October 13, 2026

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, OCTOBER 13, 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, arrived at 5:05 p.m.
Davis Lamb, Member
Matthew Hartung, Member, arrived at 5:10 p.m.
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
Stephanie Golon, Deputy Director of Planning and Zoning
Melissa Meador, Director of Emergency Services
Robert Griffith, Interim Director of Water & Sewer
Mike Taylor, Director of Facilities and Maintenance
James Howard, Director of Social Services
Sean Sweeney, Director of Parks and Recreation

RE: CALL TO ORDER

The Chair called the meeting to order at 4:30 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 County Administration and Water and Sewer department.

- Consultation with legal council pertaining to litigation, where such consultation in in an open meeting would adversely affect the negotiating or litigating posture of the public body.

- Consultation with legal counsel retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

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 aforestated matters in Closed Meeting.

Upon motion by Davis Lamb, second by Marie Durrer, and 3-0 roll call vote, the Board entered into Closed Meeting at 4:30 p.m.

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

Motion carried.

RE: OPEN MEETING

Upon motion by Marie Durrer, second by Tim Goolsby, and 5-0 roll call vote, the Board returned to the open meeting.

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

Motion carried.

By 5-0 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: STATEMENT BY THE BOARD RE: MADISON-GREENE HUMANE SOCIETY

The Chair read the following statement:

"Out of closed session, I have a statement from the Board of Supervisors to read. The Board of Supervisors received a letter on September 3 with the subject 'Public Animal Shelter Compliance Under VA Code 3.2-6546 and Notice of Operational Cessation' from an attorney representing the Madison-Greene Humane Society. After consideration, the Board has accepted taking responsibility for the operation of the local cat shelter previously managed by Madison-Greene Humane Society. The MOU dictates 120-day notice, which terminates on December 31, 2026. This transition represents an important step in ensuring the continued care, protection, and adoption of cats in our community while maintaining animal welfare services for the Greene County residents. We are grateful to the Madison-Greene Humane Society for its years of dedication and service to vulnerable animals, the organization's volunteers, supporters, and staff have played a vital role in providing compassionate care, finding loving homes for animals, and promoting responsible pet ownership throughout the region. As Greene County moves forward with shelter operations, our focus will be on maintaining continuity of care for the cats, supporting adoptions and rescue efforts, and ensuring that animals continue to receive the highest standard of care. The County is committed to working collaboratively with community partners, volunteers, veterinarians, and animal welfare advocates to build a sustainable and effective shelter program. This transition reflects the County's commitment to providing essential animal welfare services and addressing the needs of animals we recognize the strong community support that exists for animal care and look forward to strengthening these efforts in the years ahead. Together, we can continue to ensure that Greene County remains a community where animals are cared for with compassion and respect. Thank you."

RE: PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Chair opened 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 5-0 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 six (6) people spoke during Matters from the Public, with all but one speaker Greene County residents. Mr. Catalano outlined the rules of public comment and opened Matters From the Public prior to opening it.

Ms. Cynthia Hasler, of Ruckersville District, spoke to the Board about concerns regarding the Madison-Greene Humane Society and lack of information given thus far. She wondered if it would remain a no-kill shelter when Greene County takes it over.

Ms. Amy Sommer, of Culpeper, was also present to discuss her concerns regarding the closure of the Madison-Greene Humane Society and what would happen with the cats in its care.

Mr. Ken Copeland, of Stanardsville District, spoke about the supplemental appropriation for the renovation of the Sheriff's Office which is under action items. He said there are many issues facing Greene County that will impact financials in the coming years and that the Sheriff's Office has used money from the Federal Government for items that were not approved in their budget from the County but is concerned they are asking for additional funding.

Ms. Terry Hale, of Midway District, to offer support in advance of anyone who wants to build a gun range in Greene County. She said it would make money and is something that is needed here.

Ms. Melanie Johnson, of Ruckersville District, asked the Board to carefully scrutinize requests for additional funding from the Sheriff's Office. She said the partnership with the Department of Homeland Security and the Sheriff's Office is wasting taxpayer dollars.

Ms. Grace Cangialosi asked if there would be additional funding to the animal shelter now that it was accepting cats as well as dogs.

The Chair closed Matters From the Public at 6:56 p.m.

