

October 28, 2025
County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, OCTOBER 28, 2025, BEGINNING AT 5:30 P.M. IN PERSON IN THE COUNTY ADMINISTRATION BUILDING MEETING ROOM

Present were: Marie Durrer, Vice Chair
Davis Lamb, Member
Steve Catalano, Chair
Francis McGuigan, Member
Tim Goolsby, Member

Staff present: Cathy Schafrik, County Administrator
Kim Morris, Deputy Clerk
Terry Beigie, Grant Writer
Kelley Kemp, County Attorney
Jim Frydl, Director of Planning and Zoning

RE: JOINT WORKSHOP WITH THE PLANNING COMMISSION REGARDING AGRITOURISM

The joint workshop between the Board of Supervisors and the Planning Commission centered on refining county regulations surrounding agritourism. This session, the eighth public meeting and second joint workshop on the topic, focused on incorporating feedback from previous meetings as well as industry and community commentary. Much of the discussion revolved around regulating the number versus the size of agritourism events, with industry representatives emphasizing that smaller, more frequent events are more impactful than occasional large gatherings. Attendees reached consensus that events hosting 50 or fewer people should not count toward major event thresholds. The group also considered noise limitations, agreeing on a 10 PM cutoff in line with county standards, and discussed whether setbacks should vary depending on property size or neighbor proximity, though no immediate changes were enacted. A significant portion of the conversation addressed how to define bona fide agriculture and ensure these operations remain focused on agricultural production rather than becoming event centers in disguise. Participants recognized the difficulty in establishing fair, enforceable criteria without penalizing legitimate agricultural businesses. The process was highlighted as highly transparent, having offered ample opportunity for public input over the past year and a half, and participants largely felt the draft ordinance now reflected broad community and industry feedback. The workshop concluded with a recommendation to move the ordinance draft to a public hearing, with continued emphasis on clarifying definitions—such as what constitutes an event and legitimate

agriculture—and on ensuring the ordinance effectively balances agritourism’s economic benefits with preservation of agricultural land use and the interests of local residents.

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 concerning a prospective business or the expansion of an existing business or industry where no previous announcement has been made of the business’ or industry’s interest in locating or expanding its facilities in the community.
- Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel regarding economic development policies.

WHEREAS, pursuant to: §2.2-3711(A)(5) 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 Marie Durrer, second by Davis Lamb and unanimous roll call vote, the Board entered into Closed Meeting.

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

RE: OPEN MEETING

Upon motion by Davis Lamb, second by Marie Durrer and unanimous roll call vote, the Board returned to open meeting.

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	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:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	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:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

RE: MATTERS FROM THE PUBLIC

Mr. Bill Zutt spoke to voice strong criticism of the current draft proposal for the Greene County farm winery law, arguing that it fails to address the problems that originally prompted the review of the ordinance. He outlined several deficiencies, including the absence of caps on the number or size of events, the expansion of the zoning administrator's authority to approve much larger structures, inadequate notification to adjacent landowners, no opportunity for public input on event approvals, a lack of enforceable volume limits on outdoor amplified music, insufficient setback requirements, and the absence of meaningful enforcement mechanisms. Mr. Zutt stressed that the proposal actually increases administrative discretion rather than providing needed restrictions. He urged the Board to discard their current "playbook" in favor of a comprehensive alternative ordinance prepared by himself and a small group of collaborators, stating it responds to each of the existing code's shortcomings. Mr. Zutt closed by reminding the Board that the county code already contains a definition for bona fide agriculture and encouraged them to study and seriously consider the draft his group had submitted.

Mr. Steve Phillips addressed the Board to express strong support for the alternative farm winery and agritourism ordinance proposal referenced by Bill Zutt, describing it as a thoughtful

and well-balanced approach that would support true agricultural and winery businesses while preventing abuses. He raised concerns that the Planning Commission's current draft is too permissive, allowing loopholes that could see event centers operating under the guise of farm wineries, potentially leading to negative impacts on the community. Mr. Phillips emphasized the lack of enforceable constraints and incentives for compliance in the Commission's proposal, arguing that it fails to close gaps that could be exploited by commercial interests. He contended that the alternative proposal would not harm bona fide farm wineries or agritourism businesses, as it permits lucrative activities such as weddings, but would deter entities seeking only to operate event centers. Mr. Phillips concluded by urging the Board to pursue ordinance amendments more closely aligned with the stricter, more carefully considered alternative draft to ensure the future of Greene County is protected.

Mr. Scott Mingledorff spoke to the Board to highlight his concerns about the inadequate regulation of noise, particularly from outdoor amplified music at agritourism events. He argued that the county's general noise ordinance is not suited to addressing these specific situations, citing its technical nature, difficulty of enforcement, and inability to manage problematic low-frequency bass sounds. Mr. Mingledorff emphasized that Virginia state law permits separate, more practical noise standards for such events—specifically recommending a “plainly audible” test that would empower law enforcement or officials to determine compliance based on what can be heard at a set distance. He warned that failure to adopt a clear, enforceable standard would benefit event promoters at the expense of rural residents. Mr. Mingledorff urged the Board to implement the noise enforcement provisions and other recommendations found in the alternative ordinance proposal submitted by himself and other community members.

