



Greene County Board of Supervisors  
County Meeting Room – Administration Building  
Thursday, November 13, 2025 – 5:30 PM

To access the meeting via Zoom so that you are able to interact, use this link:  
<https://us02web.zoom.us/j/88470689733?pwd=L20MUGoWMzaoA9HRXPeJBbj44VMRZA.1>

Meeting ID: 884 7068 9733  
Passcode: 803287

1. **Call to Order - 5:30 p.m.**
2. **Closed Meeting**  
Matters pursuant to Section 2.2-3711 (a, 1-7) of the Code of Virginia
3. **Open Meeting - 6:30 p.m.**
4. **Reconvene, Certify Closed Meeting and Take Action from Closed Meeting**
5. **Pledge of Allegiance; Moment of Silence**
6. **Adoption of Agenda**
7. **Recognitions**
  - a. Presentation of VACo Achievement Award for the Greene County Citizens Academy - Joe Lerch, VACo, Stephanie Golon, Deputy Director of Planning and Zoning and Lewis Johnson, Ruckersville Advisory Committee
8. **Matters from the Public**
9. **Public Hearing**
  - a. Public hearing to consider a request for a special use permit to maintain livestock on a minimum of two acres of rangeable land (specifically horses), in accordance with Articles 5-1-2.2 of the Greene County Zoning Ordinance - Jim Frydl, Director of Planning and Zoning
  - b. Public hearing to consider a request for a special use permit for a home business (vehicle repair garage and vehicle sales) as required through Articles 5-1-2.6 and 22 of the Greene County Zoning Ordinance - Jim Frydl, Director of Planning and Zoning
  - c. Public hearing to consider an amendment to the budget to adjust the aggregate amount to be appropriated during the current fiscal year for an appropriation which is in excess

of one percent of the total expenditures shown on the current adopted budget; specifically a resolution authorizing a supplemental appropriation of an amount not to exceed \$41,500,000 to the fiscal year 2026 budget for water and sewer revenue bond proceeds for the water project - Cathy Schafrik, County Administrator

- d. Public hearing to consider an amendment to the budget to adjust the aggregate amount to be appropriated during the current fiscal year for an appropriation which is in excess of one percent of the total expenditures shown on the current adopted budget; specifically a resolution authorizing a supplemental appropriation of \$4,595,379.17 of carryover funds - Dan Chipman, Director of Finance

**10. Presentations (10 Minutes)**

**11. Consent Agenda**

- a. Minutes of previous meeting
- b. Resolution to accept and appropriate \$10,000.00 from DEQ for the Competitive Litter Grant Program for Fiscal Year 2026.
- c. Approval of MOU with the Greene County Parks and Recreation Foundation, Inc.

**12. Action Items**

- a. Approval of the 2026 Legislative Program - David Blount, TJPDC
- b. Approve the execution of the contract with recommended bidder for the construction of the Greene County Reservoir Raw Water Intake and Pump Station No. 1, Division 3 - Herb White, WW Associates
- c. Approve execution of the contract with the recommended bidder for the construction of the Greene County Reservoir Raw Water Main, Division 2 - Herb White, WW Associates

**13. Items for Discussion**

- a. Discussion regarding the appropriation of \$1,000,000 to construct Well #2 at the Greene County Park - Herb White, WW Associates

**14. Informational Items, Updates, and Reports**

- a. Board liaison reports
- b. County Administrator update

**15. Other Items from the Board**

**16. Adjourn**



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

Post Office Box 358

Stanardsville, Virginia 22973

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Fax: 434-985-1459

[www.greenecountyva.gov](http://www.greenecountyva.gov)  
[planning@gcva.us](mailto:planning@gcva.us)

## MEMORANDUM

To: Greene County Board of Supervisors

From: Community Development

Re: Ruckersville Advisory Committee and Appreciation for VACo Award

Date: November 13, 2025

The Ruckersville Advisory Committee has worked diligently to fulfill the vision outlined in the *Ruckersville Area Plan*, particularly through the implementation of the Greene County Citizens Academy. As one of the plan's key recommendations, the Citizens Academy was designed to strengthen public understanding of local government operations and encourage civic leadership among residents and businesses. Since its inception, the Committee has collaborated closely with the Department of Planning and Zoning to develop engaging sessions covering topics such as planning and zoning, economic development, parks and recreation, public education, and county infrastructure. These efforts have helped bridge the gap between citizens and their government, transforming public engagement into meaningful community participation.

We are deeply grateful for the recognition received through the Virginia Association of Counties (VACo) Achievement Award, which highlights the hard work, collaboration, and dedication of our volunteers and staff. We especially want to thank Terry Beigie for preparing the proposal that led to this award and for her ongoing support of the program. The Citizens Academy is more than an educational effort; it stands as a testament to what can be achieved when the community and local government work together toward a shared vision. The Ruckersville Advisory Committee remains committed to advancing the goals of the Ruckersville Area Plan and to continuing our efforts to make Greene County a model for effective citizen engagement.

With appreciation,

**Greene County Planning and Zoning  
The Ruckersville Advisory Committee**



PLANNING COMMISSION

BOARD OF ZONING APPEALS

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## MEMORANDUM

**TO:** Members of the Planning Commission

**FROM:** Jim Frydl, Planning Director  
Stephanie Golon, Deputy Planning Director

**SUBJECT:** Special Use Permit Request – Keeping of Livestock (Horses) (SUP#25-004)

**DATE:** November 13, 2025

### STATUS

James and Jessica Maupin are seeking a special use permit to maintain livestock (specifically horses) on a minimum of two acres of rangeable land, in accordance with Article 5-1-2.2 of the Greene County Zoning Ordinance. The property, identified as TMP# 38-(A)-58A, is located on Knights Drive, zoned R-1 (Residential), and consists of approximately 6.47 acres. According to the Greene County Future Land Use Map, it is designated “Suburban Residential” (SUP#25-004).

### BACKGROUND

- Zoning: R-1, Residential
- Acreage: 6.47 acres
- Parcel Number: 38-(A)-58A
- Proposed Use: Keeping of livestock (horses) on at least 2 acres of rangeable land
- Location: Knights Drive, Stanardsville

### ANALYSIS AND EFFECT

The applicant proposes to pasture and/or stable no more than two horses, utilizing grazing and pasture rotation. In the R-1, Residential district, the keeping of livestock on at least 2 acres of rangeable land is permitted by special use permit under Article 5-1-2.2.

**Definition of Livestock (Greene County Zoning Ordinance, Article 22):**

Domestic animals normally raised on a farm such as horses, cows, swine, goats, sheep,

poultry, etc. This definition specifically excludes dogs and cats. (Revised 1/11/05)

The applicants propose to pasture and board two horses on the 6.47-acre parcel and construct a barn (see attached rendering). The parcel is currently vacant.

Surrounding uses include:

- North and East: Zoned A-1, Agricultural
- South: Zoned R-1, Residential

The proposed use does not appear to alter the character of the surrounding community.

Staff consulted with the Natural Resource Conservation Service (NRCS – USDA) and the Culpeper Soil and Water Conservation District (CSWD) regarding best management practices. The standard guideline is 3 acres per 1,000-pound animal unit; however, with proper management and/or a grazing plan, this may be reduced to 2 animal units per acre.

#### **AUTHORITY UNDER VIRGINIA CODE AND ZONING ORDINANCE**

Under Virginia Code §15.2-2286(A)(3), a governing body is authorized to grant a special use permit with suitable conditions.

#### **Greene County Zoning Ordinance Guidelines:**

When deciding whether to grant, conditionally grant, or deny a special use permit, the following must be considered:

- a. Whether the use will change the character or established development pattern of the area.
- b. Whether the use will be in harmony with by-right uses in the zoning district and will not adversely affect neighboring properties.
- c. Whether conditions will ensure that the use will not hinder appropriate development or impair adjacent property values.
- d. The suitability of the property for the proposed use with respect to growth trends, community impact, transportation, schools, recreation, conservation of resources, floodplain preservation, and appropriate land use. (Revised 1/11/05)

#### **INDEPENDENT IMPACT STUDY**

The request will not generate new traffic and does not require additional infrastructure upgrades.

#### **COMPREHENSIVE PLAN**

While the Future Land Use Map designates the property as Suburban Residential, the applicant is not requesting a nuisance use. Instead, the request aligns with agricultural use of the land.

The Comprehensive Plan vision statement emphasizes that conserving farmland enhances

residents' quality of life and preserves the rural character of Greene County.

By right, the parcel could support up to 21 detached single-family dwellings with full public infrastructure (water, sewer, and road). The applicant's proposal maintains the rural character of the parcel through livestock use, with appropriate best management practices.

### **RECOMMENDATION**

At the September 17, 2025, public hearing, the Planning Commission recommended approval with the following conditions:

1. Livestock shall be limited to horses only, to prevent potential nuisance impacts to neighboring residential properties.
2. The livestock area shall consist of at least 2 acres of rangeable land.
3. No more than two horses shall be permitted on the property.

### **PROPOSED MOTIONS**

#### **1. Approval without conditions:**

"In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve SUP#25-004, for the keeping of livestock as listed in Article 5 of the Greene County Zoning Ordinance."

#### **2. Approval with conditions:**

"In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve SUP#25-004, for the keeping of livestock as listed in Article 5 of the Greene County Zoning Ordinance with the following conditions:

1. Livestock shall be limited to horses only.
2. The livestock area shall consist of at least 2 acres of rangeable land.
3. No more than two horses shall be permitted on the property."

#### **3. Denial:**

"In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to deny SUP#25-004, for the keeping of livestock as listed in Article 5 of the Greene County Zoning Ordinance, for the following reasons: [Insert reasons]."

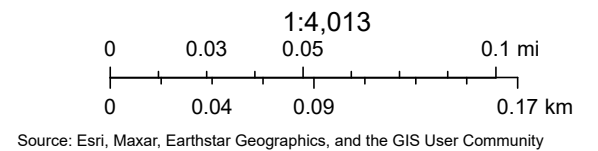
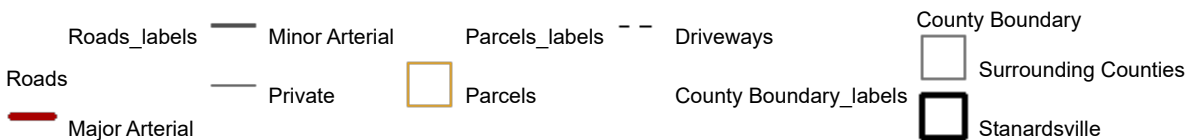
#### **4. Deferral:**

"In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to defer action on SUP#25-004 until [date], due to the following: [Insert reasons]."

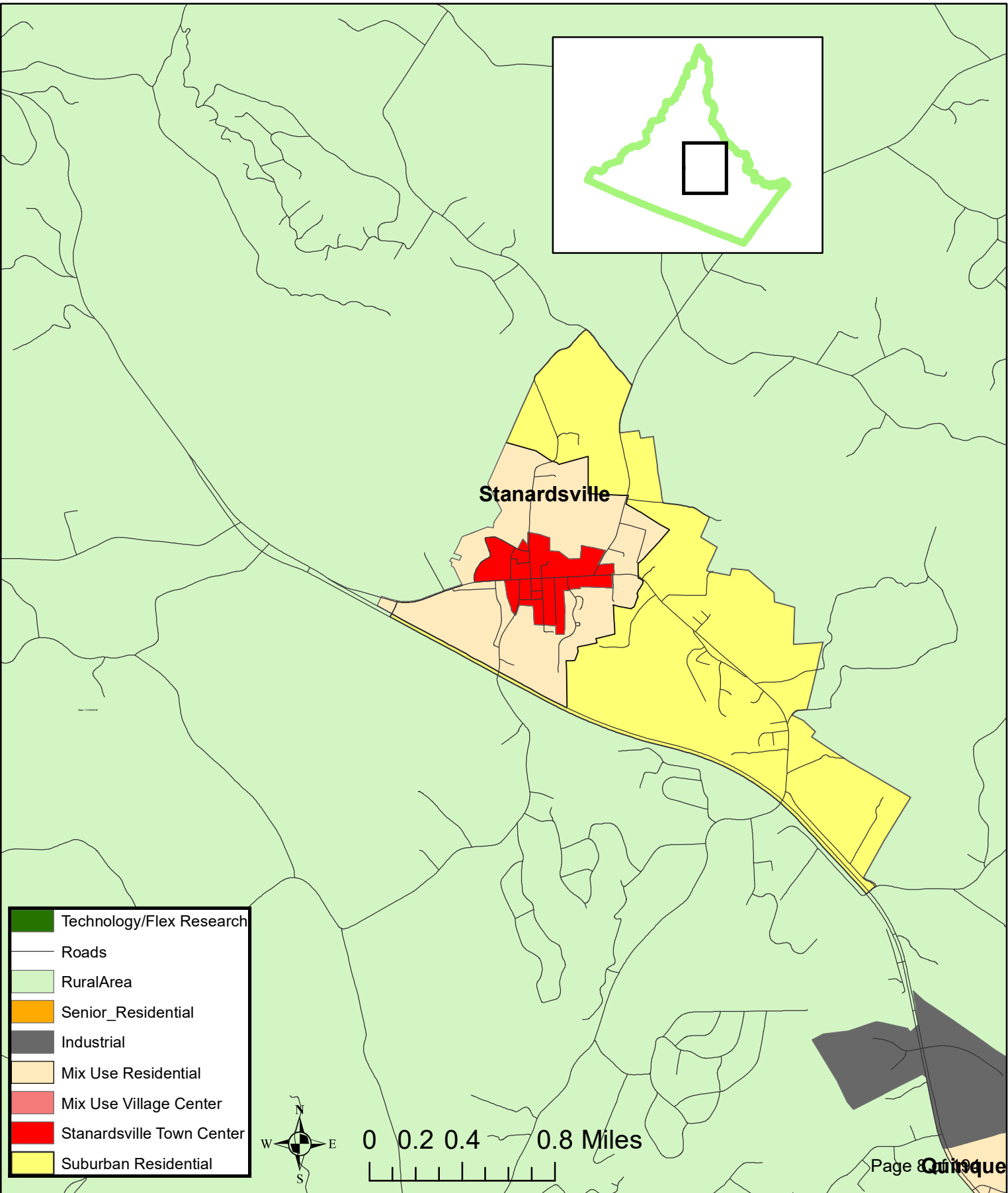
# Greene County, VA WebGIS Parcels - Name: 38 A 58A



August 26, 2025



# Future Land Use-Growth Area: Stanardsville





**SPECIAL USE PERMIT APPLICATION**

A free mandatory pre-application meeting is required for a special use permit before obtaining an application.

Special use permit application checklist:

All items on the checklist must be completed and turned in before the request is processed.

1. Completed application
2. Application fee
3. One site plan or plat showing a site sketch (including all structures and proposed structures, property boundaries, and distances from property lines.
4. Letter of justification.
5. If this request affects the adjoining property owners.

If you submit in person, we require one hard copy and an electronic copy of the information listed above.

**Owner of Record Details**

Owner of Record

Address

City

State

Zip

Phone #

Fax #

E-mail

**Owner/Applicant Must Read and Sign**

**I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge.** By signing this application, I am consenting to written comments, letters, and or notifications regarding this application being provided to me or my designated contact via fax or email. This consent does not preclude such written communication from also being sent via first-class mail. I also consent to give Planning/Zoning Staff the right to enter this property to conduct inspections, if necessary

**Signature of Owner/Agent or Contract Purchaser**

Date

Print Name

Phone number of Signatory

Tax Map #

Acreage

Zoning

Existing Use

Proposed Use

**20 August 2025**

Greene County Zoning Department  
P.O. Box 358  
Stanardsville, VA 22973

**Re: Request for Special Use Permit to Keep Personal Horses on Private Property**

Dear Zoning Department,

We are writing to respectfully request a Special Use Permit to allow us to keep our personal horses on our property located on Knights Drive, Stanardsville, VA.

Our intention is to maintain a small number of horses strictly for personal use. We have two horses that we use for recreational riding and enjoyment by our family. We have no plans for commercial boarding, breeding, or riding operations. Our request aligns with our commitment to preserving and enhancing the traditional rural character that makes Greene County such a unique and desirable place to live.

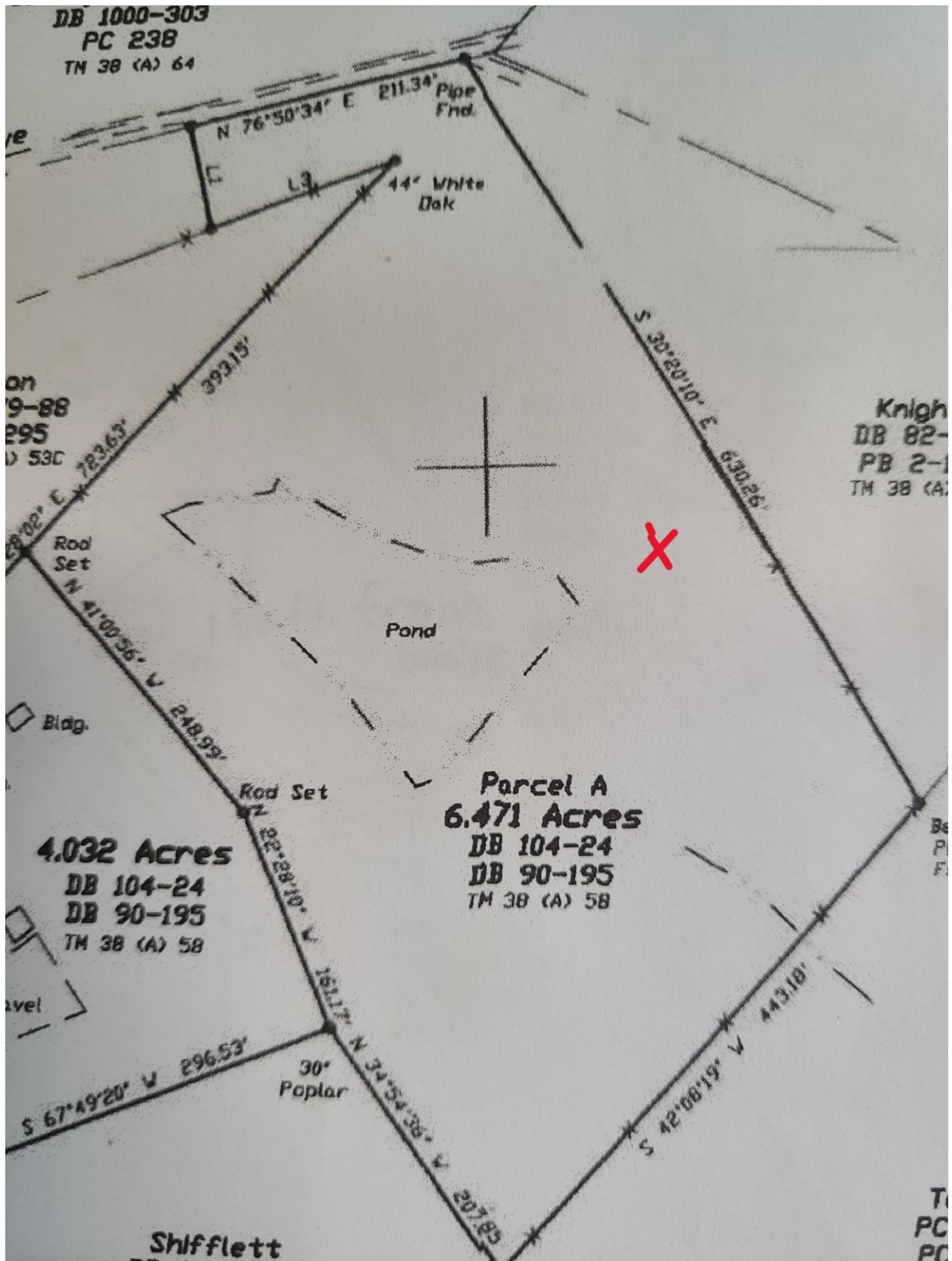
We recognize the importance of maintaining responsible land use and will ensure that our property is managed in a way that is safe, clean, and respectful to our neighbors and the environment. Adequate acreage, appropriate fencing, and proper manure management practices will be in place.

We love Greene County specifically because of its rural nature and the opportunity to live in harmony with the land and animals. By allowing the continued use of private property for traditional agricultural and equestrian purposes, the county upholds its long-standing heritage and appeal to those who value this way of life.

Thank you for considering our request. We are happy to attend necessary hearings, provide additional documentation, and answer any questions you may have. We greatly appreciate your time and attention to this matter and hope for a favorable response.

Sincerely,

Jessica and James Maupin



AN ORDINANCE (O-2025-008) TO GRANT A SPECIAL USE PERMIT TO JAMES AND JESSICA MAUPIN TO MAINTAIN LIVESTOCK (SPECIFICALLY HORSES) ON A MINIMUM OF TWO ACRES OF RANGEABLE LAND, IN ACCORDANCE WITH ARTICLE 5-1-2.2 OF THE GREENE COUNTY ZONING ORDINANCE. THE PROPERTY, IDENTIFIED AS TMP# 38-(A)-58A, IS LOCATED ON KNIGHTS DRIVE, ZONED R-1 (RESIDENTIAL), AND CONSISTS OF APPROXIMATELY 6.47 ACRES. ACCORDING TO THE GREENE COUNTY FUTURE LAND USE MAP, IT IS DESIGNATED "SUBURBAN RESIDENTIAL" (SUP#25-004).

WHEREAS, §15.2-1427 and §15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt, amend, and codify ordinances or portions thereof; and

WHEREAS, §15.2-2280, §15.2-2285, and §15.2-2286 of the Code of Virginia, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

WHEREAS, on September 17, 2025, the Greene County Planning Commission held a public hearing on this matter, and all of those who spoke on this topic were heard; and

WHEREAS, on September 17, 2025, the Greene County Planning Commission voted 4-0 to recommend the approval of the request to grant the Special Use Permit (SUP); and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in The Piedmont Journal Recorder on October 30, 2025, and November 6, 2025, and

WHEREAS, the complete application was available for public inspection in the Greene County Administration Building, Room 226, 40 Celt Road, Stanardsville, Virginia 22973; and

WHEREAS, on November 13, 2025, the Greene County Board of Supervisors held a public hearing on this matter, and all of those who spoke on this topic were heard.

NOW, THEREFORE, BE IT ORDAINED by the Greene County Board of Supervisors, in accordance with Article 16-2 of the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, that the SUP request is hereby approved with the following conditions:

- a) Livestock shall be limited to horses only, to prevent potential nuisance impacts to neighboring residential properties.
- b) The livestock area shall consist of at least 2 acres of rangeable land.
- c) No more than two horses shall be permitted on the property.
- d) Failure to comply with the conditions of this SUP may result in the issuance of a Notice of Violation (NOV) by the zoning administrator. The Zoning Administrator may present this SUP to the Board of Supervisors for revocation if the NOV is not resolved as directed.
- e) All activities associated with this SUP shall be in compliance with all local, state, and federal laws.

**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON NOVEMBER 13, 2025.**

Motion:

Second:

Votes:

Catalano: \_\_\_\_\_

Lamb: \_\_\_\_\_

Goolsby: \_\_\_\_\_

McGuigan: \_\_\_\_\_

Durrer: \_\_\_\_\_

\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST: \_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors

Greene County  
Planning  
Commission  
November 13,  
2025

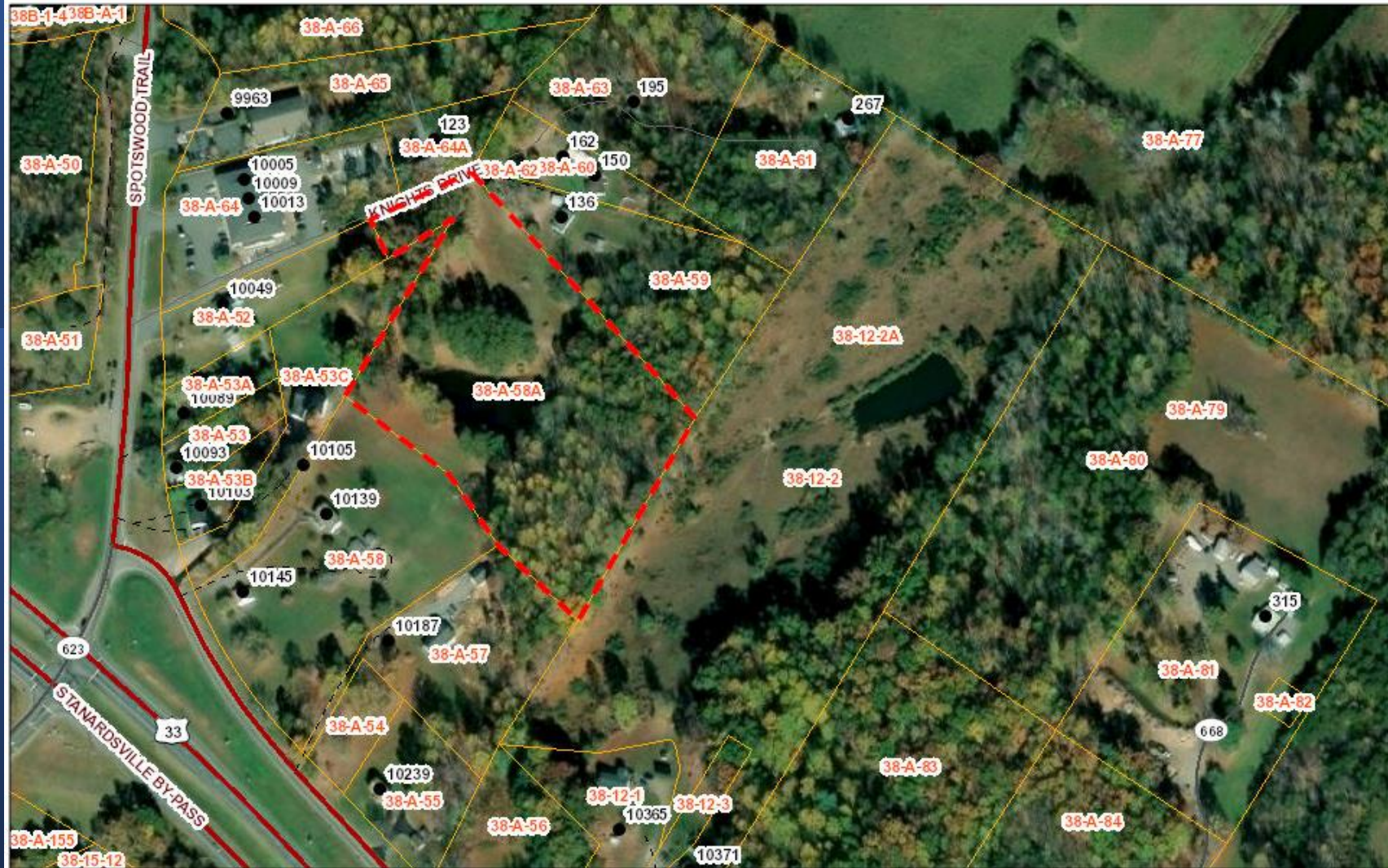
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## SUP25-004: Description

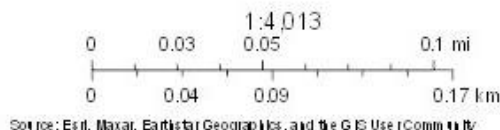
James and Jessica Maupin are seeking a special use permit to maintain livestock on a minimum of two acres of rangeable land (specifically horses), in accordance with Articles 5-1-2.2 of the Greene County Zoning Ordinance. The property, identified as TMP# 38-(A)-58A, is situated on Knights Drive and is zoned R-1 (Residential), encompassing approximately 6.47 acres. According to the Greene County Future Land Use Map, it is classified as "Suburban Residential" (SUP25-004).

