
Re: Pre-app for church

From Mazurowski, Alan (VDH) <Alan.Mazurowski@vdh.virginia.gov>

Date Mon 4/20/2026 12:56 PM

To Stephanie Golon <sgolon@gcva.us>

Stephanie,

The following are my comments concerning septic and water for the proposed church/school:

Septic: Currently there is a recently installed commercial septic system that was engineered to accommodate a farmers market & coffee shop. Since the proposed use is non-residential, the church will need to have an engineer assess the existing system to determine whether it would be sufficient for that use, or whether any upgrades would be necessary. Any upgrades or modifications would require permitting.

Water: If public water is not available and a well is therefore necessary, the church will need to have that permitted through the Office of Drinking Water in Lexington, VA as a public waterworks.

Please let me know if there are any questions.

Alan



Alan Mazurowski

Environmental Health Specialist, Sr.

Onsite Septic & Private Well Programs

[Blue Ridge Health District](#) | [Virginia Department of Health](#)

Charlottesville/Albemarle Office: 434-972-4306

Greene County Office: 434-985-2262

From: Stephanie Golon <sgolon@gcva.us>

Sent: Friday, April 10, 2026 1:10 PM

To: Greene, Max (VDOT) <max.greene@vdot.[virginia.gov](#)>; Mashhadi, Matthew (VDOT) <matthew.mashhadi@vdot.[virginia.gov](#)>; Mazurowski, Alan (VDH) <alan.mazurowski@vdh.[virginia.gov](#)>; Jonathan Crosby <jcrosby@gcva.us>; Cristy Snead <csnead@gcva.us>; Melissa Meador <mmeador@gcva.us>; Jim Frydl <jfrydl@gcva.us>

Subject: Pre-app for church

Good afternoon,



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1221 East Broad Street
Richmond, Virginia 23219

(804) 482-5818

April 22, 2026

County of Greene
Department of Planning & Zoning
40 Celt Road
Stanardsville, VA 22973

Attn: Cristy Snead

Re: PREAPP 26-0091 - Goshen

Dear Ms. Ragsdale,

The Department of Transportation, Charlottesville Residency Transportation and Land Use Section has reviewed the above-referenced PREAPP 26-0091 as submitted March 24, 2026 by the County of Greene. We find the submittal generally acceptable.

Note that the final plan must show conformance with the VDOT Road Design Manual Appendices B(1) and F, as well as any other applicable standards, regulations, or other requirements.

A VDOT Land Use Permit will be required prior to any work within the right-of-way. The owner/developer must contact the Charlottesville Residency Transportation and Land Use Section at (434) 422-9373 for information pertaining to this process.

If you have any questions, please contact this office at: (434) 422-9373.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Mashhadi".

Matthew Mashhadi, P.E.
Assistant Resident Engineer
Charlottesville Residency

RE: Project Application #26-0091 Pre-Application for Goshen SUP for private school and church

From Branden Gross <bgross@wwassociates.net>

Date Tue 3/31/2026 2:09 PM

To Cristy Snead <csnead@gcva.us>

Cc Thomas Hutka <thutka@gcva.us>; Landon Shifflett <lshifflett@gcva.us>; Herb White <hwhite@wwassociates.net>; Trisha Thomas <lharding@wwassociates.net>

Cristy,

There are no water or sewer utilities on this plan set, we have no comments.

Thank you,

Branden Gross, P.E.
Project Engineer



Main Phone: 434.960.7635

Office: 434.984.2700

Fax: 434.978.1444

968 Olympia Drive, Suite 1

Charlottesville, VA 22911

bgross@wwassociates.net

www.wwassociates.net

From: Cristy Snead <noreply@civicplus.com>

Sent: Tuesday, March 24, 2026 2:11 PM

To: thutka@gcva.us; lshifflett@gcva.us; Herb White <hwhite@wwassociates.net>; Branden Gross <bgross@wwassociates.net>; Trisha Thomas <lharding@wwassociates.net>

Cc: csnead@gcva.us

Subject: Project Application #26-0091 Pre-Application for Goshen SUP for private school and church

Hello,

Please see the attached pre-app submittal for your review. This email serves as the official transmittal. Kindly provide your comments within 30 days to planning@gcva.us

Thank you.

https://www.civicgov4.com/va_greenecounty/uploads/projects/336_SPR24-010%20Site%20plan.pdf

Project Application #26-0203 SUP26-004 Grange Commons - Murphy/Riverstone Church

From Jonathan Crosby <noreply@civicplus.com>

Date Thu 8/13/2026 8:24 AM

To Cristy Snead <csnead@gcva.us>; Jim Frydl <jfrydl@gcva.us>; Stephanie Golon <sgolon@gcva.us>

The building was constructed under a agricultural permit and received no inspections or review by the Building Inspections Department. Builder mentioned the potential of converting it into a commercial structure and was advised to hire a licensed architect or engineer for the design to insure it would comply with the Virginia Uniform State Building Code, specifically the Virginia Construction Code. In a meeting the were notified to document heavily the construction and the systems that would be concealed behind finishes such as electrical, plumbing, and mechanical. The same applies for a change of use to a assembly and owners will have to provide documentation from licensed design professionals demonstrating that the building is compliant in it's current form or designs to make it compliant. Some deconstruction may have to occur if there is insufficient documentation of building systems.