Mr. Neil Williamson addressed the Board via Zoom as a veteran of both the Virginia wine industry and public policy, emphasizing his experience with the issues under discussion. He acknowledged that some regulatory measures—such as addressing noise at agritourism events—are appropriate, and he praised the constructive discussion on noise standards. However, Mr. Williamson cautioned against adopting overly restrictive limits on events and activities, arguing that such measures would be unreasonable given the extent of investment and open space that agriculture maintains for the community. He encouraged the Board to look at the Virginia state code, highlighting the compromise achieved between wineries and lawmakers that created balanced, effective regulations. Ultimately, Mr. Williamson advocated for policies that responsibly support agriculture in Greene County without imposing unnecessary burdens, urging the Board to favor a thoughtful, moderate approach.

RE: VDOT QUARTERLY UPDATE

Ms. Carrie Shephard, VDOT's resident engineer, provided the Board with a quarterly update on transportation projects in Greene County. She noted that the Goose Pond Road bridge replacement project continues to progress, with construction anticipated in late 2027, and reported the successful completion and paving of Mission Home Road, which will soon be reviewed for new signage. Ms. Shephard also mentioned a pipe replacement project at Lake Saponi and ongoing maintenance such as the final mowing cycle for the year. Addressing winter weather

preparations, she explained that, due to lost access to a prior material storage site on the mountain, VDOT would instead position additional trucks and equipment at the summit to ensure readiness and will again deploy a message board at Route 810 to help direct motorists in emergencies. She emphasized that these arrangements are temporary solutions until the reopening of the Standardsville area headquarters, expected before next winter.

Following Ms. Shepherd's VDOT update, several concerns and questions were brought forward by community members. Mr. Larry Eppard voiced frustration about the lack of progress on maintenance for Turkey Ridge Road, particularly the persistent blockage of crossroad pipes, accumulation of debris from VDOT work, and insufficient attention compared to nearby roads. He described difficulties with private entrances and stressed that repeated requests for repairs had gone largely unanswered. In response, Ms. Shepherd listened to these points and indicated that VDOT was aware of some of the issues, although the discussion highlighted lingering dissatisfaction. Ms. Jennifer Lewis-Fowler raised a traffic safety concern, asking VDOT to consider lengthening deceleration and turn-off lanes on Fredericksburg Road in light of additional traffic expected from a new event center. Ms. Shepherd and the Board acknowledged her request, which was noted for further review.

RE: UPDATE ON THE INNOVATION CORRIDOR STRATEGIC ROADMAP AND THE DEFENSE AFFAIRS COMMITTEE

Ms. Helen Cauthen, representing the Central Virginia Partnership for Economic Development, presented an update on the region's Innovation Corridor strategic roadmap. She outlined the Partnership's longstanding role in regional economic development and thanked Greene County for its active participation and support. Ms. Cauthen highlighted the extraordinary recent growth in capital investment across the region, citing major projects in data centers and biotechnology, such as Edge Core and AstraZeneca, and emphasized the particular opportunities these bring for rural communities like Greene. She described a new planning grant from GO Virginia that funds the development of an Innovation Corridor strategy, which aims to identify and leverage the region's strengths in national security, defense, intelligence, biotech, and information technology. The project, involving both public and private partners, will engage consultants to map assets, gaps, and future opportunities, ultimately resulting in a strategic roadmap with practical steps for economic growth. Ms. Cauthen underscored the close collaboration of Greene County's leaders in shaping the initiative and expressed optimism for new job opportunities and sustained economic development as the region pursues these high-growth sectors.

Mr. Miles Davis, the new Defense Affairs Committee director, introduced himself and described his deep roots in both the national security sector and the Central Virginia region, including time spent living in Greene County. He expressed his commitment to partnering with local officials and organizations to foster growth in the defense and security industries, ensuring that this development aligns with the community's interests and values.

Ms. Katie Delaney, the Partnership's talent director, spoke about the importance of workforce development to meet the rising demand for talent in biotechnology, innovation, and

related fields. She highlighted the ongoing “Bio Bridge” planning grant, which aims to identify workforce strengths and gaps in the biosciences sector and to develop a strategic action plan. Ms. Delaney also promoted the “livingcentralva.org” website as a resource hub for attracting and retaining talent in the region, noting that Greene County and its employers are prominently featured both in content and testimonials. She invited feedback on additional companies or success stories to showcase, underscoring the region’s commitment to addressing workforce needs as economic opportunities grow.