SUP25-004  
: Aerial

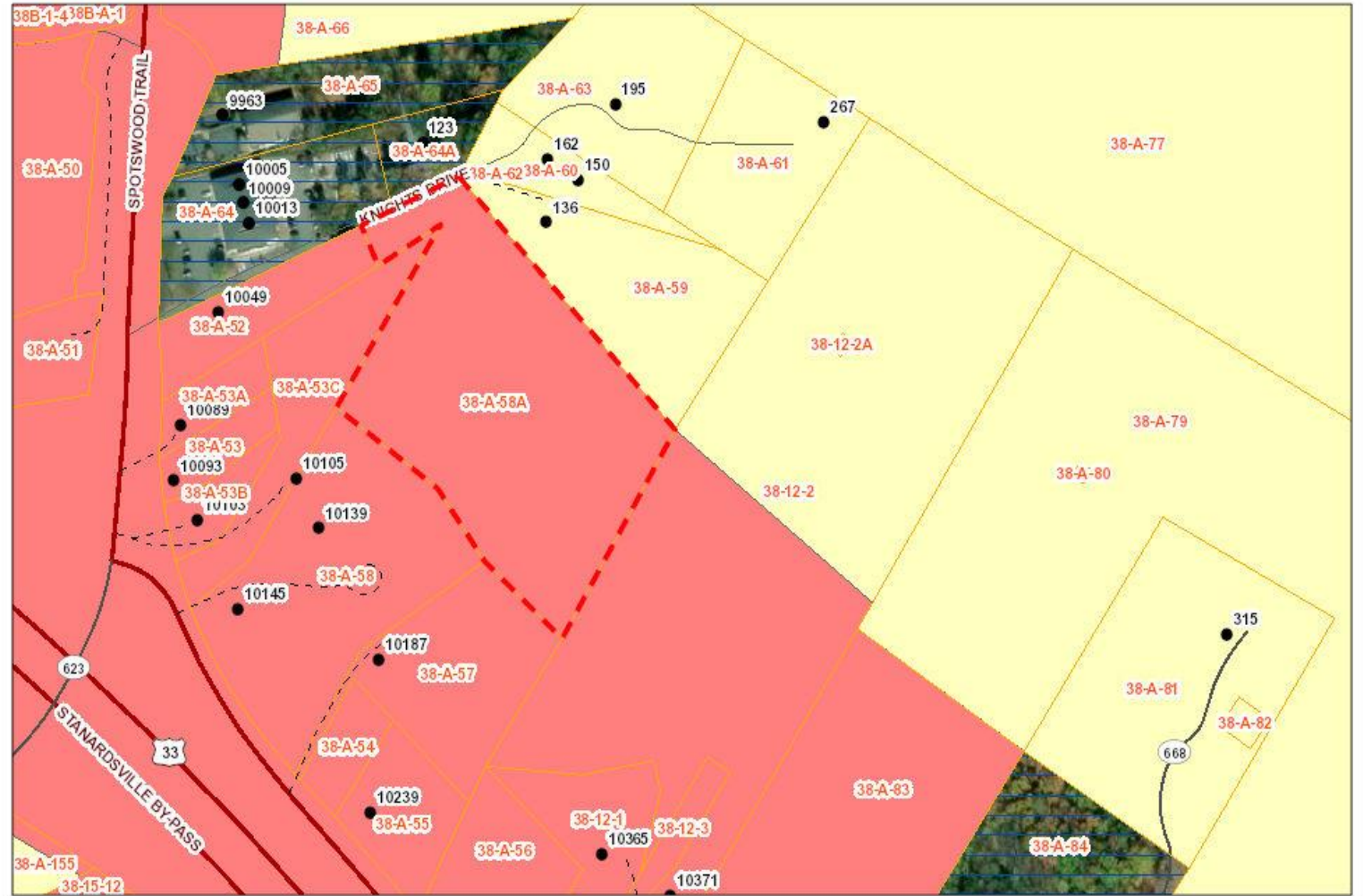


August 26, 2025

Roads_Labels	Minor Arterial	Parcels_Labels	Driveways	County Boundary
Roads	Private	Parcels	County Boundary_Labels	Surrounding Counties
Major Arterial				Stanardsville

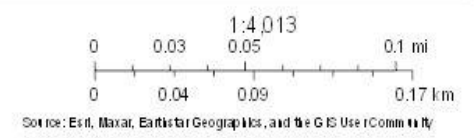


SUP25-004 :  
Zoning Map

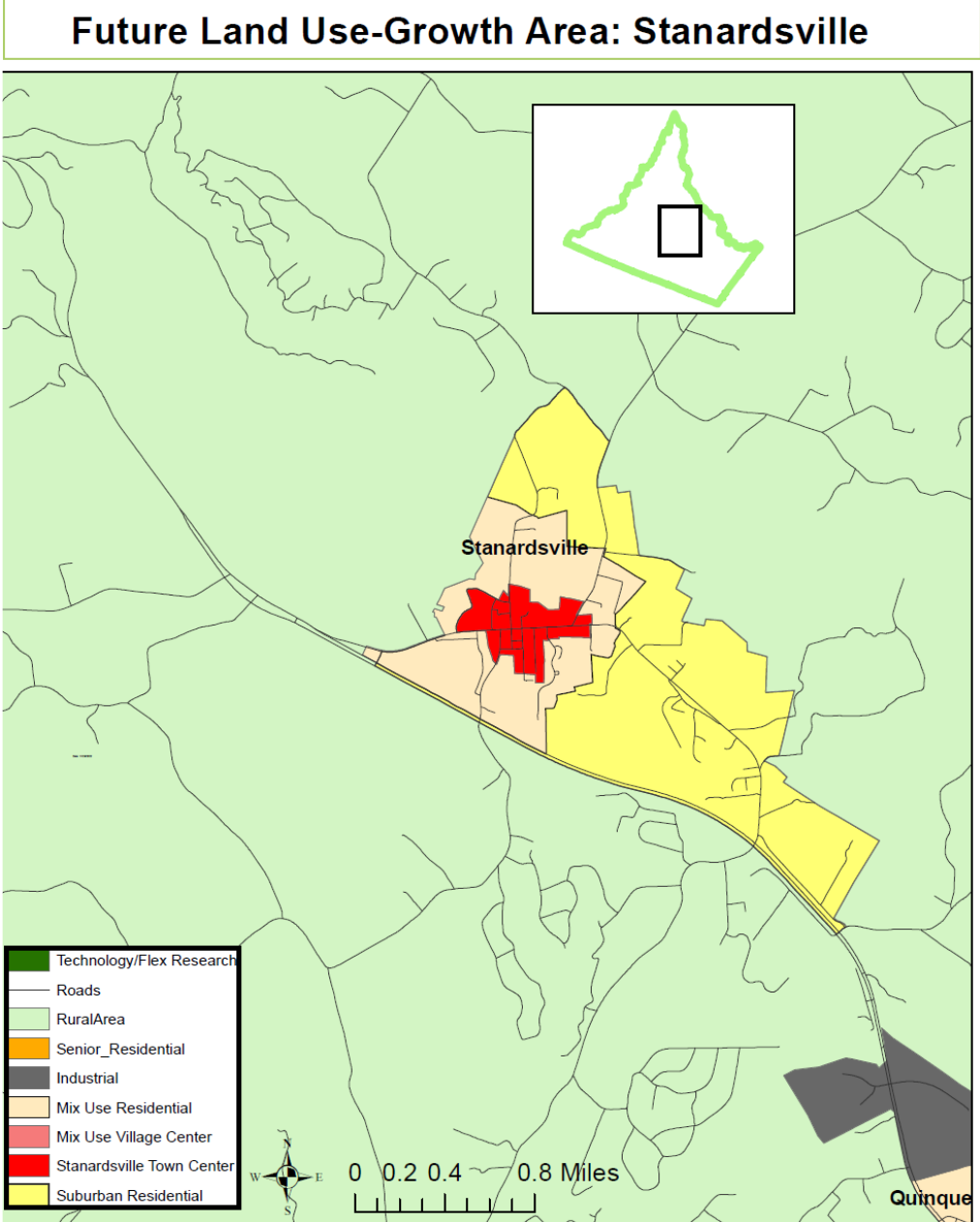


August 26, 2025

Zoning Districts	
	B-2
	C-1
	M-2
	R-1
	R-3
	SNP
	B-1
	B-3
	M-1
	PUD
	R-2
	RC-1
	SR



# SUP25-004: Future Land Use

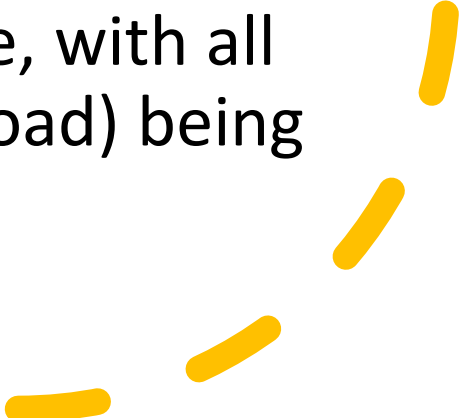




SUP25-004:  
Comprehensive  
Plan

The applicant is requesting to utilize the existing land for agricultural purposes. The vision statement of the Comprehensive Plan states that conserving farmland will enhance the quality of life of its residents and preserve the rural character of Greene County.

The current zoning of the parcel, R-1, Residential would permit up to 21 detached single-family units as a by-right use, with all infrastructure (water, sewer, and road) being public.



# SUP25-004 : Zoning Ordinance Authority

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Each application must be evaluated on an individual basis to determine the suitability of the use and to identify impacts which must be mitigated through conditions.



Example conditions: fence or plant buffer to mitigate sound, maximum number of structures, tree cover, no outside amplification of sound, and parking requirements



Suitability factors: proximity of nearby homes, topography, available parking area, traffic conditions, comparison of impacts to by-right uses

# SUP25-004 : Zoning Ordinance Authority

As stated in the Greene County Zoning Ordinance (Article 16-2) the decision to grant, to grant conditionally, or to deny, the following guidelines and standards must be considered:

- a. The use must not tend to change the character and established pattern of development of the area or community in which it wishes to locate.
- b. The use must be in harmony with the uses permitted by right under a Zoning Permit in the zoning district and must not affect adversely the use of neighboring property.
- c. The requested or related conditions must be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.
- d. Due consideration must be given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, school, parks, playgrounds, recreational areas; conservation of natural resources, preservation of flood-plains, and encouraging the most appropriate use of the land.

SUP25-004:  
INDEPENDENT  
IMPACT STUDY  
IMPACT  
ANALYSIS AND  
EFFECTS

The request does not generate new traffic and does not require any other infrastructure upgrades that create impacts.

## SUP25-004 : Recommendations

The Planning Commission recommended approval (4-0) with the following conditions:

1. Livestock is defined only as horses to prevent nuisance intrusions into neighboring residential properties.
2. The area shall consist of at least 2 acres of rangeable land.
3. There shall only be two horses permitted on the rangeable land.

# Public Participation: Zoom Instructions

## Phone controls for participants

- The following commands can be entered via using your phone's dial pad while in a Zoom meeting:
- \*9 - Raise hand
- You will be asked to unmute yourself
- \*6 - Toggle mute/unmute

## Online Meeting Controls for Participants

1. Find the “Reactions” control on your toolbar and click.
  2. Select “Raise Hand”
- You will then be asked to unmute yourself



# Questions and Discussion





PLANNING COMMISSION

BOARD OF ZONING APPEALS

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## MEMORANDUM

TO: Members of the Board of Supervisors

FROM: Jim Frydl, Planning Director  
Stephanie Golon, Deputy Planning Director

SUBJECT: Special use request for home business for a Vehicle Repair Garage  
(with subordinate car sale) (SUP#25-003)

DATE: November 13, 2025

## STATUS

Terra Detamore requests a special use permit for a Home Business (Vehicle Repair Garage with subordinate car sales), as required through Articles 5-1-2.6 and 22 of the Greene County Zoning Ordinance. The parcel, identified as TMP# 27-(A)-70A, located at 1183 Ford Avenue, is zoned R-1 (Residential), approximately 2.6 acres. The Greene County Future Land Use Map designates it as a "Rural Area" (SUP25-003)

## ANALYSIS AND EFFECT

Under Article 22 of the Greene County Zoning Ordinance, a home business is defined as:

**HOME BUSINESS:** Any occupation, including without limiting the total generality of the foregoing any profession, business, trade, craft, industry, or service conducted in or from a dwelling or accessory structure for profit or compensation, provided that:

- (a) Not more than five (5) persons not residing on the premises shall be regularly employed or engaged in such occupation;
- (b) There is no display or any other exterior indication of the home business;
- (c) There is no exterior variation from the residential character of the main building or accessory structure;

- (d) Accessory structures shall be similar in facade to a single-family dwelling, private garage, shed, barn or other structure normally expected in a residential area and shall be specifically compatible in design and scale with other development in the area in which located. Any accessory structure which does not conform to the setback and yard and height regulation shall not be used for any home occupation;
- (e) There is no advertising other than a non-illuminated identification sign of not more than two square feet in area;
- (f) No exterior lighting is used except that which is normally permitted and used in connection with a dwelling;
- (g) No mechanical equipment is used other than that which is normally used for residential household purposes or for office purposes; except that, a resident may use certain equipment peculiar and customary to the practice of such occupation so long as there is no exterior indication by noise, glare, odor or vibration of the operation of such equipment;
- (h) That traffic generated by such an occupation shall not create a safety hazard or cause congestion, and any need for parking generated by the conduct of such home business shall be met off the street;
- (i) In the case of electrical interference, no equipment or process shall be used which causes visible or audible interference in any radio or television receiver, computer or other electric or electronic appliance off the premises or causes fluctuation in line voltage off premises;
- (j) Further, nothing in this definition ordinance shall restrict the number of persons engaged, cooperatively or as partners or employees, in any area of Greene County where Agriculture is permitted hereunder, in any basic rural occasional work including, without limitation be enumeration, hay-making or other harvesting of any kind whatever, woodcutting, cooperative or domestic butchering, canning, freezing, curing, preserving, storing, or engaged in the maintenance of wayside stands, where permitted hereunder, primarily for the sale of local produce or products, nor restrict the incidental dust, fumes, or smoke of cultivating, warming, scalding, rendering, cooking or any other basic agricultural process whatever.

#### **AUTHORITY UNDER VIRGINIA CODE AND ZONING ORDINANCE**

Under Virginia Code §15.2-2286 (A) (3), a governing body is authorized to grant a special use with suitable conditions. As stated in the (2006, November 29) *Zoning Law for the Virginia Zoning Official, pp. 12-1*. Greg Kamptner: Author, the following principles shall be followed and known for the decisions about a special use permit.

- Special Use Permits are legislative in nature.
- Uses allowed by special use permits are considered to have a potentially greater impact than those allowed as a matter of right.
- Must be evaluated under reasonable standards and based on zoning principles.
- Impacts from special uses are addressed through conditions and conditions must be reasonable related to impacts to be addressed. The extent of the conditions must be roughly proportional to the impacts.
- Those decisions that grant or deny special use permits are presumed correct and reviewed under the fairly debatable standard.

As stated in the Greene County Zoning Ordinance (Article 16-2) the decision to grant, to grant conditionally or to deny, the following guidelines and standards shall be considered:

- a. The use shall not tend to change the character and established pattern of development of the area or community in which it wishes to locate.
- b. The use shall be in harmony with the uses permitted by right under a Zoning Permit in the zoning district and shall not affect adversely the use of neighboring property.
- c. The requested or related conditions shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.
- d. Due consideration shall be given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, school, parks, playgrounds, recreational areas; conservation of natural resources, preservation of flood-plains, and encouraging the most appropriate use of the land. (Revised 1/11/05)

### **COMPREHENSIVE PLAN**

The parcel is located in the “rural” designation on the future land use map.

The Comprehensive Plan adopted by the Greene County Board of Supervisors provides goals for economic development. They are:

- Enhance the image of Greene County as a business-friendly location
- Promote and encourage opportunities for business-friendly policies
- Create and support entrepreneurial development Initiatives

### **AGENCY COMMENTS**

The agencies did not identify specific impacts that would warrant conditions. However, the VDH did remind the applicant about the drain field and bathroom requirements for customers and employees, if needed.

### **RECOMMENDATION**

At the August 20, 2025 public hearing, the Planning Commission recommended approval (4-1 vote) with the following conditions:

- a. The garage is limited to a one-story, 1,500 square foot building.
- b. No more than two bays may be used for business purposes.
- c. At no time may there be more than five vehicles designated for repair and five vehicles available for sale. Only vehicles that have been serviced by the shop may be offered for sale; no outside vehicles may be sold. All vehicles must be located within the enclosed and screened area of the property.
- d. Hours of operation are limited to Monday through Friday, 8:00 a.m. to 5:00 p.m., with no business activity on weekends.
- e. No road signage is permitted.

- f. All outdoor lighting related to the business must be full cut-off (downward facing and shielded to prevent light spillover).
- g. The paved driveway must be maintained.
- h. Screening trees (such as Leland Cypress) and the privacy fence must be maintained at their current size and location to provide visual buffering.
- i. All vehicles for repair or sale must be kept within the fenced enclosure.

**PROPOSED MOTIONS**

1. In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to recommend approval of SUP#25-003, for a home business as listed in Article 5-1-2.6 of the Greene County Zoning Ordinance.
  
2. In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to recommend approval of SUP#25-003, for a home business as listed in Article 5-1-2.6 of the Greene County Zoning Ordinance with the following conditions:
  - a. The garage is limited to a one-story, 1,500 square foot building.
  - b. No more than two bays may be used for business purposes.
  - c. At no time may there be more than five vehicles designated for repair and five vehicles available for sale. Only vehicles that have been serviced by the shop may be offered for sale; no outside vehicles may be sold. All vehicles must be located within the enclosed and screened area of the property.
  - d. Hours of operation are limited to Monday through Friday, 8:00 a.m. to 5:00 p.m., with no business activity on weekends.
  - e. No road signage is permitted.
  - f. All outdoor lighting related to the business must be full cut-off (downward facing and shielded to prevent light spillover).
  - g. The paved driveway must be maintained.
  - h. Screening trees (such as Leland Cypress) and the privacy fence must be maintained at their current size and location to provide visual buffering.
  - i. All vehicles for repair or sale must be kept within the fenced enclosure.
  
- 3) In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to recommend denial of SUP#25-003, for a home business as listed in Article 5-1-2.6 of the Greene County Zoning Ordinance.

(List any reason for denial).

- 4) I move to defer action on this application until \_\_\_\_\_.

Date

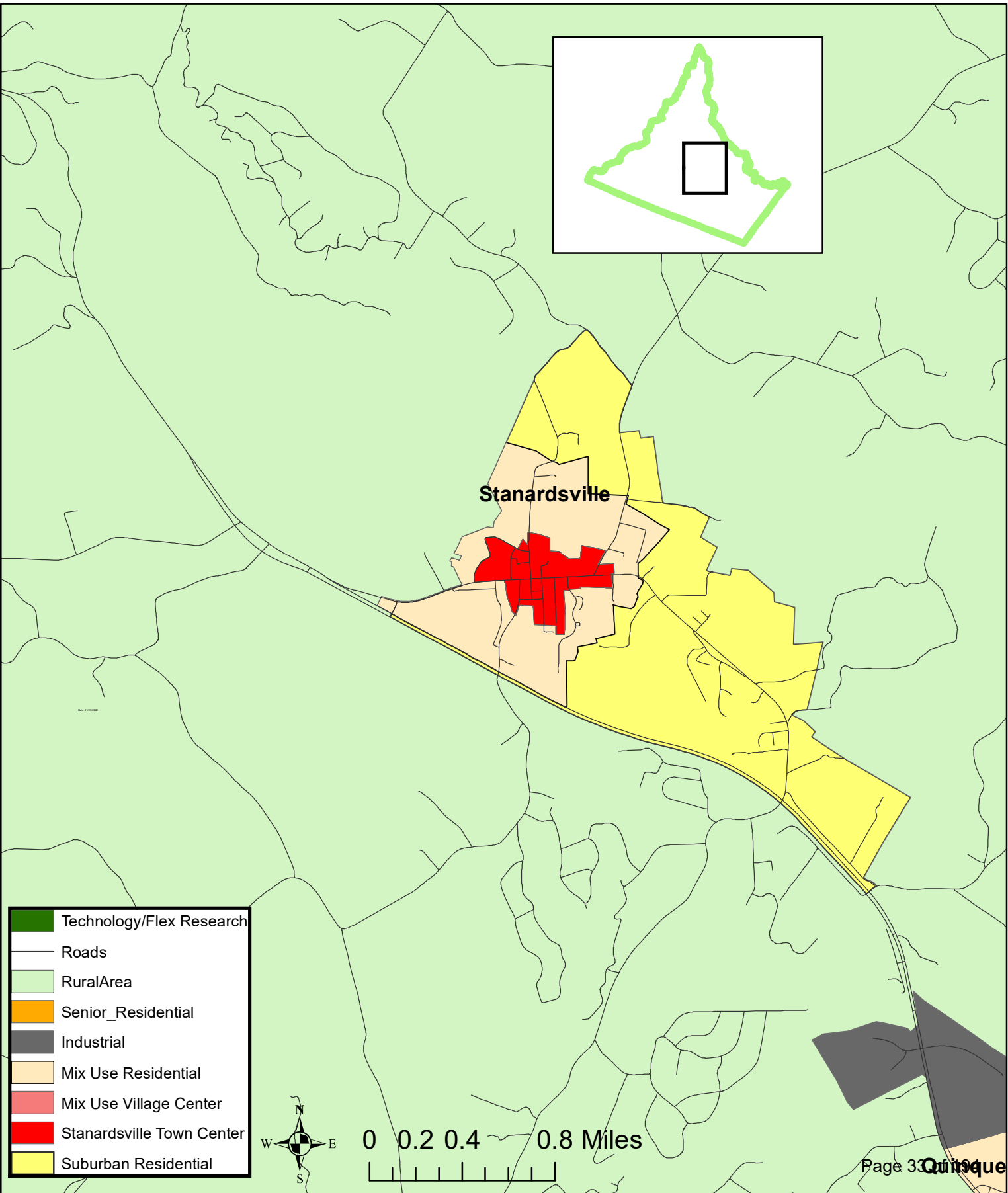
(List any reason to defer).



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 100 ft



# Future Land Use-Growth Area: Stanardsville



## Jim Frydl

---

**From:** Shawn Leake  
**Sent:** Friday, November 1, 2024 2:15 PM  
**To:** Jim Frydl  
**Subject:** RE: Pre Application Request - Detamore Auto Repair

Mr. Frydl

If the vehicle repair garage is in an existing building and no land disturbance over 10,000 s.f. will occur a E&S/Stormwater site plan will not be required. If the vehicle repair garage is in a new building with land disturbance over 10,000 s.f. a E&S/Stormwater site plan will be required.

Thanks

Shawn Leake  
Erosion Sediment/Stormwater  
Administrator  
County of Greene  
40 Celt Road, P.O. Box 358  
Stanardsville, VA 22973  
Phone: (434) 985-5282  
Fax: (434) 985-1459

---

**From:** Jim Frydl <jfrydl@gcva.us>  
**Sent:** Friday, November 1, 2024 2:10 PM  
**To:** John1.Winn@VDOT.Virginia.gov; Shifflett, Dylan (VDOT) <dylan.shifflett@vdot.virginia.gov>; Martinez, Danny (VDOT) <Danny.Martinez@vdot.virginia.gov>; Melissa Meador <mmeador@gcva.us>; jwhite@gcvasheriff.us; Mazurowski, Alan (VDH) <alan.mazurowski@vdh.virginia.gov>; Jonathan Crosby <jcrosby@gcva.us>; Shawn Leake <sleake@gcva.us>; Earl Keys <ekeys@gcva.us>; Cristy Snead <csnead@gcva.us>; Donna Dunivan <ddunivan@gcva.us>  
**Subject:** RE: Pre Application Request - Detamore Auto Repair

To clarify my earlier email. I attached the GIS Zoning layer and then google maps. The zoning layer does not show the new building that would be used for the auto repair shop. Google has a newer image and I have indicated the structure (proposed garage) that will become the shop.

Sincerely,

Jim

---

**From:** Jim Frydl  
**Sent:** Friday, November 1, 2024 1:45 PM  
**To:** [John1.Winn@VDOT.Virginia.gov](mailto:John1.Winn@VDOT.Virginia.gov); Shifflett, Dylan (VDOT) <[dylan.shifflett@vdot.virginia.gov](mailto:dylan.shifflett@vdot.virginia.gov)>; Martinez, Danny (VDOT) <[Danny.Martinez@vdot.virginia.gov](mailto:Danny.Martinez@vdot.virginia.gov)>; Melissa Meador <[mmeador@gcva.us](mailto:mmeador@gcva.us)>; [jwhite@gcvasheriff.us](mailto:jwhite@gcvasheriff.us); Mazurowski, Alan (VDH) <[alan.mazurowski@vdh.virginia.gov](mailto:alan.mazurowski@vdh.virginia.gov)>; Jonathan Crosby <[jcrosby@gcva.us](mailto:jcrosby@gcva.us)>; Shawn Leake <[sleake@gcva.us](mailto:sleake@gcva.us)>; Jim Frydl <[jfrydl@gcva.us](mailto:jfrydl@gcva.us)>; Earl Keys <[ekeys@gcva.us](mailto:ekeys@gcva.us)>; Cristy Snead <[csnead@gcva.us](mailto:csnead@gcva.us)>; Donna Dunivan <[ddunivan@gcva.us](mailto:ddunivan@gcva.us)>  
**Subject:** Pre Application Request - Detamore Auto Repair

Good afternoon,

## Jim Frydl

---

**From:** Mazurowski, Alan (VDH) <Alan.Mazurowski@vdh.virginia.gov>  
**Sent:** Friday, November 1, 2024 4:39 PM  
**To:** Jim Frydl  
**Subject:** Re: Pre Application Request - Detamore Auto Repair

The sender ([vdh.virginia.gov](mailto:vdh.virginia.gov)) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jim,

The location of the proposed shop does not interfere with existing well, septic system, or reserve drainfield area. If the shop is to have plumbing, the owners will need to have an engineer design appropriate sewage disposal. If no plumbing, a porta-john would be sufficient.

Alan



**Alan Mazurowski**  
Environmental Health Supervisor  
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:** Jim Frydl <jfrydl@gcva.us>  
**Sent:** Friday, November 1, 2024 1:44 PM  
**To:** Winn, Jr., John W. L.S. (VDOT) <John1.Winn@VDOT.Virginia.gov>; Shifflett, Dylan (VDOT) <dylan.shifflett@vdot.virginia.gov>; Martinez, Danny (VDOT) <Danny.Martinez@vdot.virginia.gov>; Melissa Meador <mmeador@gcva.us>; jwhite@gcvasheriff.us <jwhite@gcvasheriff.us>; Mazurowski, Alan (VDH) <alan.mazurowski@vdh.virginia.gov>; Jonathan Crosby <jcrosby@gcva.us>; Shawn Leake <sleake@gcva.us>; Jim Frydl <jfrydl@gcva.us>; Earl Keys <ekeys@gcva.us>; Cristy Snead <csnead@gcva.us>; Donna Dunivan <ddunivan@gcva.us>  
**Subject:** Pre Application Request - Detamore Auto Repair

Good afternoon,

We have a pre-application request for a Home Business for a small Vehicle Repair shop in the accessory structure (Article 5-1-2.6) at TMP 27-A-70A, 1183 Ford Ave. This use will require a special use permit and may be conditioned to address specific impacts.

<http://www.webgis.net/va/Greene/default.asp?preset=Parcels&op=id&id=1|parcels|reacct|22859>

## Jim Frydl

---

**From:** Martinez, Danny (VDOT) <Danny.Martinez@vdot.virginia.gov>  
**Sent:** Thursday, November 14, 2024 3:33 PM  
**To:** Jim Frydl  
**Subject:** Re: Pre Application Request - Detamore Auto Repair

The sender ([vdot.virginia.gov](mailto:vdot.virginia.gov)) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jim,  
The entrance seems to meet our requirements for low-volume commercial entrance, and should be ok . Do you need a letter or is this email enough?



**Danny Martinez, P.E.**  
*Assistant Resident Engineer / Charlottesville*  
Virginia Department of Transportation  
434-422-9782  
[danny.martinez@VDOT.Virginia.gov](mailto:danny.martinez@VDOT.Virginia.gov)

---

**From:** Jim Frydl <jfrydl@gcva.us>  
**Sent:** Friday, November 1, 2024 2:10 PM  
**To:** Winn, Jr., John W. L.S. (VDOT) <John1.Winn@VDOT.Virginia.gov>; Shifflett, Dylan (VDOT) <dylan.shifflett@vdot.virginia.gov>; Martinez, Danny (VDOT) <Danny.Martinez@vdot.virginia.gov>; Melissa Meador <mmeador@gcva.us>; jwhite@gcvasheriff.us <jwhite@gcvasheriff.us>; Mazurowski, Alan (VDH) <alan.mazurowski@vdh.virginia.gov>; Jonathan Crosby <jcrosby@gcva.us>; Shawn Leake <sleake@gcva.us>; Earl Keys <ekeys@gcva.us>; Cristy Snead <csnead@gcva.us>; Donna Dunivan <ddunivan@gcva.us>  
**Subject:** RE: Pre Application Request - Detamore Auto Repair

To clarify my earlier email. I attached the GIS Zoning layer and then google maps. The zoning layer does not show the new building that would be used for the auto repair shop. Google has a newer image and I have indicated the structure (proposed garage) that will become the shop.

