be retroactive and anything currently approved would be allowed to continue.

Mr. Mike Baliko requested a deferral on the vote for the ordinance revision. He said he feels the ordinance lacks how it will be enforced.

Mr. Jimmy Henshaw said he feels people need to be farming on the land to call themselves farmers.

Mr. Richard Hyad said he feels that with the tech flex near his property and agritourism that Greene County is not living up to its stated desire to have natural beauty and peace. He urged deferral of the vote on the ordinance. He also suggested dropping the three-minute requirement so people can speak their full thoughts.

Mr. Normal Slezak questioned the enforcement of the ordinance but did not have an issue with agritourism itself just noting it needs to be enforced.

Mr. Mike Casteel of the Stanardsville District, asked for the Board to defer the vote on the ordinance, as the changes do not address the primary production requirement that is in the Virginia code. Additionally, he felt the ordinance relied too heavily on administrative discretion but there were no objective standards. He also said he felt the ordinance was not in concert with the comprehensive plan as it seemed to prioritize commercial event volume over preservation of the rural landscape.

Ms. Hope Barber, of Stanardsville, said that loud noise is bothersome to her. She said she feels sorry for those who live near large event centers that are bombarded with noise.

Ms. Suzanne Lawson, of Stanardsville, asked whether a tent was considered a structure that could allow amplified music within it.

Mr. Scott Mingledorff, of Stanardsville, was ceded time for six minutes of speaking time. He said the ordinance does not provide performance standards or criteria for the Zoning Administrator to apply. There is no requirement for the Zoning Administrator to alert adjoining landowners for by-right uses. He said there needs to be enforceable performance standards and quantifiable criteria set by the Board of Supervisors. He asked the Board to work with residents to develop performance standards for protecting the health, safety, and welfare of rural property owners. Secondly, he would like the ordinance to require alerting adjoining landowners when someone seeks permission for holding agritourism events. He also wants the Board to develop a separate standard for outdoor amplified music emanating from agritourism events.

Ms. Tina Merrill, of Stanardsville, said she welcomes wineries and breweries to visit and other types of agritourism that support farmers and the local economy. She was glad to see the outdoor amplified music would need a special use permit as well. However, she said the noise ordinance must be enforced to be effective.

Mr. Scott McGehee said while tourism has a place, ordinances should not be too permissive. He said additional conversations with a broader group of stakeholders should happen and that the Board of Supervisors should have greater oversight. He said the Board should defer the vote on the ordinance as written.

Ms. Jennifer Lewis-Fowler was ceded time for six minutes of speaking time. She said many residents are being impacted by Greene farm venues and agritourism establishments. She questioned whether staff members are included in the maximum attendee numbers as it is not clear in the ordinance. She asked who would be tasked with enforcement of the noise requirements. She said there is a farm near her that advertises a farm and vineyard but on its Facebook page it advertises a wedding venue. She said there is little farming and no vineyard.

Mr. Joe Taylor asked the Board to review the requests more in-depth before voting on the ordinance.

Mr. Bill Zutt said the problem with the current law is that it has no enforceable standards. He said there is no opportunity for notification to the public when an application is filed so there is no opportunity for the public to offer comment regarding it.

Mr. Robert Jospe said the lack of enforcement is a major concern. He said that while amplified music outdoors would no longer be allowed, but wondered if a pole barn is enough of a structure or a tent to allow amplified music.

Ms. Linda Copeland, of Stanardsville, asked the Board not to adopt the proposed amendment as written. She said she wants to see objective standards be added to the ordinance.

The Chair closed the public hearing.

Mr. Goolsby said he would like to defer the vote. He said that there have been a lot of changes and they have moved the ordinance forward from where it was, but he believes more could be done. He would like to see better definitions. He suggested a work session regarding it. Mr. Davis agreed to the deferral. Mr. Hartung said there were a lot of good points brought up throughout the public hearing, stating there is much to digest. He said if there were a deferral, he would like to see the Board develop a plan before sending it back to the Planning Commission. Mr. Catalano said he believes there are some unintended consequences within the current ordinance and he wants a deeper look by the Board to see areas where it could be improved. He said he would like to see smaller parcels have to do a special use permit.