RE: PUBLIC HEARING ON PROPOSED ZONING ORDINANCE AMENDMENTS TO UPDATE REGULATIONS FOR MANUFACTURED HOMES AND BRING THE COUNTY'S ORDINANCE INTO COMPLIANCE WITH VIRGINIA CODE §15.2-2290 (OR26-001)

Ms. Golon presented zoning ordinance recommendations regarding manufactured homes to bring the ordinance into compliance with Virginia Code 15.2-2290. The state recently amended the code, changing how localities can regulate manufactured homes. She said the core change is that a manufactured home that meets County standards is allowed wherever single-family detached homes are allowed in all zoning districts. She said updates needed to be made to the A-1, R-1, R-2, Senior Residential and PUD districts within the ordinance.

The Chair opened the public hearing.

There were no speakers.

The Chair closed the public hearing.

Mr. Goolsby said the changes are cut and dry to meet the new state law.

Mr. Hartung noted there was a lengthy discussion at the Planning Commission meeting and recommended people with questions listen to that meeting but agreed that updating the ordinance to be in compliance is needed.

Upon motion by Matthew Hartung, second by Davis Lamb and 5-0 roll call vote, the agenda was adopted as presented (Attachment "A").

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

Motion carried.

RE: PUBLIC HEARING FOR GRANGE COMMONS LLC'S REQUEST FOR A SPECIAL USE PERMIT FOR A CHURCH AND A K-8 PRIVATE SCHOOL ON A 24-ACRE A-1 PROPERTY AT FREDERICKSBURG ROAD AND SEMINOLE TRAIL (SUP26-004)

Ms. Golon presented the request for a Special Use Permit and the 21 recommended conditions to the request from the Planning Commission for a church and private K-8 school off Fredericksburg Road. Ms. Golon said the road is at less than 14% of VDOT's capacity for the roadway. That only looks at the current volumes, however. The Comprehensive Plan identifies the parcel as rural, and the majority of the churches in Greene County are located in the rural areas, Ms. Golon said. The Planning Commission recommended approval 3-1, she said.

Mr. McCready, the pastor of Riverstone Church, spoke as the applicant. He said more than half of the congregation of the church live in Greene County. He said the school would be developed in the future as the church expands. He said there would only be two classrooms at the beginning and would expect that traffic would not be that bad, which has been a main concern surrounding the SUP. He said they were committed to working with VDOT and the County to manage access and parking and traffic circulation responsibly as they developed the property.

The Chair opened the public hearing.

Mr. Don Kramer, of Ruckersville District, was present to voice his support for Riverstone Church, and said that with the development on Preddy Creek Road that roadway is more dangerous than the location that Riverstone Church is considering. He is a member of the church.

Mr. Phil Lemire, of Ruckersville District, also spoke in favor of the Special Use Permit, noting he is a member of the church.

Mr. Mark Mayberry, of Ruckersville District, spoke in favor of the SUP, it will be a high-value asset for the community. He is a member of the church.

Ms. Pamela Dumas, of Stanardsville District, spoke in favor of the SUP as a member of Riverstone Church.

Ms. Anna Brown, of Midway District, spoke with Mr. David Fowley, ceding his time to her. She spoke against the SUP, noting the structure that has been built there has changed its designation numerous time and it now includes an additional 6,500 square foot structure to the lot, changing it to a 14,000 square foot commercial venture in an agricultural zone. She also noted the intersection of Fredericksburg Road and U.S. Route 29 is dangerous.

Mr. Gary Zedekar, of Ruckersville District, spoke in favor of the SUP, noting he's a member of the church.

Mr. Ed Yensho, of Stanardsville District, spoke in favor of the SUP and noted he is also a member of the church.

Ms. Becky Kneller, of Ruckersville District, also spoke in favor of the SUP and is a member of the church.

Me. Ellen Collier, of Stanardsville District, spoke about the fact that the building was first built as a barn for agricultural equipment and noted that the intersection is dangerous. She said she's not in favor or opposed to the church and the school but wanted to highlight the need for a stoplight at that location.

Mr. James Henshaw, of Stanardsville District, spoke about the dangerousness of the intersection and Fredericksburg Road and opposed the SUP.

Ms. Gwen Baker, of Ruckersville District, spoke against the SUP and discussed dangerous experiences she'd had at the intersection.

The Chair closed the public hearing.

Mr. Lamb spoke about how dangerous the intersection is at Fredericksburg Road and U.S. Route 29 and how a large group of vehicles going into the location or leaving the location at one time would cause backups there and make it even more dangerous.