Sincerely,

Jim

---

**From:** Jim Frydl  
**Sent:** Friday, November 1, 2024 1:45 PM  
**To:** John1.Winn@VDOT.Virginia.gov; Shifflett, Dylan (VDOT) <dylan.shifflett@vdot.virginia.gov>; Martinez, Danny (VDOT) <Danny.Martinez@vdot.virginia.gov>; Melissa Meador <mmeador@gcva.us>; jwhite@gcvasheriff.us; Mazurowski, Alan (VDH) <alan.mazurowski@vdh.virginia.gov>; Jonathan Crosby <jcrosby@gcva.us>; Shawn Leake <sleake@gcva.us>; Jim Frydl <jfrydl@gcva.us>; Earl Keys <ekeys@gcva.us>; Cristy Snead <csnead@gcva.us>; Donna Dunivan <ddunivan@gcva.us>  
**Subject:** Pre Application Request - Detamore Auto Repair

Good afternoon,



RECORD  
MERIDIAN  
PLAT CARD 4933

FAMILY DIVISION  
PARCEL 2A  
2.617 ACRES

LEGEND

- IRF IRON ROD FOUND
- P— UTILITY POLE
- IRS IRON ROD SET
- DHPL— OVERHEAD WIRES
- BSL— BUILDING SETBACK

TMP 27 - (10) 11  
ALLAN G. & SHELLEY H.  
ANDERSON  
DEED BOOK/PAGE: 770/312  
PLAT CARD 3303, 3021

TMP 27 - (10) 10  
DEFORTH-HOOK TRUST  
DEED BOOK/PAGE: 1302/90  
PLAT CARD 3021

TMP 27 - (10) 9  
RIVERS EDGE ASSOC INC LLC  
DEED BOOK/PAGE: 1118/147  
PLAT CARD 3021

TMP 27 - (A) 67  
MATTIE BELLE EARLY ESTATE  
DEED BOOK/PAGE: 69/134  
WILL BOOK/PAGE: 27/147

TAX MAP PARCEL 27 - (A) 69  
OWNER: TERRA L. DETAMORE  
DEED BOOK/PAGE: 1459/351  
PLAT: PLAT CARD 4933  
1193 FORD AVENUE

TMP 27 - (A) 67A  
JEFFREY L EARLEY  
DEED BOOK/PAGE: 292/282

TMP 27 - (A) 68  
EDITH E. THOMPSON  
DEED BOOK/PAGE: 86/36

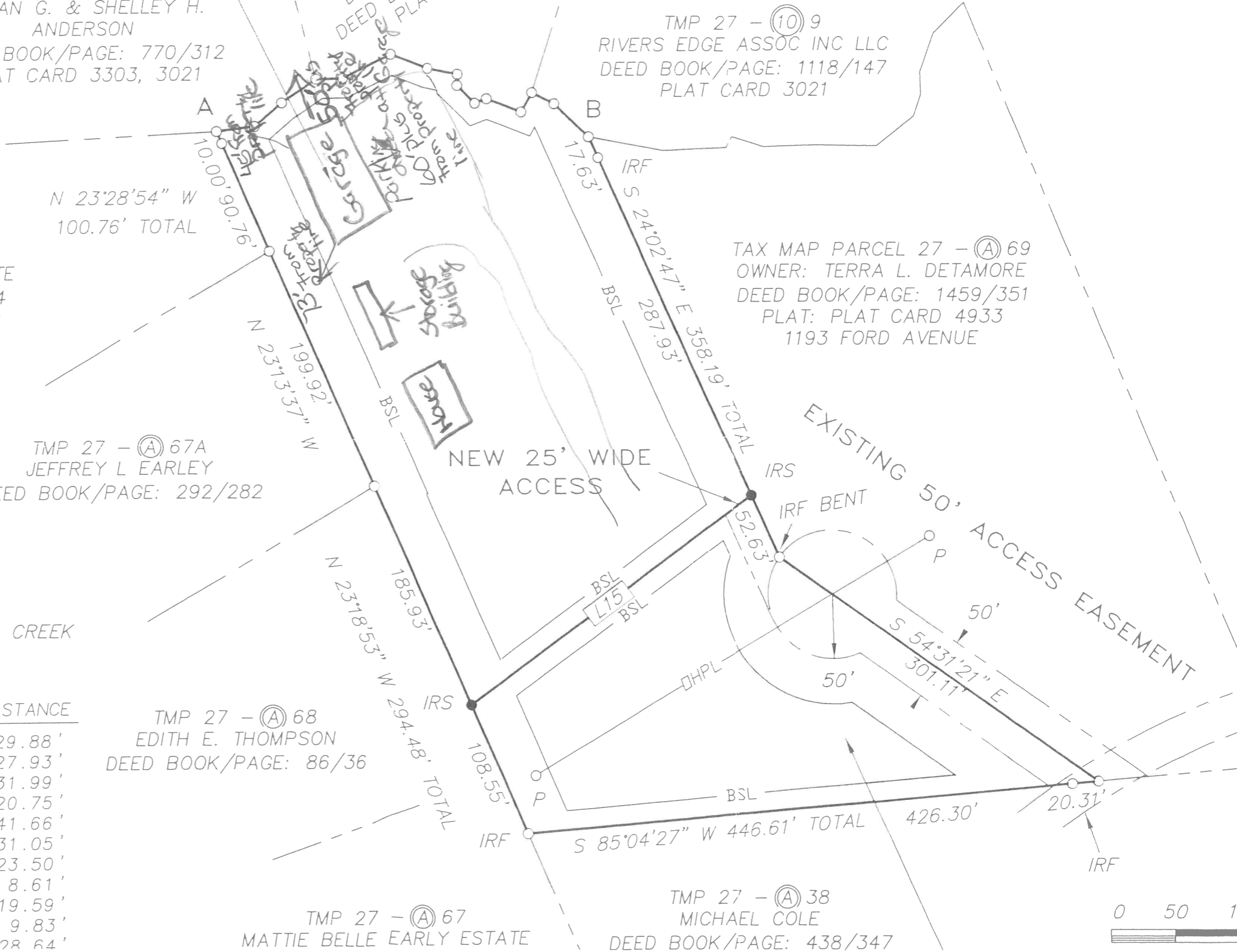
TMP 27 - (A) 67  
MATTIE BELLE EARLY ESTATE

TMP 27 - (A) 38  
MICHAEL COLE  
DEED BOOK/PAGE: 438/347

A TO B COURSES ALONG CREEK

LINE TABLE

#	BEARING	DISTANCE
A L1	N 82°34'21" E	29.88'
L2	N 49°53'40" E	27.93'
L3	N 55°48'50" E	31.99'
L4	N 89°08'52" E	20.75'
L5	N 63°53'21" E	41.66'
L6	S 68°37'30" E	31.05'
L7	S 78°23'30" E	23.50'
L8	S 02°21'37" W	8.61'
L9	S 45°08'10" E	19.59'
L10	N 70°03'10" E	9.83'
L11	S 68°51'01" E	28.64'



# PLAT CARD # 5254

FAMILY DIVISION  
PARCEL 2A  
617 ACRES

## LEGEND

- IRF IRON ROD FOUND
- P UTILITY POLE
- IRS IRON ROD SET
- DHPL — OVERHEAD WIRES
- BSL — BUILDING SETBACK

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH RULES AND REGULATIONS OF THE COMMONWEALTH OF VIRGINIA, BOARD OF LAND SURVEYORS, EFFECTIVE JULY 1, 2010. I PERFORMED A FIELD RUN SURVEY OF THE PROPERTY SHOWN HEREON ON OCTOBER 19, 2017, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE TITLE LINES ARE AS SHOWN. A CURRENT TITLE REPORT WAS NOT FURNISHED. THIS PROPERTY APPEARS TO LIE IN ZONE "X" AND DOES NOT LIE IN ZONE "A" AS SHOWN ON F.E.M.A. FLOOD RATE INSURANCE MAPS. OTHER THAN AS SHOWN, EASEMENTS, RESTRICTIONS AND MATTERS PERTAINING TO ZONING MAY EXIST BUT EITHER WERE NOT VISIBLE OR OTHERWISE WERE NOT A REQUIREMENT OF THIS SURVEY. THIS SURVEY HAS BEEN PREPARED FOR AND IS CERTIFIED TO TERRA DETAMORE. DECLARATION IS MADE ONLY TO PURCHASER OF THE SURVEY AND HIS OR HER LENDERS. THIS DOCUMENT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE NEW 25' WIDE ACCESS CONNECTS TO AN EXISTING 50' WIDE ACCESS EASEMENT WHICH CONNECTS TO STATE ROUTE 1001, FORD AVENUE.

⑩ 11  
SHELLEY H.  
SON  
GE: 770/312  
3303, 3021

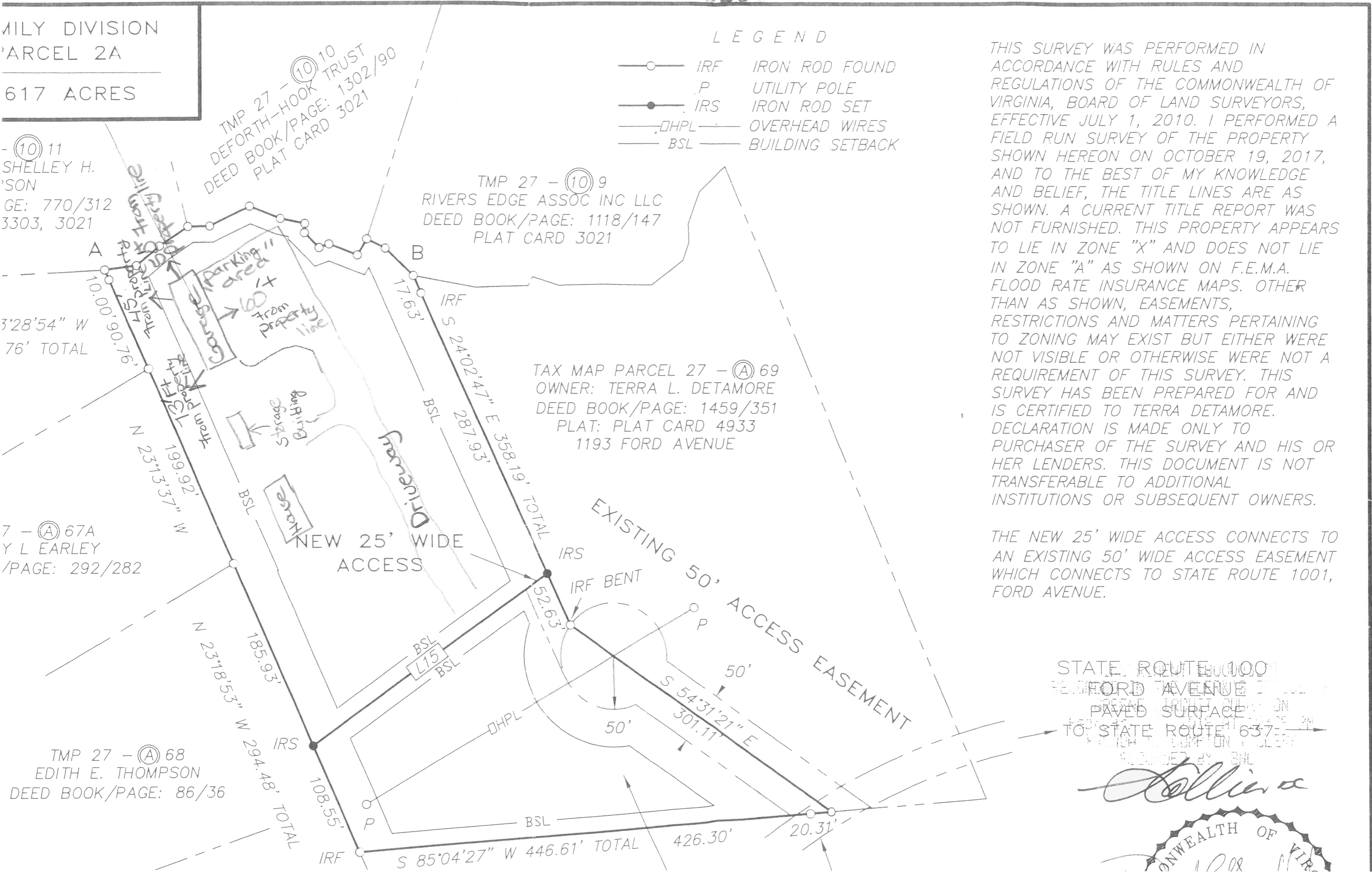
TMP 27 - ⑩ 10  
DEFORTH-HOOK TRUST  
DEED BOOK/PAGE: 1302/90  
PLAT CARD 3021

TMP 27 - ⑩ 9  
RIVERS EDGE ASSOC INC LLC  
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OWNER: TERRA L. DETAMORE  
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PLAT: PLAT CARD 4933  
1193 FORD AVENUE

7 - ⑩ 67A  
Y L EARLEY  
/PAGE: 292/282

TMP 27 - ⑩ 68  
EDITH E. THOMPSON  
DEED BOOK/PAGE: 86/36



STATE ROUTE 1001  
FORD AVENUE  
PAVED SURFACE  
TO STATE ROUTE 637  
RECORDED BY BNL

*Collina*  
COMMONWEALTH OF VIRGINIA  
1008

# PLAT CARD # 5254

FAMILY DIVISION  
PARCEL 2A  
2.617 ACRES

RECORD  
MERIDIAN  
PLAT CARD 4933

TMP 27 - (10) 11  
ALLAN G. & SHELLEY H.  
ANDERSON  
DEED BOOK/PAGE: 770/312  
PLAT CARD 3303, 3021

TMP 27 - (A) 67  
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PLAT CARD 3021

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DEED BOOK/PAGE: 1459/351  
PLAT: PLAT CARD 4933  
1193 FORD AVENUE

TMP 27 - (A) 38  
MICHAEL COLE  
DEED BOOK/PAGE: 438/347

RESIDUAL AREA LOT 2  
1.496 ACRES

## LEGEND

- IRF IRON ROD FOUND
- P UTILITY POLE
- IRS IRON ROD SET
- DHPL OVERHEAD WIRES
- BSL BUILDING SETBACK

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH RULES AND REGULATIONS OF THE COMMONWEALTH OF VIRGINIA, BOARD OF LAND SURVEYORS, EFFECTIVE JULY 1, 2010. I PERFORMED A FIELD RUN SURVEY OF THE PROPERTY SHOWN HEREON ON OCTOBER 19, 2017, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE TITLE LINES ARE AS SHOWN. A CURRENT TITLE REPORT WAS NOT FURNISHED. THIS PROPERTY APPEARS TO LIE IN ZONE "X" AND DOES NOT LIE IN ZONE "A" AS SHOWN ON F.E.M.A. FLOOD RATE INSURANCE MAPS. OTHER THAN AS SHOWN, EASEMENTS, RESTRICTIONS AND MATTERS PERTAINING TO ZONING MAY EXIST BUT EITHER WERE NOT VISIBLE OR OTHERWISE WERE NOT A REQUIREMENT OF THIS SURVEY. THIS SURVEY HAS BEEN PREPARED FOR AND IS CERTIFIED TO TERRA DETAMORE. DECLARATION IS MADE ONLY TO PURCHASER OF THE SURVEY AND HIS OR HER LENDERS. THIS DOCUMENT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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L10	N 70°03'10" E	9.83'
L11	S 68°51'01" E	28.64'
L12	N 30°07'57" E	17.13'
L13	S 63°18'06" E	19.40'
L14	S 46°00'30" E	36.68'
L15	N 53°52'37" E	273.93' - NEW LINE

STATE ROUTE 1001  
RECORDED IN THE CLERK'S OFFICE OF  
GREENE COUNTY COURT ON  
PAVED SURFACE  
FEBRUARY 13, 2018 AT 12:29 PM  
TO STATE ROUTE 637  
BRENDA W. COMPTON, CLERK  
RECORDED BY: SNC

*Collina*

COMMONWEALTH OF VIRGINIA  
David C. Blankenbaker  
Lic. No. 1585  
LAND SURVEYOR

0 50 100 200  
SCALE IN FEET

13 August 2025

Dear Planning Commission,

I'm writing in strong opposition to the application for a Special Use Permit at 1183 Ford Ave to open a Vehicle Repair Garage & Vehicle Sales Lot. My property at 34 Mountainside Dr. shares a rear-property line with 1183 Ford Ave. This application is a clear violation of Greene County Zoning (explained later).

On April 8th 2025, the Greene County Board of Supervisors denied this same application with a vote of 5-0. There are no substantive changes to this new application.

**Dettamore's Behavior Since Being Denied in April:**

At the 8 April BoS meeting, upon having their application denied, Mr. Eddie Dettamore (applicant's husband) verbally threatened me and my wife in the Amin building's Lobby. In the presence of numerous witnesses, Mr. Dettamore told us "You think what I was planning was noisy, just you wait and see". Over the next two weeks, Mr. Dettamore:

- Spent two days building a giant reflective tarp facing my home. Photo shown here: This photo begs the question: If the Dettamores claim their property can't be seen from my home, why spend the time and expense building such a contraption?
- He ripped out all the trees he planted along the backside of his property.
- Daily, he did one or more of the following: Drove a highly modified/extremely loud ATV back and forth on the extreme edge of his property line; honked car horns for 3-5 minutes at a time; repeatedly shot various caliber guns (despite having homes in every direction); played loud music; ran loud mechanical equipment. All of this behavior was brought up & discussed in-depth on the Little Mountain Estates Community chat forum.
- Observed by several neighbors, he also repeatedly drove through our neighborhood & past my home (we're on a cul-de-sac). Sometimes late at night with his headlights off. And was observed doing a burn-out / squealing his truck tires in front of my home late at night.



I have ample photographic/video evidence of this behavior, which I'm happy to provide. But overall, it clearly demonstrates how mentally unstable, immature, and menacing Mr.

Dettamore is—despite how he publicly presents himself. It also begs the question: can they be trusted to run a quiet, clean business? And be mindful that we do not know the Dettamores; haven't had any encounters with them before their previous SUP application; and have not taunted/retaliated against them in any capacity. We did report Mr. Dettamore's behaviors to the Sheriff's Office, who documented items and advised a case with the Magistrate. But then suddenly, all behaviors stopped, Mr. Dettamore took down the tarp, and they became largely quiet. Evidently this is because they decided to re-apply for a Special Use Permit...

### **Noise Pollution from Proposed Garage:**

Noise pollution is my dominant reason for objecting this application. We purposefully bought our country home in an Agriculturally Zoned HOA that borders R1 zoning to ensure quiet peaceful living and a quiet space to work from home. And paid top dollar for it. Our home and our entire neighborhood is directly uphill from 1183 Ford Ave, causing all sounds to be projected. It's shaped like an auditorium on the side of Little Ledge Mountain. We can clearly hear cows mooing from Octonia Rd. We can clearly hear voices of neighbors talking outdoors including from 1183 Ford Ave. On numerous previous occasions, Mr. Dettamore was casually revving a truck engine he was working on—the sound was loudly audible in every room of my house with my doors and windows shut. A full Repair Shop & Vehicle Resale lot would create a constant barrage of car doors shutting, engines revving, banging, pneumatic tools operating, and a commercial air compressor kicking on and off. All of this commercial-grade noise pollution directly inhibits the use of my home and diminishes re-sale value. This is a clear violation of the Greene County Zoning Ordinance explained below.

### **Proposed Garage in Clear Sight from my Home:**

The Applicants cleverly built their business as to not be visible from Ford Ave, or even from their home. They clearcut their property and built everything on the rear edge of the lot. Problem is that area directly borders my home and is downhill. All of my rear-facing windows, our rear screen room, and our rear deck all have a direct birds-eye view of this proposed business. We have clear view of the business, along with glare from large vehicles and vehicle windshields. Applicant repeatedly highlights that you can't see their proposed business from my home while the leaves are on trees. But they're by default also admitting that their proposed business is in view from my home for the remaining six-months of the year. Likewise, they fail to mention that every privacy-granting tree is on MY property. Their lot is clearcut. Thereby denying me the ability to expand my mowed yard without worsening the direct view of their property. This is a clear violation of the Greene County Zoning Ordinance explained below.

### **Applicant's Claims:**

This SUP application is unchanged from the previous submission denied by the BoS on 8 Apr 2025 by 5-0 vote, with the following exceptions:

- Applicant compares their property to the former Early's Garage on Octonia Rd. Early's Garage is in entirely different zoning (Suburban Residential) and was operational before Greene County had zoning laws. Early's Garage operated just one service bay vs. the proposed 5-bay Garage AND Vehicle Re-sale Lot at 1183 Ford Ave. Further, all the bordering properties to Early's Garage are owned by the Early family. And Early's Garage is nowhere near my neighborhood, while the Dettamore's property share's backyards with my home and two of my neighbors in Little Mountain Estates. Collectively 1183 Ford Ave shares direct property lines with EIGHT different owners. Thus, any discussion of Early's Garage is unrelated to this case and is a simple distraction.
- Applicant claims Sherrif Steve Smith & BoS member Steve Catalano have since visited their property and reportedly said they don't find the (non-operating) business to be noisy. Eddie Dettamore repeatedly stated during the previous recorded application hearings that he and Sherrif Smith are "very good friends". Therefore, any statement referencing Sherrif Smith must be disregarded as a Conflict of Interest. BoS member Catalano has never been on my property to see my perspective, and its unknown what he actually told Ms. Dettamore.
- Applicant claims one of the numerous Little Mountain Estate's homeowners who signed the previous petition against this garage was somehow coerced into signing it. Two ladies in our community collected these signatures together, and both bear witness to and adamantly object to this claim. But Ms. Dettamore didn't name the person, so it can't be investigated further. This is also omitting the fact that over 20 homeowners either signed a petition or showed up in person to witness/speak against this application at the previous two hearings. The opposition to this permit is resoundingly strong.
- Applicant claimed their new business will have no effect on home values. This might be true when speaking of their home value, but not of mine. My home is currently a quiet, private residence in Agricultural Zoning bordered/protected by R1 Zoning. If this SUP is approved, my home will directly border a large commercial garage & car sale lot that is in clear visual sight six months of the year and continually generates obtrusive noise pollution. My property will be dramatically changed for the worse, and therefore my home's value will be reduced. So will the other SEVEN properties who border 1183 Ford Ave, and the nearly two-dozen nearby homes within sound pollution distance.

**False Information Presented by Zoning Office During Previous Hearings:**

During the March 19<sup>th</sup> 2025 & April 8<sup>th</sup> 2025 hearings on the previous application for this SUP, the Greene County Zoning Office presented FALSE information regarding this case. In both hearings, the office presented a slide showing this property is designated as Mixed-Use Residential in future land use maps. This is not true & Mr. Frydl was called out at the BoS meeting for presenting false information. Despite this occurrence, the same incorrect slide was uploaded as part of the presentation for this application. I sent a note to the County Office on Sunday Aug 10<sup>th</sup> pointing out the error and it was promptly corrected. Regardless, this

misinformation prevented the Board Members from making an accurate/informed decision. Luckily the BoS still denied this application with a vote of 5-0.

**SUP Conflicts with Zoning Laws:**

Overall, I'm disgusted that this application is being considered again. It's a lose-lose situation for my family. Either they open a loud garage and visually obtrusive re-sale lot that infringes on my property use and value, or they continue with another round of harassing behaviors until I'm forced to press harassment charges.

Regardless, this SUP Application is in CLEAR violation of the Greene County Zoning Ordinance:

The proposed 5-Bay Repair Garage and Vehicle Resale Lot is not a simple home-business such as a Day Care, Art Studio, Realtor's Office, bookkeeper, Law Office, etc. This is a large-scale Commercial enterprise that belongs on Commercially zoned property.

The Greene County Zoning Ordinance specifically defines Home Businesses (Article 22). For a SUP to be granted in R1 Zoning a Home Business must meet the following criteria:

- (b) There is no display or any other exterior indication of the home business.
- (c) There is no exterior variation from the residential character of the main building or accessory structure.
- (d) Accessory structures shall be similar in facade to a single-family dwelling, private garage, shed, barn or other structure normally expected in a residential area and shall be specifically compatible in design and scale with other development in the area in which located.
- (g) No mechanical equipment is used other than that which is normally used for residential household purposes or for office purposes; except that a resident may use certain equipment peculiar and customary of such occupation so long as there is no exterior indication by noise, glare, odor, or vibration of the operation of such equipment.

Greene County Zoning Ordinance (Article 16-2) further states:

- (a) The use must not tend to change the character and established pattern of development of the area or community in which it wishes to locate.
- (b) The use must be in harmony with the uses permitted by right under a Zoning Permit in the zoning district and must not affect adversely the use of neighboring property.
- (c) The requested or related conditions must be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

This application violates every Ordinance section listed above. Instead of purchasing Commercial property like other local mechanics (Sneads, Lawsons, etc.), the Dettamore's brazenly/presumptively built a massive commercial-scale business in their backyard and are now seeking a beg-for-forgiveness / after-the-fact Special Use Permit in R1 zoning. This is not a practice that should be rewarded.

Based on noise and visual/glare pollution & the clear exterior indication of the business, if approved—this is a clear violation of the Greene County Zoning Ordinance referenced above in every capacity. My home value and quiet place of residence will be ruined—along with nearly two-dozen neighboring properties, including the SEVEN other owners who share property lines with 1183 Ford Ave. If approved, this Board sets an extremely dangerous precedence, and no homeowner in Greene County will be safe from future unexpected commercial business developments ANYWHERE in the County regardless of Zoning restrictions. According to the Greene County Zoning Ordinance, this board must deny this SUP application.

Most Sincerely,  
David L Brunelle  
34 Mountainside Dr.  
Stanardsville, VA

15 March 2025

To: Greene County Planning Commission

From: David & Kimberly Berglund, 401 Mountainside Drive, Stanardsville, VA 22973

Subject: Urgent Opposition to the Special Use Permit Application at 1183 Ford Ave, Stanardsville, VA

Dear Members of the Greene County Planning Commission and Board of Supervisors,

We are writing to you as long-time residents of Little Mountain Estates and as a disabled veteran couple who chose this community as our forever home and place of retirement. We are deeply concerned about the special use permit (SUP) application for a "Vehicle Repair Garage and Used Vehicle Resale Lot" at 1183 Ford Ave, a property zoned as R-1 (Residential).

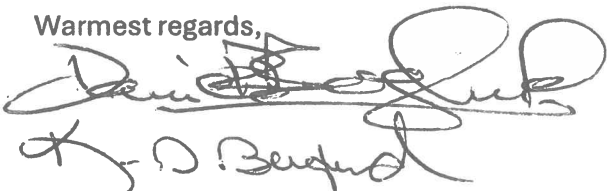
Our objections to this application are based on the following serious concerns:

1. **Inappropriate Zoning and Traffic Concerns:** The operation proposed is generally suitable under B-3 (Business) zoning due to the significant traffic it attracts. Our residential neighborhood is ill-equipped to handle such an increase in traffic, which would severely impact the safety and peaceful nature of our community.
2. **Noise and Environmental Concerns:** As a couple dealing with disabilities, peace and quiet are not just desired but necessary for our well-being. The noise from vehicle repair activities and the potential for environmental contamination would be detrimental to our health and to the natural beauty surrounding us.
3. **Devaluation of Property:** The establishment of a commercial vehicle repair and resale business within our residential area threatens to reduce property values significantly. It's crucial for our financial stability to protect the investment we've made in our retirement home.
4. **Safety and Crime:** Ford Ave has a notorious history of criminal activities, including drugs and violent incidents. Introducing a business that could potentially attract similar problems would only heighten the risks, disrupting the safety and security that we, and our neighbors, currently enjoy.
5. **Impact on Community Character:** We chose Little Mountain Estates for its tranquility, natural beauty, and the wildlife it supports. The proposed business stands in stark contrast to these qualities and threatens to disrupt the lifestyle that drew us to this area.

For these reasons, we strongly urge you to deny the special use permit for 1183 Ford Ave. We moved here to enjoy a peaceful, secure retirement and believe that permitting such a business would fundamentally alter the character and safety of our beloved community.

Thank you for your consideration. We trust that you will make a decision that respects the desires and needs of the residents of Little Mountain Estates.

Warmest regards,



David and Kimberly Berglund  
401 Mountainside Drive  
Stanardsville, VA 22973

15 March 2025

To: Greene County Planning Commission

From: The Residents of Little Mountainside Estates, Stanardsville, VA 22973

Subject: Petition Against Special Use Permit at 1183 Ford Ave, Stanardsville, VA

Dear Members of the Greene County Planning Commission and Board of Supervisors,

We, the undersigned residents of Little Mountain Estates, a community established in 2005 consisting of 26 homes in a double-ended cul-de-sac, write to express our strong opposition to the special use permit application for a "Vehicle Repair Garage and Used Vehicle Resale Lot" at 1183 Ford Ave. Our neighborhood is home to a high percentage of retired individuals, disabled veterans, government employees, and first responders. We value the peace, tranquility, and natural beauty that living on the side of Little Mountain provides, along with the abundant wildlife such as bears, deer, raccoons, foxes, and other creatures.