Jonathan Crosby
Greene County
Building Official
jcrosby@gcva.us
4349855204

RE: Fredericksburg church

From Melissa Meador <mmeador@gcva.us>

Date Wed 9/9/2026 11:23 AM

To Stephanie Golon <sgolon@gcva.us>; Cristy Snead <csnead@gcva.us>

Stephanie and Cristy,

Yes. With the proposed increase to 400 church attendees and 125 students, I would recommend that we update the emergency services comments rather than simply relying on my previous comments.

From an Emergency Services/EMS perspective, my primary concerns are:

- Emergency access: The single access point remains a significant concern. The increased occupant load makes it particularly important to evaluate whether adequate fire apparatus and EMS access can be maintained during normal operations, peak arrival/departure times, an evacuation, or an emergency incident that blocks the primary access route.
- Traffic: The proximity to Route 29/609 and the known history of motor vehicle crashes in that area warrants evaluation of traffic flow, queuing, turning movements, school drop-off/pick-up, and the potential for emergency vehicles to access the property during peak activity.
- Occupant load: The proposed 400-person church attendance should be evaluated as an actual allowable occupant load rather than simply an anticipated attendance figure. I would also recommend identifying the maximum number of people expected to occupy the facility simultaneously, including church attendees, students, teachers/staff, visitors, and other personnel.
- Church/school simultaneous operations: If the church and school will operate concurrently, the emergency-services impacts should be evaluated based on the combined population rather than treating the two uses separately.
- School emergency planning: The proposed school introduces additional considerations involving pediatric emergencies, evacuation/accountability of students, severe weather sheltering, lockdown/active-threat incidents, and parent/student reunification.
- Fire/life safety: The conversion of an existing agricultural/barn structure to an assembly use and potentially an educational use should be evaluated by the appropriate building and fire officials for applicable requirements involving fire alarm systems, automatic sprinklers, fire protection, means of egress, emergency lighting, accessibility, fire-flow/water supply, and fire apparatus access.
- Emergency staging: The site plan should identify adequate locations for fire/EMS apparatus, emergency access, staging, and an incident command area without interfering with evacuation routes.
- Evacuation/reunification: A designated evacuation area and, if applicable, a separate student/parent reunification area should be identified so that evacuated occupants do not interfere with emergency vehicle access or operations.
- Flooding/severe weather: Given the proximity to the Rapidan River and the potential for severe weather and high-water events in the county, I would recommend evaluating whether the facility could become isolated if the primary access route becomes impassable.
- EMS impact: An occupancy of this size, particularly with a school component, represents an increased potential demand for EMS services, including both adult and pediatric

emergencies. Any significant incident at the facility could also require mutual aid and impact countywide EMS coverage.

I would also want to know whether the applicant anticipates events or services that could exceed the stated 400-person church attendance, such as holiday services, weddings, funerals, concerts, community events, or other large gatherings.

From my perspective, these are emergency-services planning and operational concerns rather than determinations of specific building-code requirements. I would defer the specific code requirements to the Building Inspections Office and Greg Harp.

Melissa

From: Stephanie Golon <sgolon@gcva.us>

Sent: Wednesday, September 9, 2026 10:58 AM

To: Melissa Meador <mmeador@gcva.us>; Cristy Snead <csnead@gcva.us>

Subject: Fredericksburg church

Importance: High

Melissa,

You provided the comments below for the church/school on Fredericksburg Road when they were requesting a church facility to accommodate a congregation of up to **250 attendees**. Additionally, there are conceptual plans for a future private school with an anticipated enrollment of up to **150 students**.....

Now, they are requesting

400 attendees and 125 students

Any changes in your comments below? Cristy is working on getting the packets out and wanted to see if you had any other thoughts or if we could still use the comments below.

Thanks

Stephanie Golon, AICP, CZA

Deputy Planning Director & Deputy Zoning Administrator

Greene County, VA | 40 Celt Road | Stanardsville, VA 22973

434.985.1462 | www.greenecountyva.gov | sgolon@gcva.us

This e-mail is not intended to be and shall not be deemed to be an official order, requirement, decision or determination made by the Zoning Administrator.



Greene County is an inclusive community where citizens and businesses benefit from a diversified economy, quality public services and a superior quality of life.

From: Melissa Meador <mmeador@gcva.us>

Sent: Friday, April 10, 2026 1:43 PM