Upon motion by Matthew Hartung, second by Davis Lamb and unanimous roll call vote, the Board voted to defer indefinitely for more evaluation.

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

Motion carried.

RE: WATER PROJECT MONTHLY UPDATE

Mr. Herb White of WW Associates presented a monthly progress report on the water projects in Greene County. Mr. White said the Reservoir Project is broken down into five phases. The first phase was the access road, and it was completed. Division Two is the raw water line. The project was awarded to Commonwealth Excavating and there was a pre-construction meeting on January 14, 2026. He has been awarded a construction permit. It is estimated to be completed by the end of summer. The Third Division is the raw water pump station at the existing water plant site. The chosen contractor is English Construction, and a pre-construction meeting was also held with them on January 14, 2026. Easement acquisition is ongoing for that project, but he has acquired a construction permit and anticipates mobilizing in the next two weeks. His first mission is going to be the empty sludge lagoon; the big sludge lagoon that's at the water plant. Well, number two has been approved by the Health Department, and they're working on generating a site plan submission so that the County can get that approved as well.

RE: VDOT QUARTERLY UPDATE

Ms. Carrie Shephard, Resident Engineer at VDOT, for the quarterly presentation and the introduction to the secondary six-year plan. The advertisement date for the replacement of the bridge for Goose Pond Road is December 2027. She discussed possible roads to add to the secondary six-year plan.

The Chair opened the public hearing, but those who had signed up had left.

Mr. Goolsby asked if there were more complaints on Turkey Ridge. Ms. Shephard said there seems to be an ongoing problem with that road. She said it's a challenging road for a variety of reasons and there is no quick fix for it. Mr. Catalano said he's heard complaints from residents regarding potholes on Route 810, as well as overgrowth on the roadsides. He asked about spot paving on Turkey Ridge. Ms. Shephard said there are issues with spot paving as it undercuts in those locations.

RE: CONSENT AGENDA

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

- a. Minutes of previous meetings (Jan. 29, 2026, Feb. 3, 2026, Feb. 16, 2026)
- b. Resolution to end the local emergency from winter storm Fern from January 24- January 26, 2026 (Attachment A)
- c. Request from the Commissioner of Revenue for a refund in the amount of \$6,339.49 for a qualified disabled veteran
- d. Resolution to authorize County Administrator to post RFP for reassessment services for Fiscal Year 2027 to remain on the County's two-year cycle (Attachment B)

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

Motion carried.

RE: APPROVAL TO APPLY FOR FY2027 SRO GRANT OPPORTUNITY

Ms. Beigie presented the possibility for the SRO Grant to continue receiving funding for the three that are already on a grant.

Mr. Catalano said it's a good program. Mr. Goolsby said that any time a grant can be applied for it saves the taxpayers money.

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

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

Motion carried.

RE: ITEMS FOR DISCUSSION

Ms. Beigie discussed the Community Project Funding program through Congress that is opening this spring. She outlined the program and requested input from the Board regarding what she should apply for. There was consensus that applications be placed for the following projects: bi-directional antennas, purchase of a heavy-duty lift for vehicle maintenance, and water main improvements for Stanardsville area.

RE: BOARD LIAISON REPORTS

Mr. Hartung told the Supervisors that the School Board would be adopting a proposed budget the following night. He also said there are slots open on the Tourism Council, who have interviewed two individuals who will be coming before the Board of Supervisors for interviews at an upcoming meeting.

RE: MONTHLY REPORTS

No one had questions regarding monthly reports.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik said "austere" is going to be the theme of this budget. She said the budget is her focus until May.

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
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Yes

Motion carried.

Board of Supervisors  
February 24, 2026  
Sheet 11

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Steve Catalano, Chair  
Greene County Board of Supervisors

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Cathy Schafrik, Clerk  
Greene County Board of Supervisors