We are concerned that the proposed business will:

1. **Disturb the Natural Habitat:** The operation could disrupt local wildlife habitats, affecting the animals and natural beauty we strive to preserve.
2. **Increase Noise Pollution:** The continual noise from the garage would disrupt the peaceful environment essential to our community, particularly impacting our retired and disabled residents.
3. **Boost Traffic Levels:** Increased traffic would compromise safety and disturb the quiet nature of our secluded streets.
4. **Affect Community Events:** Our community gatherings and events, a core part of our neighborhood's social fabric, would likely suffer from the proximity of such a business.
5. **Decrease Property Values:** Introducing commercial activities in our residential area could potentially lower property values, affecting our investments.

We urge you to deny the special use permit for 1183 Ford Ave, to protect the character and tranquility of Little Mountain Estates. We believe that allowing this business would fundamentally alter the nature of our community and undermine the qualities that make our neighborhood a desirable place to live.

Thank you for considering our position. We trust that you will make a decision that preserves the peace and integrity of our community.

Sincerely,

The residents of Little Mountainside Estates.

Formal Petition on the collective opposition of our community to the proposed special use permit.

Name: Joe & Shelly Woodridge  
 Address: 479 Mountainside Dr Stanardsville, VA 22973  
 Signature: [Handwritten Signature]  
 Shelly Woodridge

Name: Matt Price  
Address: 400 Mountainside Dr. Stanardsville, VA 22973  
Signature: [Signature]

Name: JERRY S. PROUGH  
Address: 339 MOUNTAIN SIDE DR STANARDSVILLE VA 22973  
Signature: [Signature]

Name: ERNEST E. INZANA, Jr  
Address: 50 DEMASTERS WAY, STANARDSVILLE VA 22973  
Signature: [Signature]

Name: MARY E DELLOSPIDALE  
Address: 35 DEMASTERS Way Stanardsville, VA 22973  
Signature: [Signature]

Name: Deanna Lester  
Address: 228 Mountainside Dr., Stanardsville, VA 22973  
Signature: [Signature]

Name: Christy Seelie  
Address: 177 Mountainside Dr, Stanardsville, VA 22973  
Signature: [Signature]

Name: George + Corine Bonaeille  
Address: 166 Mountainside Dr. Stanardsville, VA 22973  
Signature: [Signature]

Name: PAW F. Nielsen  
Address: 59 Mountainside Drive, Stanardsville VA 22973  
Signature: [Signature]

Name: ROBERT W. DEFOURTH  
Address: 89 MOUNTAINSIDE DRIVE  
Signature: [Signature]

Name: RICH & SHARON PONTIUS  
Address: 2 MOUNTAINSIDE DR, STANARDSVILLE  
Signature: Richard Pontius Sharon Pontius

Name: Melissa & Gary Cropp  
Address: 3 Mountainside Dr Stanardsville  
Signature: Melissa Cropp

Name: Timothy A. Davis  
Address: 338 MOUNTAINSIDE Drive  
Signature: TIMOTHY A DAVIS

Name: Rick Townsley  
Address: 482 Mountainside Dr.  
Signature: [Signature]

Name: Gail T. Untermeyer  
Address: 203 Mountainside Dr.  
Signature: [Signature]

Name: Miriam & Edgardo Espinola  
Address: 4 Mountainside Dr.  
Signature: Miriam Edgardo Espinola

Name: Gabriel + Brandi Whittaker  
Address: 308 Mountainside Drive Stanardsville  
Signature: [Signature]

Name: David & Laura Brunelle  
Address: 34 Mountainside Dr.  
Stanardsville, VA  
Signature: [Signature]

**From:** [Christopher Barry](#)  
**To:** [Cristy Snead](#)  
**Subject:** Fwd: Please Read - Zoning - SUP25-003  
**Date:** Monday, August 18, 2025 6:20:05 PM

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You don't often get email from cdbarry1234@gmail.com. [Learn why this is important](#)

Hi Cindy:

Please add my letter below to the package.

Thank you!  
Christopher Barry

----- Forwarded message -----

**From:** **Christopher Barry** <[cdbarry1234@gmail.com](mailto:cdbarry1234@gmail.com)>  
**Date:** Mon, Aug 18, 2025 at 1:55 PM  
**Subject:** Please Read - Zoning - SUP25-003  
**To:** Peter Wajda <[pwajda@gcva.us](mailto:pwajda@gcva.us)>, John McCloskey <[jmccloskey@gcva.us](mailto:jmccloskey@gcva.us)>, David Mastervich <[dmastervich@gcva.us](mailto:dmastervich@gcva.us)>, Angela Hawkins <[ahawkins@gcva.us](mailto:ahawkins@gcva.us)>, Mark Kelpel <[mkelpel@gcva.us](mailto:mkelpel@gcva.us)>  
**CC:** David Brunelle <[dlbrunelle@hotmail.com](mailto:dlbrunelle@hotmail.com)>

August 18, 2025

To Whom It May Concern:

My name is Christopher Barry, and I am managing partner for Rivers Edge Associates, LLC, which owns the property located at 106 Mountainside Drive in Stanardsville, VA. I am renting out the property to long term tenants, and am concerned about the marketability of this property if the Dettamore Special Use Permit is approved. I intentionally bought this land and constructed the current house on the 7 acre lot as an investment, and the privacy and quiet nature of the neighborhood was the main attraction.

If the Special Use Permit is approved to allow an adjoining property on Ford Avenue to operate a 5 car auto repair and sales business, it will cause my now secluded property to be prone to loud engine noises and other noises germane to operating an auto repair business. This will negatively affect the value of my property, and affect my ability to rent the property in the future.

For the record, I oppose the Special Use Permit for the Dettamore property.

Thank you for your consideration.

Regards,

Christopher D. Barry

Managing Partner

Rivers Edge Associates, LLC

434-249-6192

From: [Laura Brunelle](#)  
To: [Cristy Snead](#)  
Subject: Letter for SUP25-003  
Date: Wednesday, August 20, 2025 11:17:47 AM

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Good Morning Mrs. Snead,

I know this is a late send and I apologize. I reached out to each Planning Commission member by email last week regarding this SUP and have since been asked by Planning Commission Chair McCloskey to have it added to the packet. I appreciate your understanding.

-----  
Dear Planning Commission Members,

I am writing as an adjoining property owner to express my extreme opposition to the application for SUP25-003 Vehicle Repair Garage and Used Vehicle Resale Lot requested by Mrs. Terra Detamore. This is a repeat application to the original that was presented on March 19, 2025 and denied five-to-zero on April 8, 2025. Mrs. Terra Detamore has not changed one thing to her property to warrant a new application.

Mrs. Terra Detamore made a bold claim in her written statement that one individual in my community was lied to and then harassed into signing the petition. Her statement is 100% false and just a smoke show to discredit my community's opposition to her application. We are a very close community and there would be absolutely no gain for any one of us to "threaten" any of our neighbors. The signatures were collected by 2 ladies who can attest to the validity of them and that not one individual was forced to do so and no demands they vacate a property.

After approving SUP25-001 on March 19, 2025, you referred to people moving to the area expecting to hear farm equipment and the like and compared that to noise generated by a vehicle repair garage. These two things are completely different. When I moved to my A-1 zoned property bordered by R-1, still with a rural designation for future use, I expected to hear occasional farm noises. We hear cows mooing occasionally but don't ever hear farm equipment. But agricultural noise is not commercial noises generated by a vehicle repair garage granted use Monday- Friday 7am-5pm.

Why are we classifying a "*Vehicle Repair Garage and Vehicle Resale Lot*" as a "*Home Business*" in a R-1 Rural Residential zoning? Vehicle repair is loud, intrusive, ongoing and oftentimes repetitive. It is therefore mentioned specifically by name in B-3 zoning as an appropriate zone to open and operate such businesses.

The Greene County Zoning Ordinance Effective March 1, 1975 and revised February 25, 2025 specifically defines a home business. By this alone, a vehicle repair garage

is not considered a “Home Business” or “Home Occupation”. I refer you to pages 150-151 titled “Home Business” section G, and “Home Occupation” section F: ***A resident may use certain equipment customary to the practice of such occupation so long as there is no exterior indication by NOISE, GLARE, ODOR or VIBRATION in the operation of such equipment.***

*\*The noise and glare projected by this vehicle repair garage voids this business.*

Further, “Home Business” section G (page 150) states: ***Accessory structures shall be similar in façade to a single-family dwelling, private garage, or other structure normally expected in a residential area and shall be specifically compatible in design and scale with other development in the area in which its located.***

*\*Most of the homes located on Ford Avenue are single homes/manufacture homes with no garages. This garage is massive in scale compared to the 8 homes surrounding this property. Further, their claim that they will only be working on small passenger cars begs the question as to why one of their bays is sized for a dump truck or other very large commercial vehicle.*

In addition, “Home Occupation” section B (page 151) states: ***There is no exterior indication of the home occupation.*** *\* The very large parking lot and very large 5 bay garage are not something you see in a residential area and indicate that there is a business here. This business type is not by Greene County Zoning Ordinance definition of what is acceptable to be classified a “Home Business” or “Home Occupation” in an R-1 zoning area with future planning of rural residential zoning.*

There are two vehicle repair garages currently in operation in Stanardsville, Sneads Automotive and Lawsons Enterprises. Neither business is operational at 7am and neither is of comparable size to what Mrs. Terra Detamore has located on her rural residential property. Sneads Automotive was in operation long before zoning codes were established in the county and Lawsons Enterprise is in the appropriate zoning of B-3 where it is specifically mentioned by name.

I refer you to Section 16-2-3, pages 90-91 of the Greene County Zoning Ordinance that states: ***The Planning Commission and Board of Supervisors shall consider but not be limited to the following guidelines when reviewing and acting upon a special use permit:***

***A: The use shall not tend to adversely change the character and established pattern of development of the area or community in which it wishes to locate.***

***B: The use shall be in harmony with the uses permitted by right under a zoning permit in the zoning district and shall not affect adversely the use of neighboring property.***

***C: The requested or related conditions shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.***

Greene County has zoning laws, and these laws are to protect the land and property values of its residents. If this application for special use permit 25-003 is approved, then we have a failure of the zoning code and the people who were appointed to uphold it and therefore not one citizen is safe. Which puts into question, why do we have a zoning ordinance?

The Detamore's built a garage under the pretense of it being for personal use, knowing full well they had every intention of opening a vehicle repair shop and resale lot once completed. You voted to approve the SUP on March 19, 2025, with the premise that Greene County is a "Business Friendly" County. This is all well and good however it is clearly defined what a "Home Business" in an R-1 zone applying for a SUP is and SUP25-003 is not it. Please do not approve this special use permit as it completely goes against the zoning codes.

I greatly appreciate your time in reading my letter and look forward to speaking at the upcoming hearing.

Sincerely,  
Laura Brunelle  
34 Mountainside Drive  
Stanardsville, VA 22973

RICK TOWNSLEY  
482 MOUNTAINSIDE DR  
STANARDSVILLE, VA. 22973

10 June 2025

**MEMORANDUM FOR RECORD**

**SUBJECT:** Business License for Property at 1183 Ford Ave, Stanardsville VA

1. **SUMMARY.** I voluntarily signed a petition, organized by interested members of the Little Mountain Estates HOA, opposing commercial activity on the subject property. Upon invitation by the property owner, I inspected the premises and made the below listed observations.

a. The residential home and adjacent workshop/garage are well maintained, aesthetic, and expertly landscaped. There was a privacy fence and tall trees at the edge of the property completely obscuring the view of neighboring properties,

b. The workshop is modern with on-going renovations. It is being used to garage the owner's personal vehicles and has newer, professionally placed shop equipment for the maintenance and repair of motor vehicles.

2. **COMMENTS.**

a. Mr. Detamore (owner) was very cordial and encouraged me to invite others to tour the facilities and learn how he intends to operate the shop. He seems amenable to views of his neighbors and seeks to maintain harmony while providing valuable services.

b. Regarding the subject property, I lack specificity of the process and associated disputes but encourage inquiry of those opposed to determine their knowledge or lack thereof.

3. **CONCLUSION.** I am unopposed to granting business operation, provided these stipulations:

a. County ordinances and zoning permits the operation of a business at this location. Additionally, observance of all applicable laws, statutes, and regulations must occur.

b. Mr. Detamore operates professionally and considers legitimate concerns of neighbors and suggestions for adapting business practices to ensure success and harmony.

4. **CONTACT.** For additional information, contact me at 434-481-4205 or Email: [rickytownsley@yahoo.com](mailto:rickytownsley@yahoo.com)

Rick Townsley  
RETIRED

**From:** [Jim Frydl](#)  
**To:** [Cristy Snead](#)  
**Cc:** [Stephanie Golon](#)  
**Subject:** FW: Planning & Zoning - Incompetent or Corrupt?  
**Date:** Thursday, September 4, 2025 8:57:50 AM

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## Please add to public comments

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**From:** Cathy Schafrik <[cschafrik@gcva.us](mailto:cschafrik@gcva.us)>  
**Sent:** Wednesday, September 3, 2025 5:37 PM  
**To:** Jim Frydl <[jfrydl@gcva.us](mailto:jfrydl@gcva.us)>  
**Subject:** FW: Planning & Zoning - Incompetent or Corrupt?

FYI

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**From:** David Brunelle <[davidbrunelle@outlook.com](mailto:davidbrunelle@outlook.com)>  
**Sent:** Wednesday, September 3, 2025 12:15 PM  
**To:** Steve Catalano <[scatalano@gcva.us](mailto:scatalano@gcva.us)>; Marie Durrer <[mdurrer@gcva.us](mailto:mdurrer@gcva.us)>; Tim Goolsby <[tgoalsby@gcva.us](mailto:tgoalsby@gcva.us)>; Francis McGuigan <[fm McGuigan@gcva.us](mailto:fm McGuigan@gcva.us)>; Davis Lamb <[dlamb@gcva.us](mailto:dlamb@gcva.us)>; Cathy Schafrik <[cschafrik@gcva.us](mailto:cschafrik@gcva.us)>  
**Subject:** Planning & Zoning - Incompetent or Corrupt?

You don't often get email from [davidbrunelle@outlook.com](mailto:davidbrunelle@outlook.com). [Learn why this is important](#)

Dear Ms. Schafrik & Board of Supervisors,

I bring to your attention recently observed errors & misleading information presented by the Planning & Zoning Office. This is regarding the application for SUP25-003, which is the same as previous application SUP25-001 to open a Vehicle Sales Lot & Vehicle Repair Garage at 1183 Ford Ave. Dates are as follows:

- 19 MAR 2025 – Zoning Board votes 4-0 to approve SUP25-001.
- 08 APR 2025 – Board of Supervisors votes 5-0 to deny SUP25-001.
- 20 AUG 2025 – Applicant re-applies, Zoning Board votes 4-1 to approve SUP25-003.
- TBD – Board of Supervisors will again hear this application.

### **Planning & Zoning Office Presented False Slides:**

During the 19 March & 8 April hearings, the Greene County Planning & Zoning Office presented FALSE information regarding this application. In both hearings, the office presented a slide showing this property being designated as Mixed-Use Residential in future land use maps (slide 7 - [Planning Commission • Greene County, VA • CivicClerk](#)). This is not true & Mr. Frydl was called out at the BoS meeting for presenting false information. Despite this occurrence, the same incorrect slide was uploaded as part of the presentation for the 20 Aug hearing. I sent a note to the County Office on 10 Aug pointing out the error. Ms. Golan

responded saying “the minor typo in the PowerPoint has been updated”. The Zoning Office misrepresenting this property as being targeted for Mixed-Use future zoning is a major error. This slide was presented as a fact during the 19 March & 08 April hearings which misinformed board members making the decision.

**Planning & Zoning Office Cited False Zoning Information:**

During the 20 Aug hearing (video: [Planning Commission • Greene County, VA • CivicClerk](#), timing: 55:22), the Chair asked Ms. Golan “An R-1 adjoining an A-1...is there any consideration? I don’t know if I’ve seen that before...”. Ms. Golan presented FALSE information with her response saying, “it’s very similar to the one we did on Moore Rd...that was R-1 adjacent to A-1”. The Greene GIS shows the SUP at 144 Moore Rd is R-1 bordering properties zoned B-2, PUD, R-1, and B-3. The false information Ms. Golan presented misinformed board members making the decision.

**Planning & Zoning Office Cited Misleading Statistics:**

During the 20 Aug hearing (video: [Planning Commission • Greene County, VA • CivicClerk](#), timing: 55:42), Ms. Golan stated, “we have 18 home businesses that are auto repair facilities in Greene County”. This information is misleading. There are 18 home Repair Garage SUPs that have been approved (and several denied) since the 1980s (unclear how many are currently operating). But this Vehicle Sales Lot will be the first of its kind in modern Greene County. The Virginia Motor Vehicle Dealer Board lists 13 active Car Dealers in Greene County. 12 of the 13 Car Dealers are in Business-zoned properties. Only one of them is in R-1 zoning; Ruckersville Motorsports which sells trailers on Rt. 33, has direct access to the highway, and is grandfathered in because they were operating before Greene Zoning laws. Greene County currently has **ZERO** car sale lots operating under SUPs in residential neighborhoods. The approval of this SUP would create a brand-new precedence which would allow car sales to occur on ANY R1 lot in the County. Why was this critical piece of information not mentioned by Ms. Golan?

**Planning & Zoning Office Not Following the Greene Zoning Ordinance:**

During all three public hearings, the Planning & Zoning Office briefly showed a slide citing the Greene County Ordinance Article 16-2. The slide omits Article 22, which specifically defines Home Businesses eligible for SUPs in R1 Zoning:

- (b) There is no display or any other exterior indication of the home business.
- (c) There is no exterior variation from the residential character of the main building or accessory structure.
- (d) Accessory structures shall be similar in facade to a single-family dwelling, private

garage, shed, barn or other structure normally expected in a residential area and shall be specifically compatible in design and scale with other development in the area in which located.

(g) No mechanical equipment is used other than that which is normally used for residential household purposes or for office purposes; except that a resident may use certain equipment peculiar and customary of such occupation so long as there is no exterior indication by noise, glare, odor, or vibration of the operation of such equipment.

This proposed Repair Garage & Sales Lot violates all four of these sections. Section (b) means you shouldn't be able to tell it's a home business from the outside. Section (g) means home businesses must generate ZERO noise separate from a normal household. The SUP25-001/003 proposed business is inherently loud including car doors/hoods, pneumatic tools, banging, a commercial air compressor, car horns during inspections, etc. Yet the Planning & Zoning Office ignored our county ordinance and recommended this SUP for approval. Subsequently, the Planning Commission's board members also ignored our ordinance and discussed erroneous scenarios as comparable to this proposed home business: Mr. Kelp mentioned his neighbor's HVAC being noisy (not a home business), Ms. Hawkins discussed the Harley Davidson Dealership (not a home business and located in PUD zoning), Mr. Wajda discussed decibel ratings (does not apply to home businesses). Why is our Planning & Zoning Office ignoring our County's Zoning Ordinance?

**Conclusion:**

Government Salaries' website lists the four Greene County Planning & Zoning Office employees (Frydl, Golan, Keys, Snead) as having a combined salary of **\$313,077**. This is what Greene's residents are paying for County employees who present false & misleading info to County Decision makers. The citizens of Greene County deserve much better & I trust you can correct it. I'm happy to provide documents/further details supporting everything mentioned above.

Sincerely,  
David L Brunelle  
34 Mountainside Dr.  
Stanardsville

Greene County Planning Commission / Greene County Board of Supervisors,

Little Mountain Estates is a quiet, rural community in Stanardsville that borders the proposed Vehicle Repair Garage & Re-Sale Lot at 1183 Ford Ave. We oppose this application for Special Use Permit due to noise pollution and to protect our community from business developments that do not meet the Residential Zoning definition of a Home Business as defined in the Greene County Zoning Ordinance. We sign this petition of our own free will and accord. Without coercion or pressure. Signed in August 2025.

Name	Street Number	Signature
<u>RICHARD PONTIUS</u>	<u>2 MOUNTAINSIDE DR</u>	<u>Richard A Pontius</u>
<u>Edie Espindola</u>	<u>4 Mountainside Dr</u>	<u>Edie Espindola</u>
<u>DAVID BRUNELL</u>	<u>34 mountainside Dr.</u>	<u>David Brunell</u>
<u>Corrine Boneville</u>	<u>166 Mountainside Dr</u>	<u>Corrine A Boneville</u>
<u>Christy Seale</u>	<u>177 Mountainside Dr</u>	<u>Christy Seale</u>
<u>Mary Dellegato</u>	<u>35 DeMasters Way</u>	<u>Mary Dellegato</u>
<u>Gabriel Whittaker</u>	<u>308 Mountainside Drive</u>	<u>Gabriel Whittaker</u>
<u>Brandi Whittaker</u>	<u>308 Mountainside Drive</u>	<u>Brandi Whittaker</u>
<u>Timothy A Davis</u>	<u>338 Mountainside Dr.</u>	<u>Timothy A Davis</u>
<u>JEFF TRANCH</u>	<u>339 MOUNTAINSIDE DR</u>	<u>Jeff Tranch</u>
<u>Michelle Price</u>	<u>400 mountainside Dr.</u>	<u>Michelle Price</u>
<u>Joseph Woolbridge</u>	<u>479 mountainside Dr.</u>	<u>Joseph Woolbridge</u>
<u>Shelly Woolbridge</u>	<u>479 mountainside DR.</u>	<u>Shelly Woolbridge</u>
<u>Cynthia Inzana</u>	<u>50 De Masters Way</u>	<u>Cynthia Inzana</u>
<u>Pete W DeFout</u>	<u>58 Mountainside Dr</u>	<u>Pete W DeFout</u>
<u>Melinda Nielsen</u>	<u>59 Mountainside Dr.</u>	<u>Melinda Nielsen</u>
<u>K-D Berghel</u>	<u>401 mountainside Dr</u>	<u>K-D Berghel</u>
<u>Deanna Lester</u>	<u>228 Mountainside</u>	<u>Deanna Lester</u>
<u>GAIL TRIMMER UNTERMAN</u>	<u>203 Mountainside Dr.</u>	<u>Gail Trimmer</u>

Greene County Planning Commission / Greene County Board of Supervisors,

Little Mountain Estates is a quiet, rural community in Stanardsville that borders the proposed Vehicle Repair Garage & Re-Sale Lot at 1183 Ford Ave. We oppose this application for Special Use Permit due to noise pollution and to protect our community from business developments that do not meet the Residential Zoning definition of a Home Business as defined in the Greene County Zoning Ordinance. We sign this petition of our own free will and accord. Without coercion or pressure. Signed in August 2025.

Name	Street Number	Signature
RICHARD PONTIUS	2 MOUNTAINSIDE DR	Richard Pontius
Elodie Espindola	4 Mountainside Dr	Elodie Espindola
DAVID BRUNELLE	34 mountainside Dr.	David Brunelle
Corrine Boneville	166 Mountainside Dr	Corrine Boneville
Christy Seale	177 Mountainside Dr	Christy Seale
Mary Dellozita	35 Demasters Way	Mary Dellozita
Gabriel Whittaker	308 Mountainside Drive	Gabriel Whittaker
Brandi Whittaker	308 Mountainside Drive	Brandi Whittaker
Timothy A Davis	338 Mountainside Dr.	Timothy A Davis
JEFF TRANCH	339 MOUNTAINSIDE Dr	Jeff Tranch
Michelle Price	400 mountainside Dr.	Michelle Price
Joseph Woodbridge	479 mountainside Dr.	Joseph Woodbridge
Shelly Woodbridge	479 mountainside DR.	Shelly Woodbridge
Cynthia Inzana	50 De Masters Way	Cynthia Inzana
Pete W DeFout	58 Mountainside Dr	Pete W DeFout
Melinda Nielsen	59 Mountainside Dr.	Melinda Nielsen
K D Berghel	401 mountainside Dr	K D Berghel
Deanna Lester	228 Mountainside	Deanna Lester
GAIL TRIMMER UNTERMAN	203 mountainside Dr.	Gail Trimmer

## Public Comment for Special Use Permit

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From Christopher Rose <chrisr7291@gmail.com>

Date Mon 9/15/2025 6:06 PM

To Comment <Comments@gcva.us>; Cristy Snead <csnead@gcva.us>

You don't often get email from chrisr7291@gmail.com. [Learn why this is important](#)

To Whom It May Concern,

I'm writing to express my support for Terra Detamore's application for a special use permit at 1183 Ford Ave, Standarsville, VA 22973.

As a lifelong Greene County resident, I've known the Detamores for several years. They're good, honest people with a strong entrepreneurial spirit. Greene County honestly could use more people like Terra and Eddie Detamore.

When choosing a mechanic, you have to choose someone you trust. With many repairs, you're literally putting your life in your mechanic's hands. Although we do have some honest mechanics in Greene, I'd trust the Detatmores over just about anyone else in the county.

Small, locally owned businesses like this are the backbone of our community. They provide essential services, create local jobs, and keep money circulating within the local economy. A family-run mechanic's shop adds more than just convenience - it adds character and reliability. So many rural communities are struggling to hold onto small businesses. We should be doing all we can to support those who are willing to step up and meet real needs; the Detamores are exactly the kind of people we should be encouraging.

Moreover, allowing responsible, community-minded residents like the Detamores to open a business on their own property is a practical, cost-effective way to encourage local economic growth without major infrastructure investment. It's a sustainable, grassroots way to strengthen our local economy. At a time when many rural counties are losing services and seeing younger generations move away, Greene has an opportunity here - not just to permit a useful and needed business, but to send a message that we support hard work, integrity, and local initiative.

Please give their application your full consideration.

Thank You,

Christopher L. Rose

Resident of the Monroe District, Greene County, VA



PLANNING COMMISSION



GREENE COUNTY PLANNING DEPARTMENT  
Post Office Box 358  
Stanardsville, Virginia 22973

Tel: 434-985-5282  
Fax: 434-985-1459

www.greencountyva.gov  
planning@gcva.us

0-2025-007  
Case # SUP25-003

Date of Application 06/05/2025

- Rezoning/Proffer Amendment
- Special Use Permit
- Ordinance Revision
- Variance/Appeals to PC/BZA
- Agricultural and Forestal
- Special Exception

Applicant Terra Detamore  
 Address 1183 Ford Ave City Stanardsville State Va Zip 22973  
 Phone # 434-465-0185 or 434-825-0463 Fax # none Email terralynn1988@icloud.com  
 Owner of Record \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

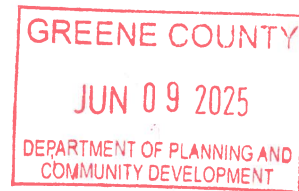
**Owner/Applicant Must Read and Sign**

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application, I am consenting to written comments, letters, and or notifications regarding this application being provided to me or my designated contact via fax or email. This consent does not preclude such written communication from also being sent via first-class mail. I also consent to give Planning/Zoning Staff the right to enter this property to conduct inspections, if necessary.

Signature of Owner/Agent or Contract Purchaser Terra L. Detamore Date 06/05/2025  
 Print Name Terra L. Detamore Phone number of Signatory 434-825-0463 or 434-465-0185  
 Tax Map # 27-A-70A Acreage \_\_\_\_\_ Zoning \_\_\_\_\_  
 Existing Use Home and personal Garage  
 Proposed Use Home and Garage w/ some car sales  
 Application Fee: \$ 500.00 Date Paid 6/6/25 Receipt # 17315 Initials CSB  
 Bldg. Permit Fee: \$ \_\_\_\_\_ Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_ Initials \_\_\_\_\_



TERRA DETAMORE  
1183 FORD AVE.  
STANARDSVILLE, VA. 22973



TO WHOM IT MAY CONCERN,

I AM WRITING THIS LETTER TO PROPOSE A SPECIAL USE PERMIT TO OPEN A MECHANICS GARAGE AT MY HOME. OUR EXISTING GARAGE IS AT THE BACK OF OUR PROPERTY AND CANNOT BE SEEN FROM THE MAIN ROAD, WHICH IS ROUTE 1001, THE NEIGHBORS THAT CAN SEE IT CAN ONLY SEE IT THROUGH THE TREES AND WHEN LEAVES ARE ON YOU EITHER CAN'T SEE IT AT ALL OR BARELY SEE IT. MY TWO CLOSEST NEIGHBORS THAT CONNECT WITH MY PROPERTY ONLY ONE OF THEM CAN ACTUALLY SEE THE GARAGE.