Mr. Hartung asked if there would be flashing school zone lights put there and Ms. Golon said it could be a condition added to the SUP. Ms. Kemp said there is a process available through VDOT where the school can request it and an engineering study performed, and the school would have to pay for the signage.

Ms. Durrer said she agreed with Mr. Lamb.

Mr. Goolsby said the building was supposed to be one thing and now it's being requested to operate as a church and add additional space for a school. He said he doesn't feel the spot is the right fit for that much traffic.

Mr. Catalano asked staff why there was not a requirement to hook up to public water and sewer. Ms. Golon said because the ordinances do not require it. He also said he was concerned about emergency services impacts with that many people in a location with a single point access. He also discussed his concerns regarding the intersection with U.S. Route 29. He said he thinks it's the wrong location.

The applicant asked if it was possible for a deferral to address some of the issues brought up that evening.

Ms. Durrer said she didn't believe a deferral would solve the problems.

Upon motion by Marie Durrer, second by Tim Goolsby, and 4-1 roll call vote, the SUP was denied (Attachment "B").

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

Motion carried.

RE: COMPREHENSIVE PLAN UPDATE – COMMUNITY ENGAGEMENT

Mr. Frydl updated the Board about the public engagement portion of the Comprehensive Plan update. He said there were consistent themes in the Branding and Priority Survey including residents strongly valued Greene County's rural character and expressed a preference for carefully managed growth focused within existing growth areas. Respondents also emphasized that infrastructure, including water, sewer, schools, roads, broadband and public services should keep pace with development. Other priorities included economic development, parks and recreation, transportation improvements, community identity, and fiscal responsibility were noted. Rural Character, Smart Growth, Strong Community were chosen as the title.

The Board posed the question of whether the County should consider expanding the growth area. Staff set up an in-person map at the Black Bear Festival posing that question to the public and it was about 50/50. The online survey was about 60/40 that the County does not expand the growth area. Participants also identified the types of development preferred and the highest ranked was commercial/employment, followed by flex/tech/research and last residential.

RE: CONSENT AGENDA

Upon motion by Tim Goolsby, second by Marie Durrer, and 5-0 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: RATIFY CONTRACT FOR STANARDSVILLE WASTEWATER TREATMENT PLANT IMPROVEMENTS

Mr. Herb White with WW Associates discussed the procurement of a contractor for the closure of the Stanardsville Wastewater Treatment Plant and the construction of two pump stations to move the wastewater from Stanardsville to Ruckersville. The closure of the plant is being required by Depart. Bids were opened on September 30, 2026, and two bids were received. English Construction was the low bidder with a base bid price of $11,700,000.00. Total proposed loan amount is $12,885,000, which includes construction, engineering, construction administration, and contingencies.

Upon motion by Marie Durrer, second by Davis Lamb, and a 5-0 roll call vote, the Board voted to approve the resolution as submitted (Attachment “C”).

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

Motion carried.

RE: RATIFY CONTRACT FOR WW ASSOCIATES FOR CONSTRUCTION PHASE ENGINEERING SERVICES FOR THE STANARDSVILLE WASTEWATER IMPROVEMENTS PROJECT

Ms. Schafrik discussed the proposal and stated that the resolution must be separate from the other one for the loan documents. This contract is for the engineering services during construction.

Upon motion by Tim Goolsby, second by Marie Durrer, and a 5-0 roll call vote, the Board voted to approve the resolution as submitted (Attachment “D”).

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

Motion carried.

RE: RATIFY CONTRACT FOR GREENE COUNTY COMMUNITY PARK IMPROVEMENTS PROJECT

Ms. Beigie highlighted the two resolutions for work at the park. This one is for work that will be funded by a HUD grant. The low bid was from Anderson Trenching LLC. This allows the County Administrator to ratify the contract for the work.

Upon motion by Tim Goolsby, second by Marie Durrer, and a 5-0 roll call vote, the Board voted to approve the resolution as submitted (Attachment "E").

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

Motion carried.

RE: REQUEST TO ALLOCATE $80,000.00 IN FUNDING TOWARD ADDITIONAL PARK PROJECTS AND RATIFY CONTRACT

Ms. Beigie discussed that the procurement for the original work at the park also included the building of a new pavilion that the Ruritans had donated funding to complete prior to their disbanding. Anderson Trenching LLC was also the low bidder for this specific work. Funding is coming from the selling of lumber in the park years ago, HUD grant for additional ADA improvements to the pavilion and a new pavilion. This allows Ms. Schafrik to ratify the contract with Anderson Trenching LLC for this work.