RE: EVERBLUE ENERGY AUDITOR TRAINING GRANT PRESENTATION

Ms. Velvet Nelson, representing Everblue Training Institute, presented details on a new Energy Efficiency and Conservation Block Grant (EECBG) workforce development initiative in partnership with Greene County. She explained that the program, funded entirely by federal grant dollars, will train up to five local residents to become certified residential energy auditors. The comprehensive training involves both classroom instruction and hands-on fieldwork, leading to nationally recognized certifications in building science and energy auditing. Following training, these individuals will conduct energy audits in at least 25 Greene County homes, helping homeowners identify ways to reduce energy consumption and improve efficiency. Ms. Nelson emphasized that all program costs—including tuition, certification fees, and equipment—are covered by the grant, ensuring no direct expense to the county or participants. Everblue will also oversee community outreach, participant recruitment, and ongoing support, aiming to expand both employment opportunities and energy resilience within Greene County.

Following Ms. Nelson’s presentation, Board members asked several questions about program details and community impact. Ms. Nelson confirmed that Greene County is not responsible for any financial match or significant administrative burden; Everblue will handle recruitment and coordination. She explained that, after earning their certifications, graduates can work as independent contractors, join local weatherization agencies, or find employment with utility companies and HVAC providers—many of which are seeking trained energy auditors. Everblue will recruit participants using community outreach, local events, and online resources, and will manage all marketing and enrollment logistics once county approval is granted. Residents interested in participating will be able to contact Everblue directly by email or through its website. Ms. Nelson noted the training would occur within Greene County, ensuring accessibility, and that the program covers all costs, including certification exams. If more than five participants successfully complete training, additional certifications will be awarded as available. The Board and Ms. Nelson highlighted that, in addition to offering new career opportunities, the program will provide valuable energy audits to at least 25 local households and help promote long-term energy savings within the community.

RE: CONSENT AGENDA

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

- a. Minutes of previous meeting
- b. Resolution to accept and appropriate \$99,940.00 for the Energy Efficiency and Conservation Block Grant Round 2 and \$99,940.00 for the Energy Efficiency and Conservation Block Grant Round 3 for a total of \$199,880.00
- c. MOU with VDOT to keep vehicles and salt at Vehicle Maintenance Facility
- d. Resolution to accept and appropriate \$1,700 for the radiological emergency preparedness grant
- e. Resolution of support for a regional solid waste management plan with TJPDC

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

RE: LETTER TO REQUEST THE USE OF STATE FUNDS FOR LOCAL SOCIAL SERVICES AGENCIES DURING THE FEDERAL GOVERNMENT SHUTDOWN

Mr. James Howard, Greene County's Director of Social Services, addressed the Board to discuss the potential impacts of the ongoing federal government shutdown on the county's Social Services. He explained that while the Governor has implemented a state-level program to temporarily cover Supplemental Nutrition Assistance Program (SNAP) benefits using Virginia's general fund, his greater concern lies in the continued operation of local social services departments, which rely heavily on state and federal reimbursements. Mr. Howard detailed that about \$210,000 per month is spent on staffing and essential programs—including eligibility assessments, foster care, and protective services—all of which could be jeopardized if reimbursements are delayed during a prolonged shutdown. He cautioned that, although previous shutdowns eventually resulted in federal back-payments, the current political environment is less predictable, and localities must proactively prepare for uncertainties. Mr. Howard supported sending an advocacy letter to state officials—authored by the Virginia League of Social Service Executives—urging the state to enact contingency plans to ensure counties are not left to cover funding shortfalls. He reaffirmed his commitment to keeping the Board informed as the situation develops and offered to answer further questions as circumstances change.

The Board sought additional clarification on several points. Members asked Mr. Howard to differentiate between the State's emergency action, which covers benefit payments like SNAP, and what remains at risk at the local level, namely, the ongoing administrative and operational costs necessary to keep Social Services running. They pressed for details about the scale of Greene County's monthly SNAP assistance payments and what portion of their Social Services budget could go unfunded. Mr. Howard reiterated the importance of contingency planning, emphasizing that localities should not simply trust that funding gaps will be backfilled later and that proactive action is needed. When asked about the advocacy letter pushed by the Virginia League of Social

Service Executives, Mr. Howard endorsed its tone and content, which calls on state leaders to adopt a more proactive stance and prevent counties from bearing the brunt of federal shortfalls.

Upon motion by Marie Durrer, second by Davis Lamb and unanimous roll call vote, the Board agreed to send the letter as presented.

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

RE: BOARD LIAISON REPORTS

There were no reports.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik delivered a community-focused update to the Board. She reported on the successful five-year anniversary celebration of EMS services, noting supervisor participation and the distribution of event photos through the county newsletter and online platforms. Ms. Schafrik highlighted the recent launch of the UVA Primary Care Clinic, a mobile unit stationed at the library parking lot each third Tuesday, designed to provide timely access to primary care for residents who might otherwise face lengthy wait times or transportation challenges. The clinic is operating on a 90-day trial basis through December, with continuation dependent on meeting a minimum threshold of five patient visits per month. Additional updates included an announcement about the upcoming powerlifting challenge scheduled for November 15 and Ms. Schafrik's new role as chair of the Blue Ridge Cigarette Tax Committee, which she mentioned will begin dealing with regulations for products beyond cigarettes.

RE: ADJOURN

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

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

Steve Catalano, Chair

Cathy Schafrik, Clerk

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