WE HAVE INSTALLED A PRIVACY FENCE AROUND THE PARKING AREA IN FRONT OF THE GARAGE TO HIDE ANY UNPLEASANT VIEWS TO THE NEIGHBORS WHILE POTENTIAL CUSTOMERS VEHICLES ARE WAITING TO BE WORKED ON OR WAITING TO BE SOLD, WE WILL NEED TO BE ABLE TO SELL CARS DUE TO CUSTOMERS POSSIBLY NOT ABLE TO PAY THEIR BILLS OR A CAR IS TOWED IN AND CUSTOMERS DECIDES NOT TO FIX IT WE WOULD THEN SELL THE CAR ,WE WOULD ALSO HAVE A FEW AFFORDABLE VEHICLES TO SELL FOR A POTENTIAL CUSTOMER WANTING TO BUY BUT THEY CANT AFFORD YOUR NORMAL CAR DEALERSHIPS BECAUSE OF THE HIGH COST OF VEHICLES TODAY.

WE COMPLETELY UNDERSTAND THAT YOUR PROPERTY WILL NEED TO STAY IN A NEAT, CLEAN AND ORDERLY FASHION AT ALL TIMES.WE OURSELVES DO NOT WANT OUR PROPERTY TO LOOK JUNKY.

THERE WILL BE PROPER STORAGE CONTAINERS AND DISPOSAL FOR THE USED OILS AND PROPER STORAGE AND DISPOSAL OF USED TIRES. WE ARE VERY AWARE OF THE DAMAGE THESE ITEMS CAN DO TO OUR ENVIRONMENT AND WILL PROTECT IT AT ALL COST.

BY OPENING THIS GARAGE, IT WILL ALLOW US TO PROVIDE THE COMMUNITY WITH VERY REASONABLE AND AFFORDABLE AUTOMOTIVE PRICING, GOOD WORKMANSHIP AND A NICE HOMETOWN FEEL WE DON'T WANT OUR CUSTOMERS TO FEEL LIKE A NUMBER WE WANT THEM TO FEEL CARED FOR. OUR GARAGE WILL BE A LOW VOLUME IMPACT ON THE NEIGHBOR HOOD AND WOULD HAVE NORMAL BUSINESS HOURS SO THAT WE ARE OPEN WHILE MOST EVERYONE ELSE IS AT WORK AND CLOSED WHILE EVERYONE IS AT HOME IN THE EVENINGS SUCH AS 8:00AM TO 4:00PM, MONDAY THRU FRIDAY.

OUR BUSINESS WILL BE OPERATED BY BUSINESS CARDS, WORD OF MOUTH AND SOCIAL MEDIA.

WE HAVE ALSO INCLUDED NEIGHBORS SIGNATURES STATING THEY DO NOT MIND US OPENING THIS BUSINESS.

THANK YOU FOR TAKING THE TIME TO CONSIDER OUR PROPOSAL.

SINCERELY,

*Terra Detamae*

\* WOULD LIKE TO ADD THAT WE HAVE SPOKEN TO A GENTLEMAN WHO RESIDES IN LITTLE MOUNTAIN EASTATES AND HE CAME TO OUR HOME TO SEE FOR HIS SELF AND HE INFORMED US THAT HE WAS LIED TO BY THE PEOPLE WHO GOT THIS PETITION UP AGAINST US ABOUT WHERE IT WAS LOCATED AND HOW IT LOOKED HE ALSO QAS BASICALLY HARRASED INTO SIGNING IT AND HAD TO ASK THEM TO GET OFF HIS PROPERTY AND UNFORTUNATLEY HE CANT SPEAK UP FOR US AT THE MEETING BECAUSE HE FEARS BEING HARRASED BY THEM . \*

HERE IS A LITTLE INFORMATION HOW WE WANT TO RESPOND TO LITTLE MOUNTAIN ESTATES CONCERNS:

1) INAPPRPRIATE ZONING AND INCREASED TRAFFIC:

- WE UNDERSTAND THAT A BUSINESS OF THIS TYPE IS TYPICALLY ZONED IN A COMMERCIAL BUSINESS AREA BUT THIS IS ALSO WHY GREENE COUNTY HAS DESIGNED THE SPECIAL USE PERMIT APPLICATIONS. WE ARE DEFINITELY WELL OFF THE ROAD NO ONE CAN SEE US EXCEPT FOR MY ACTUAL NEIGHBOR JOE AND ANNIE STEIN AND HAVE NO PROBLEM AT ALL WITH THIS ACTUALLY JOE STEIN SPOKE ON OUR BEHALF AT THE LAST BOS MEETING.
- HIGHER TRAFFIC WILL NOT BE AN ISSUE BECAUSE WE ARE GOING TO OFFER A PICKUP SERVICE FOR CUSTOMERS AND WE ARE BY APPOINTMENT ONLY. OUR ENTRANCE IS NOT EVEN CLOSE TO LITTLE MOUNTAIN ESTATES ENTRANCE SO WE DON'T SEE WHERE TRAFFIC WOULD BE AN ISSUE ALSO, WE ARE ON FORD AVENUE NOT OCTONIA SO THERE ARE NO DANGERS FOR CHILDREN AS LITTLE MOUNTAIN ESTATES STATED. BENNY EARLY HAD A BUSY GARAGE RIGHT ON OCTONIA FOR 20 PLUS YEARS AND THERE WAS NEVER A TRAFFIC ISSUE AND HE WAS RIGHT ON THE ROAD.

2) NOISE AND ENVIROMENTAL POLLUTION:

- THE NOISE WILL BE MINIMAL BECAUSE ALL WORK IS DONE INSIDE. OUR AIR COMPRESSOR IS VERY QUIET AND OUR BATTERY PACK TOOLS ARE QUIETER THAN AIR TOOLS OF WHICH STEVE SMITH AND STEVE CATALANA HAVE BOTH BEEN TO OUR GARAGE AND THE LISTENED TO BOTH AND AGREED THAT LITTLE MOUNTAIN ESTATES WOULD NOT BE AFFECTED BY THE NOISE.
- WE HAVE OWNED TWO PREVIOUS GARAGES SO WE KNOW EVERYTHING ABOUT HOW TO TAKE CARE OF SPILLS TO NOT TO HARM THE ENVIRONMENT, ALSO WITH ALL WORK BEING PERFORMED INSIDE THERE WON'T BE SPILLS OUTSIDE.

3) IMPACT ON PROPERTY VALUE:



- WE PURCHASED 1193 AND 1179 TEN YEARS AGO AND DIVIDED 1179 INTO TWO PROPERTIES WHICH IS WHERE WE LIVE NOW AT 1183 THIS ENTIRE PROPERTY WAS IN SHAMBLES WE HAVE FINALLY MADE THESE PROPERTIES INTO AMAZING PLACES TO LIVE WE HAVE ONLY MADE PROPERTY VALUES GO UP AROUND US.WE TAKE PRIDE IN OUR PROPERTY WE WILL DO NOTHING TO DECREASE OUR PROPERTY VALUE OR ANYONE ELSE'S. WE WERE ACTUALLY OFFERED 725,000 FOR OUR PLACE A MONTH AGO SO AGAIN DON'T SEE A DECREASE IN PROPERTY VALUE.

4) HISTORICAL CONCERNS OF CRIME:

- WE HAVE LIVED ON FORD AVE. FOR TEN YEARS AND ALSO LIVED HERE ON FORD AVE. TWO TIMES BEFORE ONCE IN THE OLD VILLAGE GREEN NE APARTMENTS AND HAD MY FIRST HOME BUILT BY TOM COMPTON ON KRYSTAL COURT AND WE HAVE NEVER ONCE EXPERIENCED VIOLENCE OR DRUG ISSUES. IF ANYTHING, BRINGING IN AN UPSCALE BUSINESS WILL ENHANCE THE AREA. WE ARE VERY OFFENDED THAT THE PEOPLE THAT SPOKE AT THE LAST MEETING STEREO TYPED US INTO ALLOWING VIOLENCE,CRIME OR DRUGS BECOME A PART OF OUR BUSINESS,WE ACTUALLY FEEL VERY DISCRIMINATED AGAINST.ALSO REMEMBER BENNY EARLY HAD HIS GARAGE FOR OVER 20 PLUS YEARS AND NEVER HAD ANY ISSUES WITH DRUGS , CRIME OR VIOLENCE HE WAS A VERY WELL RESPECTED BUSINESS MAN. THE PEOPLE OF LITTLE MTN. ESTATES HAD NO ISSUES BUYING THEIR PROERTY WHILE BENNY EARLY HAD HIS GARAGE UP AND RUNNING AND THEY HAVE TO PASS BY HIS GARAGE EVERY DAY THE DON'T EVEN HAVE TO PASS BY OUR PROPERTY AT ALL AND YOU ONLY HAVE 3 MAYBE FOUR HOUSES IN LITTLE MOUNTAIN ESTATES THAT CAN SEE OUR GARAGE AND THAT IS BARELY THROUGH THE TREES AND WHEN ALL THE FOLAGE IS IN FULL BLOOM THE CAN'T SEE IT AT ALL.

5) CONTRADICTION TO COMMUNITY CHARACTER:

- WE LOVE OUR VIEWS AND OUR PROPERTY AND CHERISH THE WILDLIFE THAT TRAVEL THROUGH OUR PROPERTY SO WE CERTAINLY WOULD NEVER DO ANYTHING TO DAMAGE OR EFFECT THAT.WE HAVE PLANTED BUSHES, STARTING TO PLANT FRUIT TREES WE HAVE PLANTED FLOWERS ALL TO CONSTANTLY UPGRADE OUR PROPERTY WETHER WE GET APPROVED OR NOT WE WILL ALWAYS PRESERVE OUR LAND.

1 Katherine Hefright

1272 Ford Ave Stanardsville VA 22973

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

*Katherine Hefright*



1 Felicia Dennisan F8P  
1179 Ford Ave. Stanwixville, VA 22973

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UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

I, Anne Stine 1193 Ford Ave, Stanardsville, VA 22973

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UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

I Muhal Bass

101207 Ford Ave

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

Sheila Williams

818 Ford Ave

Stanardsville Va 22973

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

1 Wanda Dillard

961 Ford Ave

Standardsville, Va 22973

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

1 Bernice Herndon, 919 Ford Ave., Stanard,  
Asville, VA 22912

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UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

I Morgan Nowick, 1043 Ford Ave Stanardsville  
VA 22973, Morgan C Nowick

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A  
MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY  
SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS  
AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR  
NEIGHBORHOOD.

Robert Anthony  
1120 Ford Ave Standardsville Va 22973

UNDERSTAND THAT TERRA DETAMORE WOULD LIKE TO OPEN UP A MECHANICS GARAGE ON OUR STREET (1001 FORD AVE) AND BY SIGNING THIS I AGREE WITH THE OPENING OF THIS BUSINESS AND DO NOT FEEL IT WILL BE A BAD IMPACT ON OUR NEIGHBORHOOD.

August 16, 2025

Dear Planning Commission,

I want to take this opportunity to address the new concerns presented by David Brunelle in his letter dated August 13, 2025, as well as the original concerns presented at the last BOS meeting.

While Mr. Brunelle states in his August 2025 letter that the application was previously denied with no substantive changes to the new application I would like to provide the following facts:

- Prior to the previous BOS meeting no board members visited my property to validate the complaints from Little Mountain Estates. Since that time, Mr. Davis Lamb, Mr. Steve Catlano, Mr. Tim Goolsby and Sherrif Steve Smith walked my property and validated from the back of my lot that shares a property line with 34 Mountainside Dr. that they were unable to clearly see the houses in Little Mountain Estates. It was also stated that the noise seemed minimal because all the work will be done inside.
- Mr. Brunelle states that the trees along the backside of the property had been removed. This is incorrect. In fact, additional trees have been planted around the property.
- Mr. Brunelle references behaviors that he found offensive:
  - Tarp – Yes, I hung a tarp on my property facing theirs because I am human. At the last BOS meeting I was upset and felt discriminated against with the lies that were told and the derogatory remarks made against people who live on Ford Ave.
  - Driving an ATV and shooting guns, among other allegations – Yes, we had a minibike that has since been sold. Shooting guns – as a responsible property owner I validated with Greene County Sheriff's office, it is not illegal to fire weapons on my property as long as we are not shooting toward a residence, which we would never do. The additional disturbances are not illegal, and do we not have the same right to enjoy our property as homeowners, same as the residents of Little Mountain Estates.
  - Driving through the neighborhood – This is an absolute lie. I do not own a truck.
- Mr. Brunelle stated he has ample photographic/video evidence of me specifically engaging in the behaviors he outlined. I would appreciate it if he would provide this evidence.

- Mr. Brunelle's comments that I am mentally unstable, immature and menacing are insulting and discriminating. This lack of respect for me as a person has made this a personal attack and is unrelated to the request for a special use permit.
- Mr. Brunelle states that we cleverly built our business (garage) to not be seen from Ford Ave or even our own home. I am unclear what this means. The garage is positioned on the back of the lot that we own and is clearly visible from my home. The property along the road frontage of Ford Ave. is not owned by me.
- 1183 Ford Ave. does share property lines with different owners and the ones that are concerned are the ones in Little Mountain Estates. My property is not a part of Little Mountain Estates however, these property owners seem to want to enforce their HOA by-laws on my land.
- In reference to Sheriff Steve Smith, I am a lifelong resident of Greene County. There are several members of our various community emergency services and first responders who I consider friends and have known for many years. Several before they were active in their positions.
- Regarding the coerced signature, we will not be providing the name of the individual at this time. Our goal is not to create an issue for this homeowner in his community.
- Mr. Brunell states this is a lose-lose situation. His opinion appears to be solely based on his desire to dictate how I can use my property. Again, none of the behaviors he outlined are breaking laws in our community.

In conclusion, we love our community and would not propose anything that would be detrimental to our neighbors. We have spent the last 10 years improving the 3 lots we originally purchased on Ford Ave. to help revive an area that had a bad reputation for many years. 1183 Ford Ave. is our home. Little Mountain Estates has presented many false accusations against this request and my family. I hope the facts I have provided give clarity on these allegations.



Galaxy S24+



Galaxy S24+



Galaxy S24+

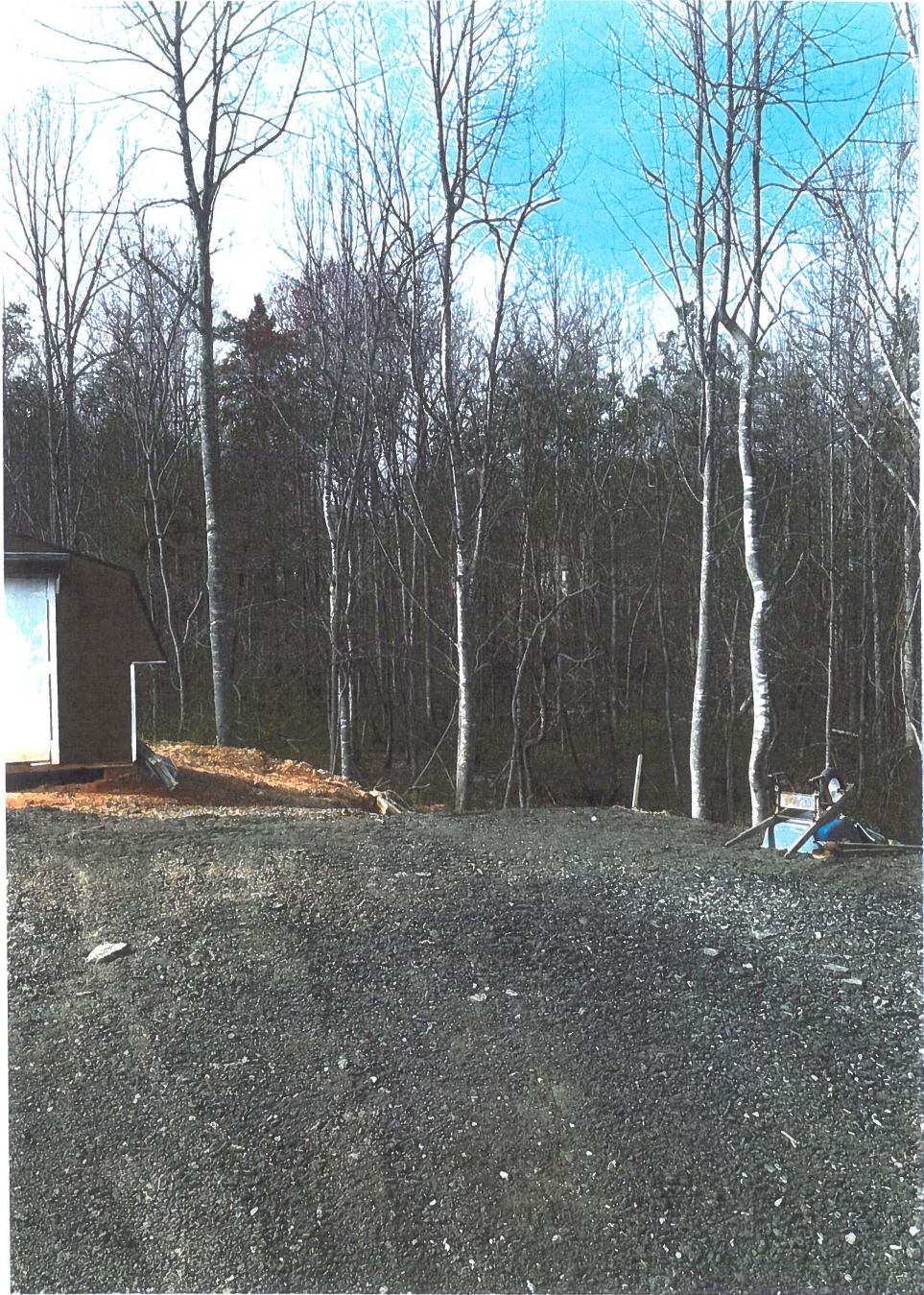


Galaxy S24+







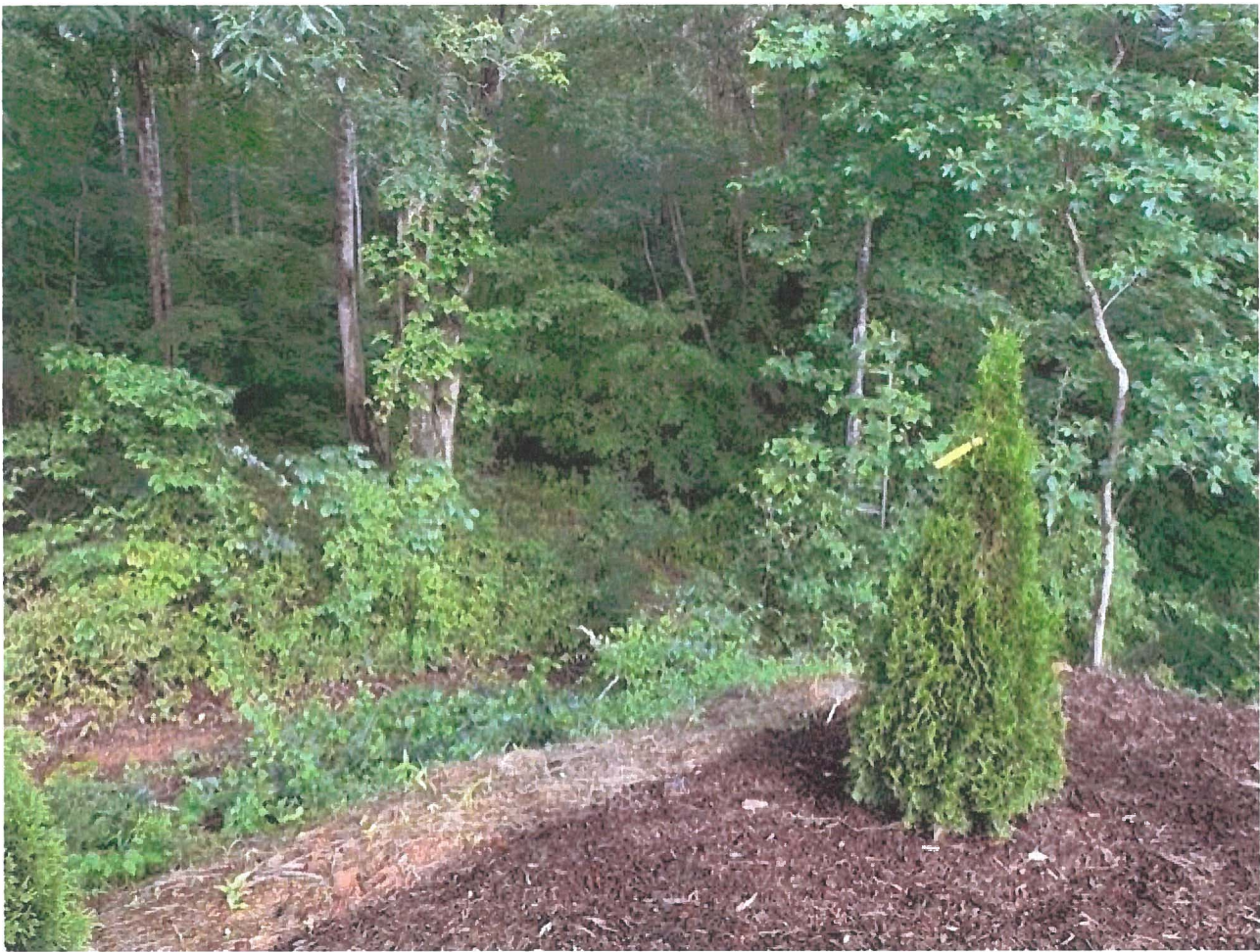






GREENE COUNTY  
JUN 09 2025  
DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT

























GREENE COUNTY  
JUN 09 2025  
DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT















Greene County  
Board of  
Supervisors  
November 13,  
2025

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## SUP25-003: Description

- Terra Detamore requests a special use permit for a Home Business (Vehicle Repair Garage), as required through Articles 5-1-2.6 and 22 of the Greene County Zoning Ordinance. The parcel, identified as TMP# 27-(A)-70A, located at 1183 Ford Avenue, is zoned R-1 (Residential), approximately 2.6 acres. The Greene County Future Land Use Map designates it as a “Rural Area” (SUP25-003)

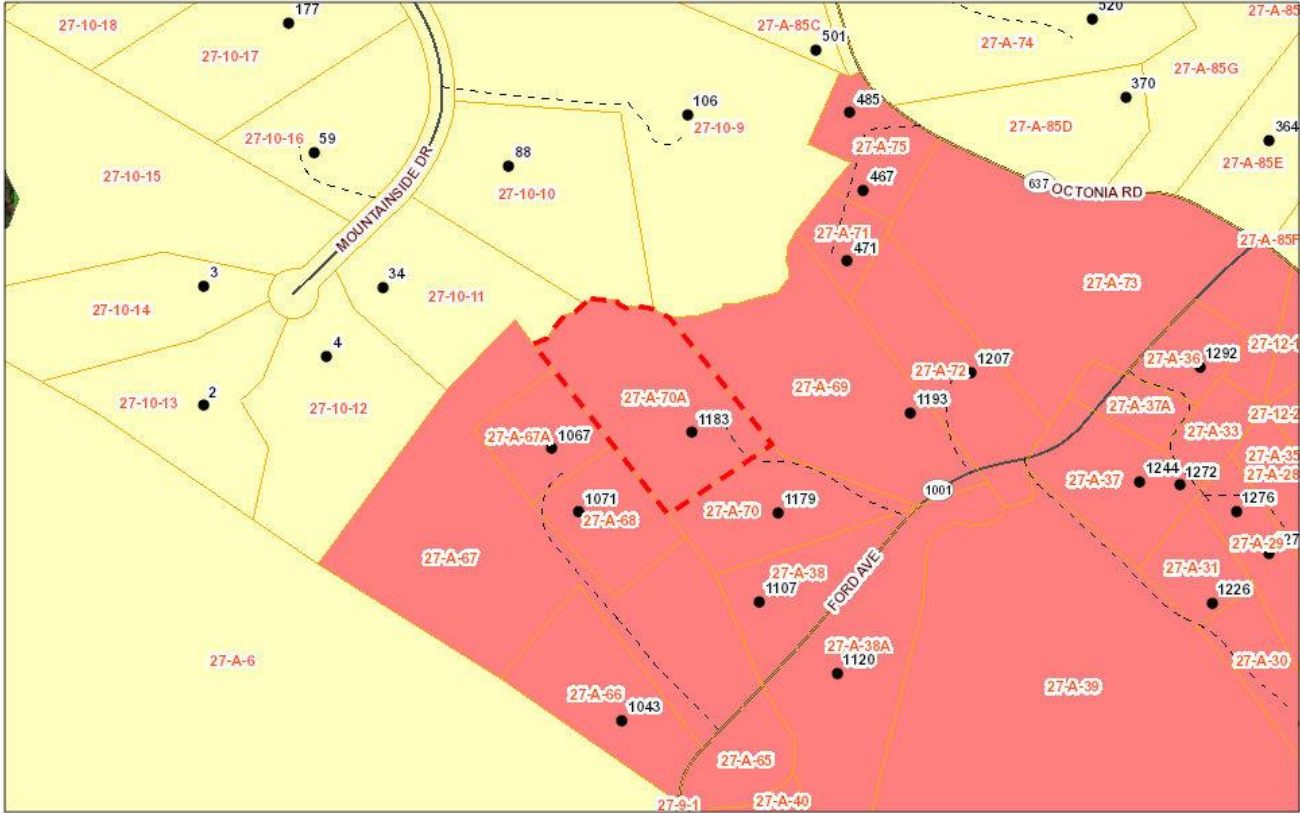
SUP25-003 :  
Aerial



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 100 ft

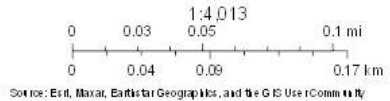


# SUP25-003 : Zoning Map



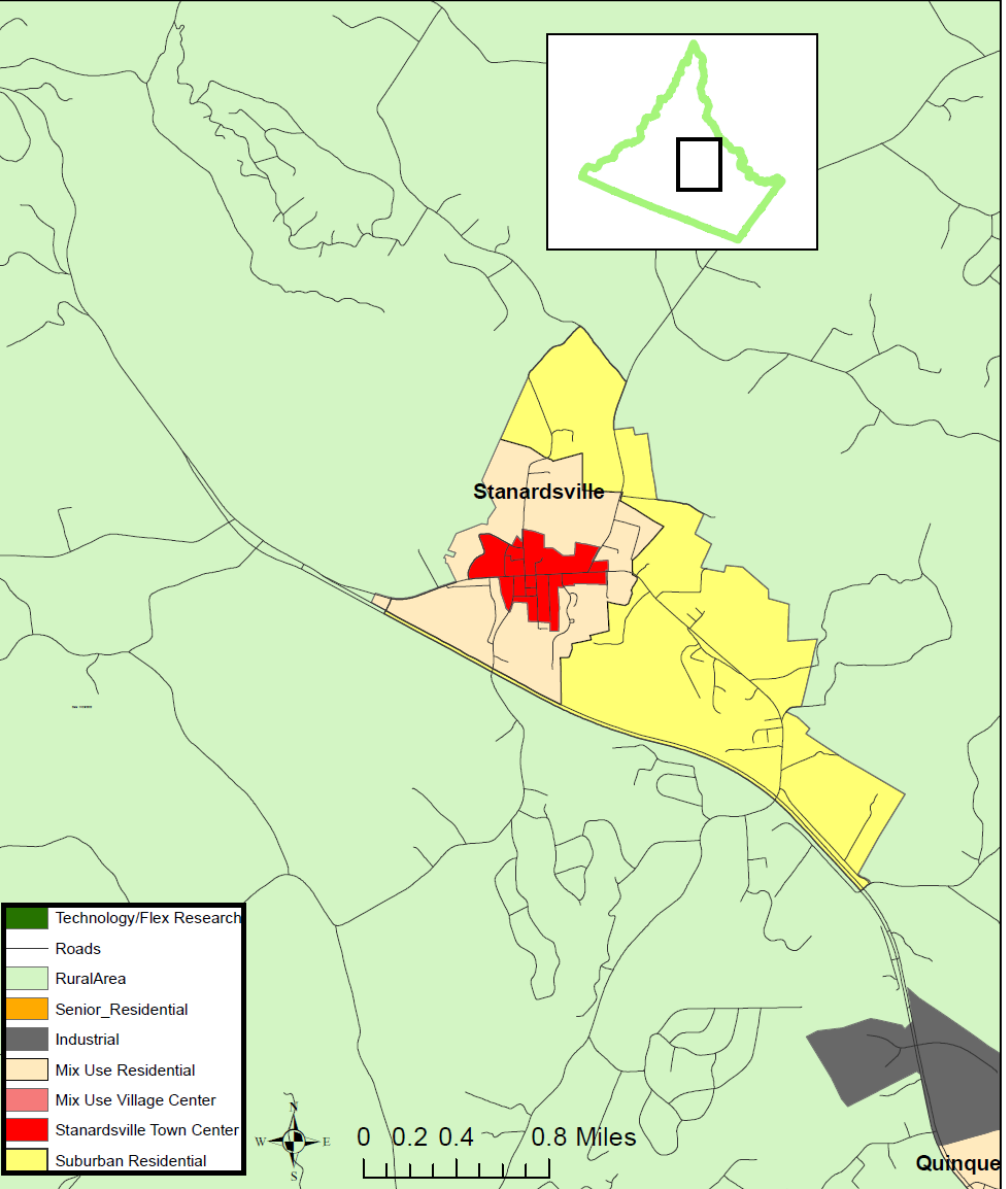
March 3, 2025

Zoning Districts	B-2	C-1	M-2	R-1	R-3	SNP



# SUP25-003: Future Land Use

Future Land Use-Growth Area: Stanardsville



# SUP25-003: Comprehensive Plan

The current Future Land Use maps designates this parcel to be Rural and the Comprehensive Plan states that rural areas are areas that should be desirable and attractive places to live and work. The proposed use is low impact and will retain the rural character of the surrounding community.