Upon motion by Tim Goolsby, second by Marie Durrer, and a 5-0 roll call vote, the Board voted to approve the resolution as submitted (Attachment "F").

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

Motion carried.

RE: SUPPLEMENTAL APPROPRIATION OF $285,000 FOR SHERIFF'S OFFICE RENOVATION PROJECT

Mr. Taylor discussed structural issues that have been discovered during the renovation of the office building to bring it into compliance with what is needed at a law enforcement office. He noted some walls were black where they had begun to burn up and additional funding was necessary to complete the job.

Mr. Catalano noted that the building is County property and does not belong to the Sheriff's Office that was not improved correctly years ago. This is a property the taxpayers own, and the County is making sure it's being renovated to last a long time.

Mr. Hartung asked if the Board was allocating the money to the Sheriff's Office or Facilities and Maintenance Department. Mr. Catalano said it would be allocated the Facilities Maintenance Department.

Upon motion by Marie Durrer, second by Tim Goolsby, and a 5-0 roll call vote, the Board voted to approve the resolution as submitted (Attachment "G").

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

Motion carried.

RE: NEXT STEPS OF WATER SUPPLY PLAN PROJECT

Ms. Schafrik told the Board the next steps to move the water supply plan project forward is to allow the County to bid the water reservoir and water treatment plant so it can get real numbers on the cost of those projects and authorizing a public hearing on November 10, 2026, regarding bond sale to pay for the projects.

She said if the bids come back too high, the Board has the ability to move forward with only one of the two projects or negotiate the scope of the project and the price. She said if the financing costs are too high, there will be a point the Board can reconsider moving forward. She said the commitment from the Board allows the County to get the information needed to make the decisions.

Mr. Goolsby said if the project isn't bid, the County will never know the true costs.

Upon motion by Marie Durrer, second by Davis Lamb, and a 5-0 roll call vote, the Board voted to approve directing staff to bid the reservoir and water treatment plant projects as soon as possible.

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

Motion carried.

Upon motion by Marie Durrer, second by Davis Lamb, and a 5-0 roll call vote, the Board voted to approve directing staff to advertise a public hearing for the sale of bonds at its November 10, 2026, meeting.

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

Motion carried.

RE: SOCIAL MEDIA POLICY

Ms. Kemp discussed the need for a social media policy for the County to outline what is allowed on those pages by the community and what happens if a post violates that. Additionally, the policy highlights that the pages are meant to be for getting information to the public and are not monitored at all times. The Board asked Ms. Kemp to bring forward a draft policy.

RE: RETAIL MARIJUANA REGULATIONS

Ms. Kemp discussed the state's changes to law regarding retail cannabis market in Virginia. The Virginia Cannabis Control Authority will control it, and will be similar the Alcohol Beverage Control Board that is in place now for alcohol. The new regulations do not give localities a choice except through zoning regarding where such retail markets can be placed within a locality. Localities can also charge additional taxes on the products.

Ms. Kemp recommended referring the issue to the Planning Commission to see where such markets may be most appropriate. Whether it's taxed is up to the Board of Supervisors to discuss at a later date.

Mr. Catalano asked about a timeline. She said she believes applications for licenses will begin around February 1, 2027.

Upon motion by Matthew Hartung, second by Tim Goolsby, and a 5-0 roll call vote, the Board voted to approve the resolution as submitted (Attachment "H").

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 Thomas Jefferson Planning District Commission meeting and learned about what other communities are tackling.

Mr. Hartung thanked Mr. Catalano and staff who attended the Midway District Town Hall Meeting at the end of September.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik discussed the need for volunteers for the County's boards and commissions. She also highlighted the Spooktacular Trunk or Treat scheduled for October 16, 2026.

RE: OTHER ITEMS FROM THE BOARD

Mr. Hartung noted it would be his last in-person meeting for a while as he undergoes military service training out of state.

Mr. Goolsby said people think being a supervisor is a simple thing to do, but it isn't. He said the Board wants what's best for the community and people in general and that at times the Board has to be the bad guys and say no, but it's not for personal reasons. He said they do not have vendettas.

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.

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Steve Catalano, Chair
Greene County Board of Supervisors

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Cathy Schafrik, Clerk
Greene County Board of Supervisors