The Comprehensive Plan adopted by the Greene County Board of Supervisors provides goals for economic development. They are:

- Enhance image of Greene County as a business-friendly location

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# SUP25-003 : Zoning Ordinance Authority

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Each application must be evaluated on an individual basis to determine the suitability of the use and to identify impacts which must be mitigated through conditions.



Example conditions: fence or plant buffer to mitigate sound, maximum number of structures, tree cover, no outside amplification of sound, and parking requirements



Suitability factors: proximity of nearby homes, topography, available parking area, traffic conditions, comparison of impacts to by-right uses

# SUP25-003 : Zoning Ordinance Authority

As stated in the Greene County Zoning Ordinance (Article 16-2) the decision to grant, to grant conditionally, or to deny, the following guidelines and standards must be considered:

- a. The use must not tend to change the character and established pattern of development of the area or community in which it wishes to locate.
- b. The use must be in harmony with the uses permitted by right under a Zoning Permit in the zoning district and must not affect adversely the use of neighboring property.
- c. The requested or related conditions must be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.
- d. Due consideration must be given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, school, parks, playgrounds, recreational areas; conservation of natural resources, preservation of flood-plains, and encouraging the most appropriate use of the land.

SUP25-003 :  
INDEPENDENT  
IMPACT STUDY  
IMPACT  
ANALYSIS AND  
EFFECTS



The following agencies (see agency comments) were consulted regarding the indoor recreation request and did not identify additional impacts:



VDH



Virginia Department of Transportation



Building Official



E&S/Stormwater

## SUP25-003 : Recommendations

The Planning Commission recommended approval with the following conditions:

- a. The garage is limited to a one-story, 1,500 square foot building.
- b. No more than two bays may be used for business purposes.
- c. At no time may there be more than five vehicles designated for repair and five vehicles available for sale. Only vehicles that have been serviced by the shop may be offered for sale; no outside vehicles may be sold. All vehicles must be located within the enclosed and screened area of the property.
- d. Hours of operation are limited to Monday through Friday, 8:00 a.m. to 5:00 p.m., with no business activity on weekends.
- e. No road signage is permitted.
- f. All outdoor lighting related to the business must be full cut-off (downward facing and shielded to prevent light spillover).
- g. The paved driveway must be maintained.
- h. Screening trees (such as Leland Cypress) and the privacy fence must be maintained at their current size and location to provide visual buffering.
- i. All vehicles for repair or sale must be kept within the fenced enclosure.

# Public Participation: Zoom Instructions

## Phone controls for participants

- The following commands can be entered via using your phone's dial pad while in a Zoom meeting:
- \*9 - Raise hand
- You will be asked to unmute yourself
- \*6 - Toggle mute/unmute

## Online Meeting Controls for Participants

1. Find the “Reactions” control on your toolbar and click.
  2. Select “Raise Hand”
- You will then be asked to unmute yourself



# Questions and Discussion



AN ORDINANCE (O-2025-007) TO GRANT A SPECIAL USE PERMIT TO TERRA DETAMORE FOR A HOME BUSINESS (VEHICLE REPAIR GARAGE AND SUBORDINATE CAR SALES), AS REQUIRED THROUGH ARTICLES 5-1-2.6 AND 22 OF THE GREENE COUNTY ZONING ORDINANCE. THE PARCEL IS IDENTIFIED AS TMP# 27-(A)-70A, LOCATED AT 1183 FORD AVENUE, AND IS ZONED R-1 (RESIDENTIAL), APPROXIMATELY 2.6 ACRES. THE GREENE COUNTY FUTURE LAND USE MAP DESIGNATES IT AS A "RURAL AREA" (SUP25-003)

WHEREAS, §15.2-1427 and §15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt, amend, and codify ordinances or portions thereof; and

WHEREAS, §15.2-2280, §15.2-2285, and §15.2-2286 of the Code of Virginia, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

WHEREAS, on August 20, 2025, the Greene County Planning Commission held a public hearing on this matter, and all of those who spoke on this topic were heard; and

WHEREAS, on August 20, 2025, the Greene County Planning Commission voted 4-1 to recommend the approval of the request to grant the Special Use Permit (SUP); and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in The Piedmont Journal Recorder on October 30, 2025, and November 6, 2025, and

WHEREAS, the complete application was available for public inspection in the Greene County Administration Building, Room 226, 40 Celt Road, Stanardsville, Virginia 22973; and

WHEREAS, on November 13, 2025, the Greene County Board of Supervisors held a public hearing on this matter, and all of those who spoke on this topic were heard.

NOW, THEREFORE, BE IT ORDAINED by the Greene County Board of Supervisors, in accordance with Article 16-2 of the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, that the SUP request is hereby approved with the following conditions:

- a. The home business shall be located in the existing, approximately 1,500 sq. ft., one-story garage.
- b. No more than ten vehicles for repair and sale may be stored outside the business structure, and all parking must be on an all-weather surface.
- c. Hours of operations shall be limited to 7:00 am to 5:00 pm Monday through Friday.
- d. Failure to comply with the conditions of this SUP may result in the issuance of a Notice of Violation (NOV) by the zoning administrator. The Zoning Administrator may present this SUP to the Board of Supervisors for revocation if the NOV is not resolved as directed.
- e. All activities associated with this SUP shall be in compliance with all local, state, and federal laws.

**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON NOVEMBER 13, 2025.**

Motion:

Second:

Votes:

Catalano: \_\_\_\_\_

Lamb: \_\_\_\_\_

Goolsby: \_\_\_\_\_

McGuigan: \_\_\_\_\_

Durrer: \_\_\_\_\_

\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST: \_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors



**DAN CHIPMAN**  
**FINANCE DIRECTOR**  
POST OFFICE BOX 358  
STANARDSVILLE, VIRGINIA 22973  
TELEPHONE: 434-985-5201  
FAX: 434-985-3705  
EMAIL: dchipman@gcva.us

## Memorandum

**TO:** Honorable Members of the Board of Supervisors

**FROM:** Dan Chipman, Finance Director

**SUBJECT:** Resolution to Appropriate an amount not to exceed \$41,500,000 to the Fiscal Year 2026 budget for water and sewer revenue bond proceeds for the water project

**DATE:** November 13, 2025

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### **Recommended Action:**

Approve the attached resolution to appropriate an amount not to exceed \$41,500,000 to the Fiscal Year 2026 budget for water revenue bond proceeds.

### **Background:**

Attached please find a resolution for your review. The resolution will appropriate the bond proceeds for water projects. Should you have any further questions, please do not hesitate to contact me.

**RESOLUTION TO APPROPRIATE AN AMOUNT NOT TO EXCEED \$41,500,000 FOR WATER BOND PROCEEDS**

WHEREAS, the Board of Supervisors intends to amend its budget with this resolution authorizing a supplemental appropriation of an amount not to exceed \$41,500,000 to the Fiscal Year 2026 budget for water and sewer revenue bond proceeds, and

WHEREAS, a public hearing was held on November 13, 2025, pursuant to the provisions of Section 15.2-2506 of the Code of Virginia; and

WHEREAS, the County has secured the following sources for Water projects:

- \$41,500,000 in Bond Proceeds for Reservoir related projects\*

\*Approximately 14.2 Million of Bond proceeds is used to pay off existing financing

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, does hereby appropriate the Fiscal Year 2026 (FY26) budget in the amount not to exceed \$41,500,000.

Motion:

Second:

Recorded Vote:

Davis Lamb \_\_\_\_\_  
Marie C. Durrer \_\_\_\_\_  
Steve Catalano \_\_\_\_\_  
Tim Goolsby \_\_\_\_\_  
Francis McGuigan \_\_\_\_\_

\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST: \_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors



**DAN CHIPMAN**  
**FINANCE DIRECTOR**  
POST OFFICE BOX 358  
STANARDSVILLE, VIRGINIA 22973  
TELEPHONE: 434-985-5201  
FAX: 434-985-3705  
EMAIL: dchipman@gcva.us

## **Memorandum**

TO: Honorable Members of the Board of Supervisors  
FROM: Dan Chipman, Finance Director  
SUBJECT: Appropriation for Carryover Programs  
DATE: November 13, 2025

---

### **Recommended Action:**

Approve the attached resolution to accept and appropriate \$4,595,379.17 for carryover programs.

### **Background:**

The County has carryover funds from unused appropriated balances for fiscal year 2025 (2024-2025). The following balances need to be accepted and appropriated to the fiscal year 2026 (2025-2026).

The funds need to be accepted and appropriated to the correct line items in the budget.

Attached please find the resolution for your review.

CarryoverFY25 to FY26

Animal Control Fines	1,492.39
ARPA - County Equipment	157,820.65
Asset Forfeiture - Federal - Sheriff	506.82
Asset Forfeiture - State - Commonwealth's Attorney	14,756.51
Asset Forfeiture - State - Sheriff	12,028.78
ATL Fire Program Fund	103,539.00
Bike Sponsorship - Tourism	10,000.00
BRIC FEMA Grant	114,837.51
Building Inspections C/O	115,254.34
Building Ren - SS Bldg 8767 Sem Trail	4,904.55
Bullet Proff Vest Grant	2,039.69
Clay Festival	5,883.86
Contingency	38,336.27
Court Facility Renovations	11,841.34
DCJS Ceasefire Grant	80,000.00
DMV Overtime - Alcohol Grant	20,345.53
DMV Overtime - Speed Grant	14,390.12
Donations - Animal Shelter	3,101.13
Donations - EMS	21,951.95
Donations - Sheriff	63,472.96
Donations - Tourism	540.00
Donations - Victim Witness	34.97
E-Summons Fees	16,093.75
Forest Sustainability Fund	34,614.67
Four-For-Life Funds	64,948.00
Future Rec Center	293,287.28
Item Conservation Grant	26,188.50
LATCF - Revenue Sharing	11,380.78
Maintenance Cap Reserve - Tourism	55,000.00
Mobile Playground Grant - On the Go!	2,218.80
New VATI Broadband Project with ARPA Funds	80,000.00
P&R HUD Grant	719,552.74
Proffers	469,883.25
Recreation Facilities	13,312.05
Reformatting/Indexing Grant	19,680.00
Rescue Squad Assistance Grant	157,820.65
Reservoir Access Rd. - Water Proj	630,878.26
Ruritan Donation - Pavilion	60,395.35
SAFER Grant	127,031.37
School Zone Fines	23,247.33
Social Services - HOME Consortium Grant	326,467.09
Sterilization Program	55,639.83
TOT C/O	610,661.10
Total	4,595,379.17

**RESOLUTION TO ACCEPT AND APPROPRIATE  
FOUR MILLION, FIVE HUNDRED AND NINETY-FIVE THOUSAND, THREE  
HUNDRED SEVENTY-NINE DOLLARS AND SEVENTEEN CENTS FOR FY25 TO  
FY26 CARRYOVER**

WHEREAS, the County of Greene, Virginia has unused appropriated balances from fiscal year 2025 (2024-2025); and,

WHEREAS, the following carryover funds in the amount of four million, five hundred and ninety-five thousand, three hundred and seventy-nine and seventeen cents (\$4,595,379.17) need to be accepted and appropriated to the fiscal year 2026 (2025-2026) budget of the County of Greene, Virginia.

<u>Carryover</u>	<u>FY25 to FY26</u>
Animal Control Fines	1,492.39
ARPA - County Equipment	157,820.65
Asset Forfeiture - Federal - Sheriff	506.82
Asset Forfeiture - State - Commonwealth's Attorney	14,756.51
Asset Forfeiture - State - Sheriff	12,028.78
ATL Fire Program Fund	103,539.00
Bike Sponsorship - Tourism	10,000.00
BRIC FEMA Grant	114,837.51
Building Inspections C/O	115,254.34
Building Ren - SS Bldg 8767 Sem Trail	4,904.55
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Donations - EMS	21,951.95
Donations - Sheriff	63,472.96
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Future Rec Center	293,287.28
Item Conservation Grant	26,188.50
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Proffers	469,883.25
Recreation Facilities	13,312.05
Reformatting/Indexing Grant	19,680.00
Rescue Squad Assistance Grant	157,820.65
Reservoir Access Rd. - Water Proj	630,878.26
Ruritan Donation - Pavilion	60,395.35
SAFER Grant	127,031.37
School Zone Fines	23,247.33
Social Services - HOME Consortium Grant	326,467.09
Sterilization Program	55,639.83
TOT C/O	<u>610,661.10</u>
Total	4,595,379.17

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that four million, five hundred and ninety-five thousand, three hundred and seventy-nine and seventeen cents (\$4,595,379.17) need to be appropriated to the 2025-2026 budget of the County of Greene.

BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to do all the things necessary to give this resolution effect.

Adopted this 13<sup>th</sup> day of November, 2025.

Motion:

Second:

Recorded Vote:

Francis McGuigan     \_\_\_\_\_  
Marie C. Durrer       \_\_\_\_\_  
Steve Catalano       \_\_\_\_\_  
Tim Goolsby           \_\_\_\_\_  
Davis Lamb            \_\_\_\_\_

\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST: \_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors

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 aforesated 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.

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Steve Catalano, Chair

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Cathy Schafrik, Clerk

Board of Supervisors  
October 28, 2025  
Sheet 9

Greene County Board of Supervisors

Greene County Board of Supervisors



OFFICE OF THE COUNTY ADMINISTRATOR  
POST OFFICE BOX 358  
STANARDSVILLE, VIRGINIA 22973  
434-985-5201  
FAX: 434-985-3705

**MEMORANDUM**

<b>TO:</b>	Greene County Board of Supervisors
<b>FROM:</b>	Terry Beigie, Grant Writer
<b>SUBJECT:</b>	Appropriation for Funds from the State for the Competitive Litter Grant Program
<b>DATE:</b>	November 13, 2025

**Recommended action:**

**Approve the attached resolution to accept and appropriate \$10,000.00 for funds received from the State for the Competitive Litter Grant Program.**

**Background:**

The County has received \$10,000.00 in grant funds from the State for the Competitive Litter Grant Program for the Fiscal Year 2026 budget. The money will be used to host a household hazardous waste day at the Solid Waste Facility in Spring 2026. The funds need to be accepted and appropriated to the correct line items in the budget.

Attached, please find the resolution for your review and an award letter. Should you have further questions, please do not hesitate to contact me.

**RESOLUTION TO ACCEPT AND APPROPRIATE  
TEN THOUSAND DOLLARS FROM THE DEQ COMPETITIVE  
LITTER GRANT PROGRAM FROM THE COMMONWEALTH**

WHEREAS, the County of Greene received funds from the Commonwealth for the Competitive Litter Grant Program for Fiscal Year 2026; and

WHEREAS, the funds in the amount of ten thousand dollars (\$10,000.00) need to be accepted and appropriated to the correct line item in the 2025-2026 budget of the County of Greene, Virginia.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Greene, Virginia that ten thousand dollars (\$10,000.00) be appropriated to the 2025-2026 budget of the County of Greene.

BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to all things necessary to give his resolution effect.

Adopted this 13<sup>th</sup> day of November, 2025.

Motion:

Second:

Recorded Vote:

Steve Catalano \_\_\_\_\_

Marie C. Durrer \_\_\_\_\_

Tim Goolsby \_\_\_\_\_

Davis Lamb \_\_\_\_\_

Francis McGuigan \_\_\_\_\_

\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST: \_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors

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**FY2026 Competitive Litter Prevention and Recycling Grant**

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**From** ceds@deq.virginia.gov <ceds@deq.virginia.gov>

**Date** Thu 11/6/2025 5:06 PM

**To** Cathy Schafrik <cschafrik@gcva.us>; Terry Beigie <tbeigie@gcva.us>

**Cc** va-landr@deq.virginia.gov <va-landr@deq.virginia.gov>



*Commonwealth of Virginia*

*VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY*

[www.deq.virginia.gov](http://www.deq.virginia.gov)

Stefanie K. Taillon  
Secretary of Natural and Historical Resources

Michael S. Rolband, PE, PWD, PWS Emeritus  
Director

November 6, 2025

Cathy Schafrik  
County Administrator  
County of Greene, Virginia  
PO Box 358  
Stanardsville, VA 22973

**RE: FY2026 Competitive Litter Prevention and Recycling Grant**

Dear Cathy Schafrik:

On behalf of the Litter Fund Board, it is my pleasure to inform you that a competitive grant to **Greene County** in the amount of **\$10,000.00** has been approved for FY2026 litter prevention and recycling activities.

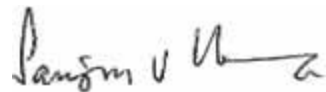
Conditions:

1. Grant funds must be used in accordance with the information provided in your application.
2. Grantee must provide detailed Accounting and Performance Reports by August 1, 2026.
3. Any unspent funds at the end of FY2026 exceeding the FY2027 non-competitive litter grant award must be returned to DEQ.

Processing of the grant awards is underway, and a payment for this amount should be received within the next two weeks if funds can be transferred electronically (EDI) or in thirty days if processing by check is required.

If you have any questions or need additional information, please contact Prina Chudasama at [prina.chudasama@deq.virginia.gov](mailto:prina.chudasama@deq.virginia.gov) or at (804) 698-4159.

Sincerely,

A handwritten signature in black ink, appearing to read "Sanjay Thirunagari". The signature is written in a cursive style with a long horizontal stroke at the end.

Sanjay Thirunagari  
Programs Manager  
Division of Land Protection & Revitalization

**MEMORANDUM OF UNDERSTANDING**

Between

**THE GREENE COUNTY BOARD OF SUPERVISORS**

And

**THE GREENE COUNTY PARKS AND RECREATION FOUNDATION, INC.**

**(Operating MOU)**

This **MEMORANDUM OF UNDERSTANDING** (“MOU”) is entered into on the 28th day of October, 2025, between the Greene County Board of Supervisors (the “County”) and the Greene County Parks and Recreation Foundation, Inc. (the “Foundation”) for the purpose of soliciting funds and grants from publicly and privately supported organizations, governmental units and the general public, and by receiving gifts and donations to transfer or otherwise distribute to the County to support and enhance existing and future public parks, recreational and educational programs, services, facilities, and technology.

**WHEREAS**, the County has recognized the need to create a foundation that will provide additional funding, resources, apply for and receive grants, and identify additional benefactors to assist with funding and development of park facilities and activities; and

**WHEREAS**, the Foundation is a private, non-profit, non-stock organization, incorporated and doing business under the laws of the Commonwealth of Virginia and has applied for recognition as a tax-exempt corporation under Section 501(c)(3) of the Internal Revenue Code. The mission of the Foundation is to raise funds for the benefit of the Parks and Recreation Department (“Department”), including cash donations, grants, donations of physical assets, proceeds from estates and other financial or real property that will enhance the benefit of the citizens of Greene County and lessen the burden on local government to fund these activities; and

**WHEREAS**, the objective of this MOU is to establish the policies, procedures and other terms under which the fundraising effort will be carried out. The benefits to be derived from this MOU are consistent with the intent of the County and the establishment of the Foundation, as identified in the Foundation’s Articles of Incorporation and By-Laws; and

**WHEREAS**, the authority for the Foundation to enter into this MOU with the County is contained in the Articles of Incorporation and By-laws of the Foundation and by resolution of the Board of Directors of the Foundation (“Foundation Board”); and the County, by resolution of the Board of Supervisors, has authorized this MOU.

**WITNESSETH:** That for and in consideration of the County’s recognition of the Foundation and its activities to raise funds and accept contributions for the benefit of the

Department by enhancing the recreational and educational opportunities offered through the Department for the benefit of the citizens of Greene County, and the County's allowance of the Foundation to use County facilities for its activities benefiting the Department, the parties hereto mutually agree, subject to the exceptions, restrictions and reservations hereinafter contained, as follows:

**I. STATEMENT OF WORK**

**A. The County agrees to:**

1. Recognize the Foundation as the primary organization suited to raise funds for the purpose of this MOU.
2. Provide the Foundation with all necessary information concerning the County's fundraising policies and procedures to which the Foundation must adhere.
3. Review and approve the fundraising and financial plans of the Foundation for each fiscal year.
4. Provide appropriate acknowledgement and endorsement of the Foundation's fundraising activities.
5. Arrange and conduct tours and inspections for individuals and groups at the request of the Foundation and to the extent deemed practicable by the Department. Such activities may not, in the judgment of the Department, unduly infringe upon or detract from the normal visitor activities and services at any park or park facility.
6. Accept the donation of in-kind contributions, including the use of collections, storage and administrative space, interpretive materials and media, equipment, materials and services, to the extent these donations do not violate any term of this MOU.
7. Identify a county employee to serve as liaison with the Foundation on all matters covered by this MOU.
8. Provide information, technical assistance, and access to archival materials, photographs, drawings, and other such materials as may be needed to develop promotional and other materials required for the purposes described in this MOU. Review and approve promotional materials, advertisements, sales brochures, press releases, speeches, still and motion pictures, articles, manuscripts, or other publications developed by the Foundation for the purposes of this MOU. Such a review by the County will be reasonable and timely. The County will make its best efforts to ensure that any materials prepared for public consumption by the Department related to the Foundation, such as press releases, brochures, or other forms of publicity, will be submitted to the Foundation in a timely manner.

9. The County understands the Foundation will need initial support services before it can generate enough assets to thrive on its own. Therefore, the County is resolved to assist the Foundation when capable and requested through a written request from the Foundation, such as legal counsel to support the creation of policies and governing documents, a space to house official documentation, and other items as requested and approved.
10. To verify and review the financial report from the books, correspondence, memoranda and other records of the Foundation, during the period of this MOU, and for such time thereafter as may be necessary to accomplish such verification.

**B. The Foundation Agrees to:**

1. Maintain its recognition from the Commonwealth of Virginia as a duly incorporated non-stock, not-for-profit corporation in accordance with Virginia law and maintain a valid determination letter from the United States Internal Revenue Service (IRS) listing the Foundation as a not-for-profit corporation defined by Section 501(c)(3) of the United States Internal Revenue Code of 1986, as amended, and carry out the fiscal, business, legal and tax responsibilities of such a corporation.
2. At all times, be fully qualified under State and Federal law to engage in fundraising and receive philanthropic contributions for the purposes identified herein.
3. Conduct fundraising campaigns for the purposes identified herein, and in accordance with the County's fundraising policies and guidelines.
4. Develop a Fundraising Plan that addresses roles and responsibilities, including goals and potential projects; timetable; scope; potential donors; fundraising strategies and techniques to be used; promotional or marketing strategies; donor recognition guidelines; and fundraising experience of personnel assigned to carry out the plan.
5. Develop, no later than 120 days after the date this MOU becomes effective, and with assistance as needed from the County, a financial management plan identifying administrative and support structures; administrative and project costs, and how those costs will be paid; guidelines for controlling administrative expenses; management strategies and use of donated funds. The financial plan shall become part of the Fundraising Plan.
6. Donate to the County, when available and appropriate, in-kind contributions, including the use of collections storage and administrative space, interpretive materials and media, equipment, materials, and services. Any facilities the Foundation receives directly, and as approved by the County, shall, at an appropriate time as determined in agreement by the Foundation, County, and Board of Supervisors, become the property of the County.

7. Submit all third-party MOUs of a material nature, as determined by the Director of Parks and Recreation, to the County for review and approval before execution.
8. Obtain prior approval from the Director and any necessary permits for any ceremonies or other events to be held on County property. Upon completion of the fundraising campaign, or upon expiration or termination of this MOU, relinquish any and all rights to, or oversight of, maintenance, operating or other reserves held by the Foundation to ensure the proper cyclical maintenance and ongoing operations of the facilities.
9. In the event the funds raised for a specific project are insufficient to fully fund the completion of the project, and it is mutually agreed by the County and the Foundation that the project will not be completed (or started as the case may be), any funds raised for the project that are not required by the donors of such funds to be returned to them (less fundraising expenses) shall be retained by the Foundation and deposited in a special account for the benefit of the Department to be used for any other projects operated by the Department.
10. Utilize all net profits or income as may be derived from the activities in the name of the Department or County for the purposes authorized and in the manner described in this MOU and will not engage in any activity for the private profit of any individual or organization in the name of the Department or County.

**C. The Foundation and the County Jointly Agree:**

1. To regularly keep each other informed of progress in implementing the MOU.
2. To cooperate to develop promotional materials and events.
3. To promote the development of Parks and Recreation facilities for the citizens of Greene County that meet the needs of the community, complement existing facilities or programs, and that are consistent with the existing facilities and/or the Strategic Plan of the Department.
4. That nothing in this MOU shall constitute a partnership or joint venture among the parties, and does not give any party the right to bind or obligate the other party in any manner not specifically authorized in this MOU.

**D. The Foundation must obtain prior approval from the County before:**

1. Commencing any fundraising campaign.
2. Holding special events on County-owned land within any park boundary.
3. Entering into third-party MOUs of a material nature as determined by the Director.

4. Assigning this MOU or any part thereof.
5. Constructing any improvements on park lands.
6. Releasing any public information that refers to any employee (by name or title), or to this MOU. The specific text, layout, photographs, etc., of the proposed release must be submitted to the Director along with the request for approval.
7. Using the name of the Department or County in any manner for the solicitation of funds and services or the procurement of services.

## **II. NATURE OF MOU**

The County and the Foundation expressly acknowledge that this MOU is in the nature of a license to the Foundation, and that control, management, direction, and policy authority over the County and Department or staff members are not assigned in any way to the Foundation through this MOU or otherwise.

## **III. APPLICABILITY**

The County and the Foundation expressly acknowledge that this MOU is applicable only to those activities of the Foundation undertaken in the name of or the benefit of the Department, and that this MOU does not extend to the internal functions of the Foundation.

## **IV. FISCAL REQUIREMENTS**

A. The Foundation shall:

1. Maintain accounting books and records in accordance with recognized accounting principles and shall make those records available for review by the County, its designee, or designated reviewer, or at a reasonable time and in a reasonable manner.
2. The Foundation will submit to the County a full and complete financial statement no later than the 30<sup>th</sup> day of September of each year for the preceding fiscal year, detailing all financial operations of the Foundation. The report shall be prepared by an accountant, or bookkeeper, and shall be in such detail that all gross receipts realized and expenses incurred by, or accruing to, the Foundation in connection with activities under this MOU will be included.
3. Permit the County, or its designee, to verify and review the financial report from the books, correspondence, memoranda and other records of the Foundation, during the period of this MOU, and for such time thereafter as may be necessary to accomplish such verification.

B. All financial records of the Foundation shall be kept for a period of no less than seven (7) years. Upon termination of this MOU, copies of all such records shall be made available to the County upon request for inspection and copying.

C. If required by the County, the Foundation shall obtain bonds, in amounts to be agreed upon by the County, for their financial officers and other persons with access to Foundation accounts, or who are authorized to handle money or other financial assets of the foundation.

## **V. APPROPRIATIONS**

Nothing contained in this MOU shall be construed as binding the County to expend in any one fiscal year any sum in excess of appropriations made by the Greene County Board of Supervisors, and available for the purposes of this MOU for that fiscal year, or as involving Greene County in any contract or other obligation for the further expenditure of money in excess of or in advance of receipt of such appropriations or other funds. In accordance with County policy, no construction of any project described in future plans or MOUs or exhibits thereto may begin until the Authority and the Foundation agree that sufficient funds are available to complete the planned construction project.

## **VI. AMENDMENTS**

The Authority and the Foundation mutually understand and acknowledge preparation of the comprehensive design for any project may cause either or both parties to recommend changes to this MOU. Such revisions may be recommended by either party to the other. Modifications, revisions, or additions to this MOU shall be made in writing and will become effective only upon the written approval of both parties to this MOU and the County Attorney. Amendments must be dated and signed by the Parks and Recreation Board Chairman of the Board of Supervisors or other authorized representative to this MOU.

## **VII. DESIGNATED CONTACTS**

The persons listed below are identified as the Designated Contacts considered essential to the work being performed under the MOU:

The designated contact for the Greene County Parks and Recreation Foundation is the Chairman of the Foundation.

The designated contact for Greene County is the County Administrator or Director, as determined by the County Administrator or as otherwise set forth in this MOU.

## **VIII. INDEMNIFICATION**

The Foundation will indemnify and hold harmless the County from and against any losses, damages, expenses, claims, demands, suits and actions by any party against the County based on any intentional or negligent action or omission to act by any member or agent of the

Foundation in connection with any work performed or conducted by the Foundation or relating to the Department. The parties understand the Department is a unit of government and both it and its employees are protected from liability under the doctrine of sovereign immunity. To the extent permitted by law, in light of sovereign immunity that protects the Department, its agents, and employees, the County will indemnify and hold harmless the Foundation, and its Board members, against all losses, damages, expenses, claims, demands, suits and actions by any party against the Foundation based on any intentional or negligent action or omission to act by any employee or agent of the County in connection with work performed by the County pursuant to this MOU.

## **IX. NON-DISCRIMINATION**

All activities pursuant to this MOU shall be subject to all provisions of Federal, state, and local laws and regulations prohibiting discrimination on the grounds of race, color, national origin, handicap, religion, or sex in providing facilities and services to the public.

## **X. PUBLIC LAWS**

Nothing herein contained shall be deemed to be inconsistent with or contrary to the purpose of or intent of any Act of Congress or the Laws of the Commonwealth of Virginia establishing, affecting, or relating to the MOU.

## **XI. TERMINATION**

**A.** Right to Termination. Except in the case of default, either party will have the right to terminate this MOU upon three (3) months' written notice to the other party. Upon termination of this MOU, all other written MOUs between the parties shall also cease.

**B.** In order to carry out its purposes, the Foundation shall have, at all times, an operating MOU, such as this MOU, with the County. Should the Foundation ever cease to have such an MOU with the County, and it should receive written notice from the County that the County does not intend to renew the operating MOU with the Foundation, the Foundation Board shall immediately begin taking steps to wind up the affairs of the corporation and terminate its corporate state within one year of the dates of the written notice from the County.

**C.** Termination for Default. If either party fails to observe any of the terms and conditions of this MOU, the other party shall give the defaulting party notice in writing to cure such default. The defaulting party shall have 30 days after receipt of such notice to cure any such default or if the cure requires a period longer than 30 days, the defaulting party shall commence the cure within the initial 30-day period and continue diligently thereafter to pursue compliance. Upon failure of a party to abide by the foregoing requirements, the non-defaulting party may terminate this MOU for default without any legal process whatsoever by giving 10 days' written notice of termination, effective at the end of the 10-day period.

**D.** Effect of Termination. Upon termination of the MOU, or upon dissolution of the Foundation, whichever occurs first, all assets of the Foundation raised in the name of or for the

benefit of the County shall become the property of the County, to be used exclusively for the benefit of Parks and Recreation. However, the provisions of this paragraph with respect to the automatic transfer of assets raised by the Foundation shall not be deemed to include any liability insurance policies procured by the Foundation for its protection or the protection of its Directors, Offices or other agents.

**XII. INTEGRATION**

This MOU sets forth the entire MOU and understanding among the parties relating to the subject matter hereof and supersedes all prior and contemporaneous MOUs and understandings not specified herein. This MOU may not be modified or changed other than by an MOU in writing executed by both parties.

**IN WITNESS WHEREOF**, the parties hereto have caused this MOU to be executed by their duly authorized agents and their respective seals to be hereunto affixed the day and year first above written:

**COUNTY OF GREENE, VIRGINIA**

\_\_\_\_\_  
**Chairman of the Board of Supervisors**

ATTEST:

\_\_\_\_\_  
Clerk to the Board

**GREENE COUNTY PARKS AND RECREATION FOUNDATION**

\_\_\_\_\_  
**Chairman of the Board of Directors**

ATTEST:

\_\_\_\_\_  
Title: \_\_\_\_\_

APPROVED AS TO FORM: \_\_\_\_\_  
County Attorney

November 4, 2025

TO: Members, Greene County Board of Supervisors  
Greene County Administrator

FROM: David C. Blount, Director of Legislative Services

RE: 2026 TJPDC Legislative Program Approval

Attached for your review and consideration is the draft 2026 TJPDC Legislative Program. It will be on the agenda for approval at your November 13 meeting. The draft program continues three top legislative priorities for 2026 as follows:

- 1) Public Education Funding
- 2) Budgets and Funding
- 3) Land Use and Growth Management

The accompanying “Legislative Positions” section focuses on the most critical recommendations and positions in other areas of current interest and concern in the region.

Items in the draft program that have been substantively amended are noted following this memo.

A summary of the priority positions will be produced and distributed later for you to use in continuing to communicate with your state legislators.

Thank you for your consideration.

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**Recommended Action:** Approve the draft 2026 TJPDC Legislative Program

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## **Substantive Changes to Legislative Priorities and Positions**

**Public Education Funding** (p. 1; first paragraph of rationale): Adds language regarding the federal government's fundamental changes in its funding relationship with states.

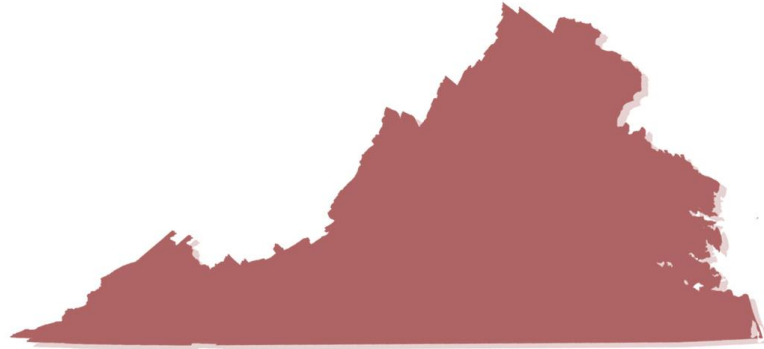
**Budgets and Funding** (p. 2; first paragraph): New language stresses that the state 1) not shift costs to localities of programs previously supported by federal funds; and 2) should collaborate with local governments to implement required changes to programs with shared responsibility.

**Children's Services Act** (p. 3; fourth bullet): Adds language opposing caps on state reimbursement under the Children's Services Act.

**Health and Human Services** (p. 6 - 7; various): New language encourages support for the following:

- 1) investment in staff training and other tools to enable local social services staff to administer revised SNAP and Medicaid programs effectively and efficiently (p. 6, second bullet);
- 2) rural hospitals facing reductions in overall Medicaid funding (p. 7, first bullet); and
- 3) additional funding to local communities to assist low-income working families with childcare costs (p. 7, third bullet).

**Transportation** (p. 8; first paragraph): Adds language supporting additional state investment to meet increasing demands for new construction and maintenance for existing transportation infrastructure.



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**Thomas Jefferson Planning District**  
**2026 LEGISLATIVE PROGRAM**

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**Thomas Jefferson Planning District**  
Albemarle County | City of Charlottesville  
Fluvanna County | Greene County  
Louisa County | Nelson County

**October 2025**  
**DRAFT**

**Keith Smith**, Chair  
**Christine Jacobs**, Executive Director  
**David Blount**, Director of Legislative Services

## TOP LEGISLATIVE PRIORITIES

### Public Education Funding

**PRIORITY: The Planning District’s member localities urge the State to fully fund its share of the realistic costs of the Standards of Quality (SOQ) and reverse policy changes that previously reduced funding or shifted funding responsibility to localities.**

With the federal government fundamentally changing its funding relationship with states, policymakers in Virginia are pledging to exercise caution in development of the next state biennial budget. Also added to the mix is more than \$1.5 billion needed to meet increasing state K-12 education rebenchmarking costs and for Medicaid.

The State will spend more than \$21 billion dollars on direct aid to public education in the current biennium. Additional state funding for teacher salaries, at-risk students and childcare subsidies in the current biennium are appreciated. However, we continue to believe that the State should increase its commitment to public education in a manner that reflects the true costs of K-12 education. The 2023 Joint Legislative Audit and Review Commission (JLARC) report on K-12 education funding confirmed this, finding that public education in Virginia is underfunded, while noting that local school divisions receive less K–12 funding per student than divisions in other states and several key funding benchmarks.

Local governments consistently go “above and beyond” their responsibilities by appropriating twice as much K-12 funding as required by the state. We believe localities need an adequately defined SOQ that more equitably shares the costs of public education between the state and local governments, in order to ensure the overall success of students across the Commonwealth.

Further, we urge state efforts to support 1) flexibility in the use of state funds provided for school employee compensation; 2) adequate pipeline programs for teachers, especially in critical shortage areas; and 3) funding and policies that assist localities in addressing challenges with hiring school bus drivers and mental health professionals.

### Budgets and Funding

**PRIORITY: The Planning District’s member localities urge the governor and legislature to preserve and enhance state aid to localities, to not impose unfunded mandates on or shift costs to localities, and to enhance local revenue options.**

As the State addresses spending priorities for the current biennium, we encourage support for K-12 education, health services, public safety, economic development and other public goals. Localities continue to be the state’s “go-to” service provider and we believe state investment in local service delivery must be enhanced. The State should not expect local governments to pay for new funding requirements or to expand existing ones on locally delivered services, without a commensurate increase in state financial assistance.

As the state confronts declines in financial support and additional spending requirements from the federal government, we urge the state to avoid shifting costs for programs previously supported by federal funds to localities, and to collaborate with local governments to implement required changes to programs with shared state/local responsibility. Generally, we oppose unfunded state and federal mandates and the cost shifting that occurs when the State or the federal government fails to fund requirements or reduces or eliminates funding for programs. Doing so strains local ability to craft effective and efficient budgets to deliver required services or those demanded by residents.

We support the legislature making additional revenue options available to localities in order to diversify the local revenue stream. Any tax reform efforts should examine the financing and delivery of state services at the local level and how revenue is generated relevant to our economic competitiveness. The State should not eliminate, phase out or restrict local revenue sources or confiscate or redirect local general fund dollars to the state treasury. This includes any state-mandated exemptions to local revenue sources, Communications Sales and Use Tax Trust Fund dollars, and the local share of recordation taxes, unless a viable revenue replacement to local governments is established.

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## Land Use and Growth Management

**PRIORITY: The Planning District's member localities urge the State to resist preempting or circumventing existing land use authorities, but rather support local authority to plan and regulate land use.**

In the past, the General Assembly has enacted both mandated and optional land use provisions. Some have been helpful, while others more recently have prescribed one-size-fits-all rules that hamper different local approaches to land use planning. Accordingly, we support local control of decisions to plan and regulate land use and oppose legislation that weakens these key local responsibilities.

- We support the State providing additional tools to plan and manage growth, as current land use authority often is inadequate to allow local governments to provide for balanced growth in ways that protect and improve quality of life.
- We support local authority to address siting and other impacts associated with utility-scale installation of clean energy resources and facilities. We support state funding and technical assistance that address the planning, production, transmission, and deployment of new energy resources.
- We support broader impact fee authority for facilities other than roads, and changes to the current proffer law that limit the scope of impacts that can be addressed by proffers.
- We oppose legislation that would 1) restrict local oversight of the placement of various telecommunications infrastructure; 2) single out specific land uses for special treatment without regard to the impact of such uses in particular locations; and 3) exempt additional facilities serving as event spaces from building, fire code and other health and safety regulations.
- We believe accessory dwelling units should not be mandated, and that local governments should retain the authority to regulate them.
- We request 1) state funding and incentives for localities, at their option, to acquire, preserve and maintain open space, and 2) enhanced ability for localities to balance growth and development as it pertains to farm and forestland within their jurisdiction.
- We support greater flexibility for localities in the preservation and management of trees.

# LEGISLATIVE POSITIONS

## Broadband

The Planning District's member localities urge and support state and federal efforts and financial incentives that assist localities and their communities in deploying universal, affordable access to broadband technology in unserved areas. While we appreciate federal and state actions that have substantially increased funding for the Virginia Telecommunication Initiative (VATI), we believe state and federal support for broadband expansion that utilizes both fiber and wireless technologies, public/private partnerships and regulated markets should include the following:

- Support for cooperative efforts among private broadband, internet and wireless companies, and electric cooperatives to ensure access to service at an affordable cost.
- Support for linking broadband efforts for education and public safety to private sector efforts to serve businesses and residences.
- Maintaining local land use, permitting, fee and other local authorities.
- The ability of localities to establish, operate and maintain sustainable broadband authorities to provide essential broadband to communities.
- Provisions and incentives that would provide a sales tax exemption for materials used to construct broadband infrastructure.

## Children's Services Act

The Planning District's member localities urge the State to be partners in containing Children's Services Act (CSA) costs and to better balance CSA responsibilities between the State and local governments. Accordingly, we take the following positions:

- The costs of CSA should be fully funded in the state's base budget, with allocations based on realistic anticipated levels of need. We support local ability to use state funds to pay for mandated services provided directly by the locality, specifically for private day placements, where the same services could be offered in schools.
- We support the state maintaining cost shares on a sum sufficient basis by both the state and local governments; changing the funding mechanism to a per-pupil basis of state funding would shift the sum sufficient portion fully to localities, which we would oppose.
- We support enhanced state funding for local CSA administrative costs.
- We support a cap on local expenditures (with the State making up any gaps) in order to combat higher costs for serving mandated children. We do not support caps on state reimbursement which limit the state's exposure to increasing costs.
- We support the state being proactive in making residential facilities, services, and service providers available, especially in rural areas, and in supporting local efforts to provide facilities and services on a regional level.
- We oppose state efforts to increase local match levels and to make the program more uniform by attempting to control how localities run their programs.

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## Economic and Workforce Development

The Planning District's member localities recognize economic development and workforce training as essential to the continued viability of the Commonwealth. Policies and additional state funding that closely link the goals of economic and workforce development and the state's efforts to streamline and integrate workforce activities and revenue sources are crucial. Accordingly, we support the following:

- Enhanced coordination with the K-12 education community to equip the workforce with in-demand skill sets, so as to align workforce supply with anticipated employer demands.
- Continuing emphasis on regional cooperation in economic, workforce and tourism development.
- Continuation of the *GO Virginia* initiative to grow and diversify the private sector in each region.
- State job investment and small business grants being targeted to businesses that pay higher wages.
- State support for the Virginia Business Ready Sites Program and for an economic development project adjacent to the existing Rivanna Station.
- Increased state funding for regional planning district commissions.

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## Education

The Planning District's member localities believe that, in addition to funding the Standards of Quality (as previously noted), the State should be a reliable funding partner with localities by recognizing other resources necessary for a high-quality public education system. Accordingly, we take the following positions:

- Concerning school facilities:
  - >We support allowing all localities the option of levying a one-cent sales tax to be used for construction or renovation of school facilities.
  - >The State should discontinue seizing dollars from the Literary Fund to help pay for teacher retirement.
  - >We appreciate and support the school construction assistance programs enacted in 2022 and request that they be consistently funded.
- We support 1) amending the LCI formula to recognize the land use taxation value, rather than the true value, of real property; and 2) preserving current *Code* provisions stipulating that local school funds unexpended at the end of the year be retained by the local governing body.
- We believe that unfunded liability associated with the teacher retirement plan should be a shared responsibility of state and local government.

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## Environmental and Water Quality

The Planning District's member localities believe that environmental and water quality should be funded and promoted through a comprehensive approach, and address air and water quality, solid waste management, land conservation, climate change, and land use policies. Such an approach requires regional cooperation due to the inter-jurisdictional nature of environmental resources, and adequate state funding to support local and regional efforts. Accordingly, we take the following positions:

- We oppose legislation mandating expansion of the Chesapeake Bay Preservation Act's coverage area. Instead, we urge the State to provide legal, financial, and technical support to localities that wish to improve water quality and use other strategies that address point and non-point source pollution. We also support aggressive state investment in meeting required milestones for reducing Chesapeake Bay pollution to acceptable levels. We support state assistance for cyanobacteria monitoring, mitigation, and remediation efforts, as well as hydrilla treatment and buoy maintenance at Lake Anna.
- We support state investment targeted to permitted dischargers to upgrade treatment plants, to aid farmers with best management practices, and to retrofit developed areas.
- We support continued investment in the Stormwater Local Assistance Fund (SLAF) to assist localities with much-needed stormwater projects and in response to any new regulatory requirements.
- We support the option for localities, as a part of their zoning ordinances, to designate and/or reasonably restrict the land application of biosolids to specific areas within the locality.
- We support legislative and regulatory action to ensure effective operation and maintenance of alternative on-site sewage systems and to increase options for localities to secure owner abatement or correction of system deficiencies.
- We support dam safety regulations that do not impose unreasonable costs on dam owners whose structures meet current safety standards.
- The State should be a partner with localities in water supply development and should work with and assist localities in addressing water supply issues, to include providing funding for development and implementation of state-required regional plans and investing in regional projects.

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## General Government

The Planning District's member localities believe that since so many governmental actions take place at the local level, a strong local government system is essential. Local governments must have the freedom, flexibility, and tools to fulfill their responsibilities. Accordingly, we take the following positions:

- State policies should protect local governments' current ability to regulate businesses, to include collection and auditing of taxes, licensing, and regulation (whether they are traditional, electronic, internet-based, virtual, or otherwise), while encouraging a level playing field for competing services in the marketplace.
- We oppose intrusive legislation involving purchasing procedures; local government authority to establish hours of work, salaries and working conditions for local employees; matters that can be adopted by resolution or ordinance; and procedures for adopting ordinances.
- The state should maintain the principles of sovereign immunity for local governments and their employees, to include regional jail officers.

- Localities should have maximum flexibility in providing compensation increases for state-supported local employees (including school personnel), as local governments provide significant local dollars and additional personnel beyond those funded by the State. We also support the use of a notarized waiver to allow volunteer workers to state they are willing to provide volunteer services and waive any associated compensation.
- We urge state funding to address shortfalls in elections administration dollars, as administration has become more complex and federal and state financial support for elections continues to lag the need. We request adequate funding for costs associated with voting equipment, mail in ballots, registrar offices, early voting requirements, and election security standards.
- We urge state funding necessary for agencies to carry out tasks such as processing applications, reviewing permits and other critical administrative functions.
- We support expanding the allowable use of electronic meetings for all local public bodies, with flexibility for them to determine public comment, participation, and other procedures. Also, any changes to FOIA should preserve 1) a local governing body's ability to meet in closed session; 2) the list of records currently exempt from disclosure; 3) provisions concerning the creation of customized records; and 4) provisions allowing public bodies to charge for providing requested records.
- We support the use of alternatives to newspapers for publishing various legal advertisements and public notices.
- We support federal and state funding for localities to acquire and maintain advanced cybersecurity to protect critical systems and sensitive data.
- We support enhanced state funding for local and regional libraries.
- We support expanding local authority to regulate smoking in public places.
- The State should not inhibit the ability of localities to determine how best to use artificial intelligence (AI) or require any related reporting requirements that are unreasonable.

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## Health and Human Services

The Planning District's member localities recognize that special attention must be given to helping disabled people, poor people, and young and elderly people achieve their full potential. Funding for at-risk individuals and families to access appropriate services remains critical. Recently enacted changes to the Supplemental Nutrition Assistance Program (SNAP) and to Medicaid also will require significant state support and coordination between state agencies and localities. Accordingly, we take the following positions:

- We support full state funding for any local costs associated with Medicaid expansion, including local eligibility workers and case managers, but oppose any shifting of Medicaid matching requirements from the State to localities.
- We support investment in staff training and other tools to enable local social services staff to administer revised SNAP and Medicaid programs effectively and efficiently.
- We support the provision of sufficient state funding to match federal dollars for the administration of mandated services within the Department of Social Services, and to meet the staffing standards for local departments to provide services as stipulated in state law.
- The State should provide sufficient funding to allow Community Services Boards to meet the challenges of providing a community-based system of care for people with behavioral health and developmental disability service needs that helps divert them from needing state hospital care, as well as having services such as outpatient and permanent supportive housing available.

- We support improvements in state hospital capacity to accept individuals under a TDO, and encourage support for rural hospitals facing reductions in overall Medicaid funding.
- We support continued operation and enhancement of early intervention and prevention programs, including the Virginia Preschool Initiative and Part C of the Individuals with Disabilities Education Act (infants and toddlers).
- We support additional funding to local communities to assist low-income working families with childcare costs.

---

## Housing

The Planning District's member localities believe every citizen should have an opportunity to afford decent, safe, and sanitary housing. The State, regions and localities should work to promote a balanced mix of affordable and mixed-use housing, and to expand and preserve the supply and improve the quality of housing that is affordable for the elderly, disabled, and low- and moderate-income households. Accordingly, we take the following positions:

- We support the following specific items: 1) local authority to promote and flexibility in the operation of housing affordability programs and establishment of affordable dwelling unit ordinances; 2) increased federal and state funding, as well as appropriate authority and incentives, to assist communities in fostering an increased supply of housing that is affordable; 3) grants and loans to low- or moderate-income persons to aid in purchasing dwellings; 4) funding for rental assistance to low-income families with school-aged children; and 5) policies and direct state investments to prevent homelessness and to assist the chronic homeless.
- We support incentives that encourage rehabilitation and preservation of historic structures.

---

## Public Safety

The Planning District's member localities encourage state financial support, cooperation and assistance for law enforcement, emergency medical care, criminal justice activities, and fire services responsibilities carried out locally. Accordingly, we take the following positions:

- The Compensation Board should fully fund local positions that fall under its purview, to include supporting realistic levels of staffing to enable constitutional offices to meet their responsibilities and limit the need for localities to provide additional locally funded positions. The Compensation Board should not increase the local share of funding for Constitutional offices or divert money away from them, and localities should be afforded flexibility in the state use of state funds for compensation for these offices.
- We encourage state support and incentives for paid and volunteer fire/EMS/first responders and related equipment needs, given the ever-increasing importance they play in local communities. We oppose regulatory action that hinders the provision of emergency services by increasing costs of operations or deterring recruitment and retention of emergency services employees.
- We support state efforts to assist localities in recruiting and retaining law enforcement personnel.
- We support changes to the Line of Duty Act (LODA) to afford officers employed by private police departments the benefits available under LODA.

- We urge state funding of the HB 599 law enforcement program in accordance with *Code of Virginia* provisions.
- We support adequate and necessary funding for mental health and substance abuse services at juvenile and adult detention facilities and jails.
- We encourage needed funding for successful implementation of policies and programs that 1) supplement law enforcement responses to help individuals in crisis to get evaluation services and treatment; 2) provide alternative transportation options for such individuals; and 3) reduce the amount of time police officers must spend handling mental health detention orders.
- In an effort to fairly share future cost increases, we support indexing jail per diem costs as a fixed percentage of the actual, statewide daily expense average, as set forth in the annual Jail Cost Report.
- We support the ability of local governments to 1) adopt policies regarding law enforcement body worn cameras that account for local needs and fiscal realities, and 2) utilize photo speed camera devices to address safety concerns, including on locally designated highway segments.

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## Transportation

The Planning District’s member localities recognize that revenues for expanding and maintaining all modes of infrastructure are critical for meeting Virginia’s well-documented transportation challenges; for attracting and retaining businesses, residents, and tourism; and for keeping pace with growing public needs and expectations. We encourage the State to seek to grow revenue over time to meet increasing demands for new construction and maintenance for existing transportation infrastructure; to prioritize funding for local and regional transportation needs; and to provide financial support to localities for increased workloads for performing administrative functions. Accordingly, we take the following positions:

- As the State continues to adjust the “Smart Scale” prioritization and the funds distribution process, there should be state adequate funding and local authority to generate transportation dollars for important local and regional projects across modes.
- We support additional authority to establish mechanisms for funding transit and non-transit projects in our region.
- We support the Virginia Department of Transportation utilizing Metropolitan Planning Organizations and regional rural transportation staff to conduct local transportation studies.
- We oppose attempts to transfer responsibility to counties for construction, maintenance, or operation of current or new secondary roads.
- We support ongoing state and local efforts to coordinate land use and transportation planning and urge state and local officials to be mindful of various local and regional plans when conducting corridor or transportation planning within a locality or region.



OFFICE OF THE COUNTY ADMINISTRATOR  
POST OFFICE BOX 358  
STANARDSVILLE, VIRGINIA 22973  
434-985-5201  
FAX: 434-985-3705

---

**NOTICE OF INTENT TO AWARD**

DATE: 11/13/2025

COMMODITY: Raw Water Intake and Pump Station No. 1

IN RESPONSE TO IFB # 01100 ISSUED: August 26, 2025

CONTRACTOR(S)/VENDOR(S): English Construction

Records for this procurement are now available for inspection by any bidder on this IFB.

(Purchase officer/contract officer) Cathy Schafrik, County Administrator  
Name typed or printed



November 4, 2025

Ms. Cathy Schafrik  
County Administrator  
40 Celt Road  
Stanardsville, VA 22973

Re: Greene County Reservoir Raw Water Intake and Pump Station No. 1, Division 3  
Greene County, Virginia  
WWA Project No. 218001.02

Dear Ms. Schafrik:

Two bids were received for the referenced project on October 9, 2025 at 2:00 P.M. and publicly opened. English Construction Company, Inc., was the apparent low bidder with a total base bid in the amount of \$18,440,000.

We have reviewed the bid documentation and find these documents to be in order. In addition, we have successfully worked with English Construction on other projects, including the wastewater outfall for the Rapidan WWTP. We have negotiated Value Engineering items with English Construction since the bid opening in the amount of \$1,523,000. These VE items include:

- Shifting the Pump Station closer to the River
- Reducing the footprint of the pump station and Wetwell
- Shifting the Electrical room and discharge piping and including a 24" plug valve on the discharge
- Removing 2 screens
- Removing a Sluice Gate and associated 16" Drain Line
- Reducing the 36" Intake line down to 30" including the sluice gate
- Eliminating the concrete encasement on the intake line, modifying the starting point of encasement and reducing the encasement dimensions on the 36" intake
- Reducing the quantity of the protective piles down to 9.
- Eliminate the Ladder in the wetwell
- Modifying a storm line to discharge down the bank instead of crossing in front of the pump station

We therefore recommend awarding the construction contract to English Construction Company, Inc., in the amount of \$16,917,000 contingent upon funding availability.

P.O. Box 4119 ▪ Lynchburg, VA 24502 ▪ (434) 316-6080  
968 Olympia Drive, Suite 1 ▪ Charlottesville, VA 22911 ▪ (434) 984-2700  
.....  
Lynchburg ▪ Charlottesville

The bid tabulation and documentation are enclosed for your review. We are available to administer this contract upon your authorization. Please feel free to contact us should you have any questions.

Sincerely,

WW Associates, Inc.

A handwritten signature in blue ink that reads "Herbert F. White III". The signature is written in a cursive style with a double underline beneath the name.

Herbert F. White III, P.E.  
President

Enclosures: Bid Tabulation, Bid Documentation

P.O. Box 4119 ■ Lynchburg, VA 24502 ■ (434) 316-6080  
968 Olympia Drive, Suite 1 ■ Charlottesville, VA 22911 ■ (434) 984-2700

Lynchburg ■ Charlottesville  
Page 2 of 2

# Bid Tabulation

**Client: Greene County, VA**

**Project Name: GreeneCo Reservoir Div3 Raw Water Intake & Pump Station No.1**

**WW Associates Project No. 223011.02**

**Bid Opening Date: Thursday, October 9, 2025 at 2:00 PM**



#	Contractor	Contractor License No.	Bid Bond	Add No. 1	Add No. 2	Add No. 3	Add No. 4	Base Bid
1.	Snyder Environmental Services Inc	2701023228	✓	✓	✓	✓	✓	\$20,651,382.00
2.	English Construction Company Inc	2701000873 A	✓	✓	✓	✓	✓	\$18,440,000.00
3.								
4.								
5.								
6.								
7.								
8.								
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11.								
12.								
13.								
14.								
15.								

Section 01300  
Bid Form

Gentlemen:

The undersigned, having visited and examined the site and having carefully studied the drawings and project manual for the Greene County Reservoir, Raw Water Intake and Pump Station No. 1 - Division 3, Greene County, Virginia, hereby proposes to furnish all plant, labor, equipment, materials, and services and to perform all operations necessary to execute and complete the work required for the project, in strict accordance with the drawings and technical specifications prepared by WW Associates, Inc., Engineers • Surveyors • Planners, dated August 25, 2025, together with addenda numbered 1, 2, 3, 4 issued during bidding period and hereby acknowledged, subject to the terms and conditions of the agreement as follows:

**Total Base Bid** is defined as all work associated with this project, complete and in accordance with the drawings and technical specifications, for the sum of:

EIGHTEEN MILLION FOUR HUNDRED FORTY THOUSAND Dollars  
(\$ 18,440,000 ).

Notes:

- a) The basis of award for determining the low bidder shall be the lowest Total Base Bid.
- b) The Total Base Bid is founded upon furnishing equipment and materials of specified manufacturers or approved equals.
- c) The Contractor is advised to refer to the Lines and Grades paragraph in Section 01400 – General Requirements for bidding requirements on construction stakeout services.
- a) It is understood and agreed that the Owner, in protecting his best interest, reserves the right to reject any or all bids and waive any or all informalities, and the right to disregard all non-conforming or conditional bids or counter proposals.

We are properly equipped to execute work as defined in the contract documents and so covered by this bid and will enter into agreement for the execution and completion of the work in accordance with the drawings, project manual, and this bid. We further agree that if awarded the contract, we will commence the work on the date stated in the “Notice to Contractor to Proceed,” and will prosecute the work and shall be substantially complete as defined in the general conditions within 720 calendar days and complete all obligations within 750 calendar days.

The Owner and Contractor recognize that time is of the essence with this agreement and that the Owner will suffer financial loss if the work is not completed within 720 calendar days for all work associated with this project. They also recognize the delays, expense, and difficulties involved in proving the actual loss suffered by the Owner if the work is not completed on time. Accordingly, instead of requiring any such proof, the Owner and

Contractor English Construction Company Incorporated Date October 9, 2025  
VA License No. 2701000873A

Contractor therefore agree that, as liquidated damages for delay (but not as a penalty), the Contractor shall pay the Owner one thousand dollars (\$1,000.00) for each day that expires after the time specified for substantial completion of this project.

Enclosed herewith is the following security, offered as evidence that the undersigned will enter into agreement for the execution and completion of the work in accordance with the drawings and project manual:

~~Certified check for the sum of~~ \_\_\_\_\_

~~Name of bank~~ \_\_\_\_\_

Bidder's bond in amount of Five Percent of base bid

Bond issued by Travelers Casualty and Surety Company of America

The undersigned further agrees that in case of failure on his part to execute the said agreement within 10 consecutive calendar days after written notice being given on the award of the contract, the monies payable by the securities accompanying this bid shall be paid to Greene County, Virginia as liquidated damages for such failure; otherwise, the securities accompanying this bid shall be returned to the undersigned.

The Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, coercive practices or otherwise taken any action in the restraint of free and competitive bidding.

This bid is subject to acceptance within a period of 90 days from bid submission date.

Respectfully Submitted,

**English Construction  
Company Incorporated**

Contractor

By

  
Henry G. Myers, Vice President

615 Church Street, Suite 2 Lynchburg, VA 24504  
Address

434/845-0301

Telephone

Date October 9, 2025

Contractor's Current Virginia

License Number 2701000873A Code CBC H/H RBC



615 Church Street, Lynchburg, Virginia 24504  
P. O. Box P-7000, Lynchburg, Virginia 24505  
Tel: (434) 845-0301 Fax: (434) 845-0306

RESOLUTION OF BOARD OF DIRECTORS

I hereby certify that I am the duly elected Secretary of English Construction Company, Incorporated and the keeper of the records and corporate seal of said Corporation and that the following is a true and correct copy of a Resolution duly adopted at a regular meeting of the Board of Directors of said Corporation at its offices at Lynchburg, Virginia on the 20th day of June 2025.

BE IT RESOLVED that the following officer is hereby authorized to sign Bid Proposals, Contracts and Performance and Payment Bonds for the Corporation:

Henry G. Myers, Vice President

IN WITNESS WHEREOF, I have hereunto affixed my name as Teresa L. Pugh Secretary, and have caused the corporate seal to be affixed this 9<sup>th</sup> day of October 2025.

CORPORATE  
SEAL

  
Secretary

# BID BOND

# TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA Hartford, Connecticut 06183

---

**CONTRACTOR:**

*(Name, legal status and address)*

English Construction Company, Inc.  
615 Church Street  
Lynchburg, VA 24504

**SURETY:**

*(Name, legal status and principal place of business)*

Travelers Casualty and Surety Company of America  
One Tower Square  
Hartford, Connecticut 06183

**OWNER:**

*(Name, legal status and address)*

Greene County Administration Building  
40 Celt Road  
Stanardsville, VA 22973

**BOND AMOUNT:** Five percent (5%) of total bid

**PROJECT:**

*(Name, location or address, and Project number, if any)*

Greene County Reservoir Raw Water Intake and Pump Station No. 1 - Division 3  
Greene County, Virginia

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 9<sup>th</sup> day of October, 2025

Aeresa K. Pugh  
(Witness)

Jim Vaudebeuren  
(Witness)

English Construction Company, Inc.  
(Principal) (Seal)

Henry G. Myers, Vice President  
(Title)

Travelers Casualty and Surety Company of America  
(Surety) (Seal)

Whitney D. Melton  
Whitney D. Melton, Attorney-In-Fact  
P.O. Box 73, Lynchburg, Virginia 24505  
(Title)



**Travelers Casualty and Surety Company of America  
Travelers Casualty and Surety Company  
St. Paul Fire and Marine Insurance Company**

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **WHITNEY D MELTON** of **LYNCHBURG**, Virginia, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

**IN WITNESS WHEREOF**, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.



State of Connecticut

City of Hartford ss.

By:   
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**



  
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **9** day of **October**, **2025**



  
Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.  
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**

# Commonwealth of Virginia



## State Corporation Commission

### CERTIFICATE OF GOOD STANDING

I Certify the Following from the Records of the Commission:

That ENGLISH CONSTRUCTION COMPANY, INCORPORATED is duly incorporated under the law of the Commonwealth of Virginia;

That the corporation was incorporated on December 16, 1946;

That the corporation's period of duration is perpetual; and

That the corporation is in existence and in good standing in the Commonwealth of Virginia as of the date set forth below.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

January 9, 2025

A handwritten signature in cursive script, reading "Bernard J. Logan".

Bernard J. Logan, Clerk of the Commission

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON  
04-30-2026

NUMBER  
2701000873

BOARD FOR CONTRACTORS  
CLASS A CONTRACTOR  
\*CLASSIFICATIONS\* CBC H/H RBC



ENGLISH CONSTRUCTION COMPANY INCORPORATED  
PO BOX P-7000  
LYNCHBURG, VA 24505



*K. S. Slt*

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

Commonwealth  
of Virginia



State  
Corporation  
Commission

Enter

Signoff

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Print

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WEB#501                                CIS                                07/31/09
TCP00397  CISM0180                     CORPORATE DATA INQUIRY          14:15:07

CORP ID: 0054199 - 5  STATUS: 00  ACTIVE          STATUS DATE: 01/15/03
CORP NAME: ENGLISH CONSTRUCTION COMPANY, INCORPORATED

DATE OF CERTIFICATE: 12/16/1946 PERIOD OF DURATION:          INDUSTRY CODE: 00
STATE OF INCORPORATION: VA VIRGINIA          STOCK INDICATOR: S STOCK
MERGER IND:          CONVERSION/DOMESTICATION IND:
GOOD STANDING IND: Y          MONITOR INDICATOR:
CHARTER FEE:          MON NO:          MON STATUS:          MONITOR DTE:
R/A NAME: JAMES P KENT JR

STREET: 525 7TH ST          AR RTN MAIL:
        PO BOX 299
CITY: ALTAVISTA          STATE : VA ZIP: 24517
R/A STATUS: 4 ATTORNEY          EFF. DATE: 11/08/05 LOC.: 115
ACCEPTED AR#: 208 79 2118 DATE: 10/27/08          CAMPBELL COUNTY
CURRENT AR#: 208 79 2118 DATE: 10/27/08 STATUS: A ASSESSMENT INDICATOR: 0
YEAR FEES PENALTY INTEREST TAXES BALANCE TOTAL SHARES
08 670.00          100,000
COMMAND:
    
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NOTE: Function Key usage varies depending on the Application Screen.  
For specifics, refer to Function Key Documentation.

CERTIFICATE OF INCORPORATION

Recorded in the Office of the Clerk of the Circuit Court of Campbell County, Virginia, in Charter Book 3, Page 164.

TO THE STATE CORPORATION COMMISSION  
COMMONWEALTH OF VIRGINIA

This is to certify that we, the undersigned, desire to, and hereby do associate to establish a corporation, under the provisions and subject to the requirements of the law for such cases made and provided, and we, by this our certificate of incorporation set forth as follows:

(a) The name of the corporation is to be English Construction Company, Incorporated.

(b) The principal office in this State is to be in Altavista, Campbell County.

(c) The purposes for which it is formed are as follows:

(1) To make, enter into, perform and carry out contracts for building, erecting, improving, constructing, altering, repairing, decorating, finishing and furnishing houses, buildings, warehouses, store-rooms, edifices, works, tenements and structures of every kind and description; to carry on in all their respective branches the businesses of builders, contractors, decorators and such other trades and businesses as pertain or are connected with the general business of building and construction.

(2) To take over, acquire, purchase, own, sell, lease, hire, hold, control, manage, maintain and operate quarries, brick-yards, lime-kilns, refineries, asphalt, cement and plaster mills, lumber yards, timber lands, saw mills, glass, metal and woodworking plants, pulp and paper mills, furnaces, factories and establishments for the manufacture, preparation and production of building supplies, material, furnishings, decorations and furniture; and to buy sell and generally deal in and with all such articles and materials.

(3) To buy, sell, exchange, mortgage, lease, improve, farm, manage, operate, sub-divide, build, construct, maintain, or otherwise dispose of any property, real or personal, of all kinds and descriptions; to make and obtain loans upon real estate, improved and unimproved, and to take mortgages and assignments of mortgages upon the same, and to supervise, manage, and protect such property and loans, and all interests and claims affecting the same.

(4) To act as agents, factors, brokers, commission merchants, contractors, builders, decorators, appraisers, lessees, managers of estates or otherwise in entering into, undertaking, performing and carrying out and conducting any and all things set forth in this certificate as objects, purposes or powers

that it may do for itself, and to exercise such powers to the same extent that natural persons might do to the full extent permitted to corporations under the laws of the State of Virginia.

4 (5) To carry on and conduct a general contracting business, including the constructing, enlarging, repairing, remodeling or otherwise engaging in any work upon buildings, roads, side walks, water lines, power lines, highways, bridges, or manufacturing plants; and to engage in iron, steel, wood, brick, concrete, stone, cement, masonry and earth construction, and to execute contracts or to receive assignments of contracts therefor, or relating thereto; also to manufacture and furnish the building materials and supplies connected herewith.

(d) The capital stock of the corporation is to consist of no par value shares, the maximum number of shares to be issued is to be one hundred (100), and the minimum number of shares to be issued is to be ten (10).

(e) The period for the duration of the corporation is unlimited.

(f) The names and residences of the officers and directors who, unless sooner changed by the stockholders, are for the first year to manage the affairs of the corporation, are as follows:

<u>OFFICERS</u>	<u>OFFICES</u>	<u>RESIDENCES</u>
W. Curtis English	President	Altavista, Va.
Edward R. English	Vice-President	Altavista, Va.
Helen E. Fore	Secretary-Treasurer	Altavista, Va.

<u>DIRECTORS</u>	<u>RESIDENCES</u>
W. Curtis English	Altavista, Virginia
Edward R. English	Altavista, Virginia
Helen E. Fore	Altavista, Virginia

(g) The amount of real estate to which its holdings at any time are to be limited is 1000 acres.

Given under our hands this 9th day of December, 1946.

S/ W. Curtis English  
S/ Edward R. English  
S/ Helen E. Fore

STATE OF VIRGINIA,  
COUNTY OF CAMPBELL, to-wit:

I, Eva E. Arthur, a Notary Public of and for the State of Virginia at large, qualifying in Campbell County, do certify that W. CURTIS ENGLISH, EDWARD R. ENGLISH and HELEN E. FORE, whose names are signed to the writing above, bearing date on the 9th day of December, 1946, have acknowledged the same before me, in Campbell County.

Given under my hand this 9th day of December, 1946.  
My commission expires March 22, 1948.

S/ Eva E. Arthur  
Notary Public

COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF THE  
STATE CORPORATION COMMISSION

City of Richmond, 16th day of December, 1946.

The accompanying certificate is incorporated, together with the charter fee required by law, having been presented to the State Corporation Commission by W. Curtis English, Edward K. English, and Helen M. Fore, and the State Corporation Commission having examined said certificate now declares that the said applicants have complied with the requirements of law, and have entitled themselves to a charter, and it is therefore ordered that they and their associates and successors be, and they are, hereby made and created a body politic and corporate under and by the name of English Construction Company, Incorporated, upon the terms and conditions, and for the purposes set forth in said certificate, with all the powers and privileges conferred and subject to all the conditions and restrictions imposed by law.

And said certificate, with this order, is hereby ordered to be admitted to record.

S/ L. McCarthy Downs  
Chairman

Corporate Seal

ATTEST:  
N. W. Atkinson  
Clerk of the Commission

COMMONWEALTH OF VIRGINIA:

OFFICE OF THE STATE CORPORATION COMMISSION:

In the City of Richmond, the 16th day of December, 1946, the foregoing charter of English Construction Company, Incorporated, was this day received and duly admitted to record in this office and is hereby certified to the Clerk of the Circuit Court of Campbell County according to law.

STATE CORPORATION COMMISSION  
By S/ L. McCarthy Downs  
Chairman

ATTEST:  
N. W. Atkinson  
Clerk of the Commission

VIRGINIA:

In the Clerk's Office of the Circuit Court of Campbell County the  
14th day of January, 1947.

The foregoing charter and certificate of State Corporation  
Commission thereon was received, duly admitted to record, duly  
spread, and is now certified to the Clerk of the State Corporation  
Commission.

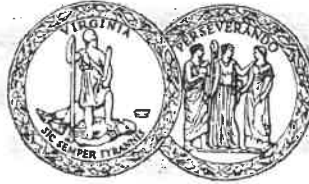
Teste: C. W. Woodson  
Clerk

THEODORE V. MORRISON, JR.  
CHAIRMAN

HULLIHEN WILLIAMS MOORE  
COMMISSIONER

CLINTON MILLER  
COMMISSIONER

# COMMONWEALTH OF VIRGINIA



WILLIAM J. BRIDGE  
CLERK OF THE COMMISSION  
P. O. BOX 1197  
RICHMOND, VIRGINIA 23218-1197

## STATE CORPORATION COMMISSION

January 23, 1997

R. NEAL KEESEE, JR.  
WOODS, ROGERS & HAZELGROVE  
PO BOX 14125  
ROANOKE, VA 24038-4125

RE: ENGLISH CONSTRUCTION COMPANY, INCORPORATED  
ID: 0054199 - 5  
DCN: 97-01-23-0306

This is your receipt for \$25.00 covering the fees for filing articles of amendment to change authorized shares of stock and articles of restatement with this office.

The effective date of the certificate of amendment and restatement is January 23, 1997.

Sincerely yours,

William J. Bridge  
Clerk of the Commission

AMENACPT  
CIS20317

COMMONWEALTH OF VIRGINIA  
STATE CORPORATION COMMISSION

January 23, 1997

The State Corporation Commission has found the accompanying articles submitted on behalf of

ENGLISH CONSTRUCTION COMPANY, INCORPORATED

to comply with the requirements of law, and confirms payment of all related fees.

Therefore, it is ORDERED that this

CERTIFICATE OF AMENDMENT AND RESTATEMENT

be issued and admitted to record with the articles of amendment in the Office of the Clerk of the Commission, effective January 23, 1997 at 03:13 PM.

The corporation is granted the authority conferred on it by law in accordance with the articles, subject to the conditions and restrictions imposed by law.

STATE CORPORATION COMMISSION

By



Commissioner

AMENACPT  
CIS20317  
97-01-23-0306

**Greene County RW Intake & PS VE**

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**From** Josh Clifton <JClifton@englishconst.com>

**Date** Fri 10/31/2025 10:39 AM

**To** Herb White <hwhite@wwassociates.net>

**Cc** Henry Myers <hmyers@englishconst.com>

Herb,

Based on the changes noted in the marked up VE drawings from 10/17, our meeting on 10/20, and the subsequent revised drawings and conversations we are able to offer a deduct of \$1,523,000 for those changes. Brief Summary below(not intended to be all inclusive)

- Shifting the PS closer to the River
- Reducing the footprint of the pump station and Wetwell to exclude the future pump space
- Shifting the Electrical room and discharge piping and including a 24" plug valve on the discharge
- Removing 2 screens
- Removing the Gate and 16" Drain Line
- Reducing the 36" Intake line down to 30" including gate
- Eliminating the concrete encasement on the Sanitary line, modifying the starting point of encasement and reducing the encasement dimensions on the 36" intake and the Protective piles.
- Reducing the quantity of the protective piles down to 9.
- Eliminate the Ladder down into the wetwell
- Modifying the other storm line to discharge down the bank instead of crossing in front of the pump station

We look forward to working together on this project.

Thank you,

**Josh Clifton**

**English Construction**

**Utilities Division Chief Estimator**

**Phone: 434-845-0301**

**Direct: 434-455-3141**

**Email: [jclifton@englishconst.com](mailto:jclifton@englishconst.com)**

**RESOLUTION TO AUTHORIZE EXECUTION OF A  
CONTRACT FOR THE GREENE COUNTY RESERVOIR RAW  
WATER INTAKE AND PUMP STATION NO. 1, DIVISION 3**

**WHEREAS**, Greene County has solicited bids for the construction of the Greene County Reservoir Raw Water Intake and Pump Station No 1, Division 3; and

**WHEREAS**, two bids were received and publicly opened on October 9, 2025; and

**WHEREAS**, the County was able to Value Engineer items with English Construction that lowers the cost of the bid by one million five hundred twenty-three thousand dollars (\$1,523,000.00); and

**WHEREAS**, English Construction provided the lowest responsible and responsible bid in the amount of sixteen million nine hundred seventeen thousand dollars (\$16,917,000.00); and

**WHEREAS**, WW Associates, Inc., the County's engineering consultant, has reviewed the bid documentation and recommends award of the construction contract to English Construction, contingent upon funding availability; and

**WHEREAS**, the Board of Supervisors desires to proceed with the project and authorize the execution of a contract with the recommended bidder.

**NOW, THEREFORE, BE IT RESOLVED** by the Greene County Board of Supervisors that:

1. The County Administrator is hereby authorized to execute a contract with English Construction in the amount of \$16,917,000.00 for the construction of the Greene County Reservoir Raw Water Intake and Pump Station No. 1, Division 3, contingent upon the availability of project funding.
2. The County Administrator is further authorized to take all actions necessary to implement this contract, including issuance of a Notice to Proceed, subject to applicable legal and budgetary requirements.

**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON  
NOVEMBER 13, 2025.**

Motion:

Second:

Votes:

Catalano: \_\_\_\_\_

Durrer: \_\_\_\_\_

Goolsby: \_\_\_\_\_

Lamb: \_\_\_\_\_

McGuigan: \_\_\_\_\_

\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST: \_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors



OFFICE OF THE COUNTY ADMINISTRATOR  
POST OFFICE BOX 358  
STANARDSVILLE, VIRGINIA 22973  
434-985-5201  
FAX: 434-985-3705

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**NOTICE OF INTENT TO AWARD**

DATE: 11/13/2025

COMMODITY: Raw Water Main

IN RESPONSE TO IFB # 01100 ISSUED: August 13, 2025

CONTRACTOR(S)/VENDOR(S): Commonwealth Excavating Inc.

Records for this procurement are now available for inspection by any bidder on this IFB.

(Purchase officer/contract officer) Cathy Schafrik, County Administrator  
Name typed or printed



November 4, 2025

Ms. Cathy Schafrik  
County Administrator  
40 Celt Road  
Stanardsville, VA 22973

Re: Greene County Reservoir Raw Water Main, Division 2  
Greene County, Virginia  
WWA Project No. 218001.03

Dear Ms. Schafrik:


Eleven bids were received for the referenced project on October 9, 2025 at 2:30 P.M. and publicly opened. Commonwealth Excavating, Inc., was the apparent low bidder with a total base bid in the amount of \$5,300,000.00.

We have reviewed the bid documentation and find these documents to be in order. In addition, we have successfully worked with this Contractor on previous projects. We therefore recommend awarding the construction contract to Commonwealth Excavating, Inc., in the amount of \$5,300,000.00.

The bid tabulation and documentation are enclosed for your review. We are available to administer this contract upon your authorization. Please feel free to contact us should you have any questions.

Sincerely,

WW Associates, Inc.



Herbert F. White III, P.E.  
President

Enclosures: Bid Tabulation, Bid Documentation

# Bid Tabulation

**Client: Greene County, VA**

**Project Name: Greene County Div2 Raw Water Main**

**WW Associates Project No. 218003.03**

**Bid Opening Date: Thursday, October 9, 2025 at 2:30 PM**



#	Contractor	Contractor License No.	Bid Bond	Add No. 1	Add No. 2	Add No. 3	Base Bid
1.	Rocktown Excavating LLC	2705172496	✓	✓	✓	✓	\$6,184,700.00
2.	Commonwealth Excavating Inc	2705035555A	✓	✓	✓	✓	\$5,300,000.00
3.	General Excavation Inc	2701026132	✓	✓	✓	✓	\$7,993,407.00
4.	Faulconer Construction Company Inc	2701003330	✓	✓	✓	✓	\$6,578,300.00
5.	Garney Companies Inc	2705122417	✓	✓	✓	✓	\$5,940,579.00
6.	Haley, Chisholm & Morris Inc	2701000007A	✓	✓	✓	✓	\$6,430,126.99
7.	Valley Contracting LLC dba Valley Earth and Pipe LLC	2705175555	✓	✓	✓	✓	\$7,399,154.00
8.	Snyder Environmental Services Inc	2701023228	✓	✓	✓	✓	\$5,751,700.00
9.	Morgan Contracting Inc	2705083205	✓	✓	✓	✓	\$5,440,000.00
10.	Sagres Construction Corporation	2705060249	✓	✓	✓	✓	\$8,730,290.00
11.	Green Wood Inc	2705036566	✓	✓	✓	✓	\$8,440,000.00
12.							
13.							
14.							
15.							

Contractor Commonwealth Excavating, Inc. Date 10-9-25  
VA License No. 2705 03555A

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Section 01300  
Bid Form

Gentlemen:

The undersigned, having visited and examined the site and having carefully studied the drawings and project manual for the Greene County Reservoir, Raw Water Main - Division 2 Greene County, Virginia, hereby proposes to furnish all plant, labor, equipment, materials, and services and to perform all operations necessary to execute and complete the work required for the project, in strict accordance with the drawings and technical specifications prepared by WW Associates, Inc., Engineers • Surveyors • Planners, dated August 12, 2025, together with addenda numbered 3, issued during bidding period and hereby acknowledged, subject to the terms and conditions of the agreement as follows:

**Total Base Bid** is defined as all work associated with this project, complete and in accordance with the drawings and technical specifications, for the sum of:

Five Million Three Hundred Thousand and <sup>00</sup>/<sub>100</sub> Dollars  
(\$5,300,000.00)

Notes:

- a) The basis of award for determining the low bidder shall be the lowest Total Base Bid.
- b) The Total Base Bid is founded upon furnishing equipment and materials of specified manufacturers or approved equals.
- c) The Contractor is advised to refer to the Lines and Grades paragraph in Section 01400 – General Requirements for bidding requirements on construction stakeout services.
- a) It is understood and agreed that the Owner, in protecting his best interest, reserves the right to reject any or all bids and waive any or all informalities, and the right to disregard all non-conforming or conditional bids or counter proposals.

We are properly equipped to execute work as defined in the contract documents and so covered by this bid and will enter into agreement for the execution and completion of the work in accordance with the drawings, project manual, and this bid. We further agree that if awarded the contract, we will commence the work on the date stated in the “Notice to Contractor to Proceed,” and will prosecute the work and shall be substantially complete as defined in the general conditions within 300 calendar days and complete all obligations within 360 calendar days.

The Owner and Contractor recognize that time is of the essence with this agreement and that the Owner will suffer financial loss if the work is not completed within 300 calendar days for all work associated with this project. They also recognize the delays, expense, and difficulties involved in proving the actual loss suffered by the Owner if the work is not completed on time. Accordingly, instead of requiring any such proof, the Owner and

Contractor Commonwealth Excavating, Inc Date 10-9-25  
VA License No. 2705 035555 A

Contractor therefore agree that, as liquidated damages for delay (but not as a penalty), the Contractor shall pay the Owner one thousand dollars (\$1,000.00) for each day that expires after the time specified for substantial completion of this project.

Enclosed herewith is the following security, offered as evidence that the undersigned will enter into agreement for the execution and completion of the work in accordance with the drawings and project manual:

Certified check for the sum of \_\_\_\_\_

Name of bank \_\_\_\_\_

Bidder's bond in amount of 5% of bid amount

Bond issued by Employers Mutual Casualty Company

The undersigned further agrees that in case of failure on his part to execute the said agreement within 10 consecutive calendar days after written notice being given on the award of the contract, the monies payable by the securities accompanying this bid shall be paid to Greene County, Virginia as liquidated damages for such failure; otherwise, the securities accompanying this bid shall be returned to the undersigned.

The Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, coercive practices or otherwise taken any action in the restraint of free and competitive bidding.

This bid is subject to acceptance within a period of 90 days from bid submission date.

Respectfully Submitted,

Commonwealth Excavating, Inc.

Contractor  
By Alicia Beggs for Comm Exec

P.O. Box 897/40 Sutton Rd

Verona, VA 24482  
Address

540-248-2000  
Telephone

Date 10-9-25

Contractor's Current Virginia

License Number 2705035555 Code A



### POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

- 1. Employers Mutual Casualty Company, an Iowa Corporation
- 2. EMCASCO Insurance Company, an Iowa Corporation
- 3. Union Insurance Company of Providence, an Iowa Corporation
- 4. Illinois EMCASCO Insurance Company, an Iowa Corporation
- 5. Dakota Fire Insurance Company, a North Dakota Corporation
- 6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

**Luke Brooks**

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

#### Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

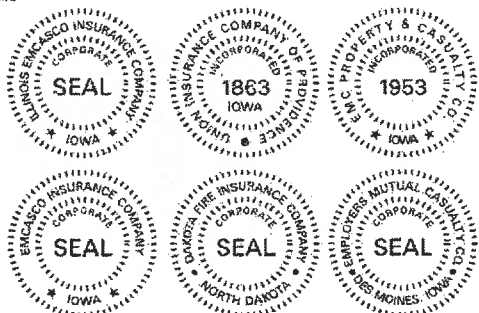
### AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

**RESOLVED:** The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

**IN WITNESS THEREOF**, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 22nd day of September, 2022.

Seals



*Scott R. Jean*  
 Scott R. Jean, President & CEO  
 of Company 1; Chairman, President  
 & CEO of Companies 2, 3, 4, 5 & 6

*Todd Strother*  
 Todd Strother, Executive Vice President  
 Chief Legal Officer & Secretary of  
 Companies 1, 2, 3, 4, 5 & 6

On this 22nd day of September, 2022 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires October 10, 2025.

*Kathy Loveridge*  
 Notary Public in and for the State of Iowa



### CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 22nd day of September, 2022, are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 25th day of September, 2025.

*Ryan J. Springer*  
 Vice President



**RESOLUTION TO AUTHORIZE EXECUTION  
OF A CONTRACT FOR THE GREENE COUNTY  
RESERVOIR RAW WATER MAIN, DIVISION 2**

**WHEREAS**, Greene County has solicited bids for the construction of the Greene County Reservoir Raw Water Main, Division 2; and

**WHEREAS**, eleven bids were received and publicly opened on October 9, 2025; and

**WHEREAS**, Commonwealth Excavating, Inc., provided the lowest responsible and responsible bid in the amount of five million three hundred thousand dollars (\$5,300.00); and

**WHEREAS**, WW Associates, Inc., the County's engineering consultant, has reviewed the bid documentation and recommends award of the construction contract to Commonwealth Excavating, Inc., contingent upon funding availability; and

**WHEREAS**, the Board of Supervisors desires to proceed with the project and authorize the execution of a contract with the recommended bidder.

**NOW, THEREFORE, BE IT RESOLVED** by the Greene County Board of Supervisors that:

1. The County Administrator is hereby authorized to execute a contract with Commonwealth Excavating, Inc., in the amount of \$5,300.00 for the construction of the Greene County Reservoir Raw Water Main, Division 2, contingent upon the availability of project funding.
  
2. The County Administrator is further authorized to take all actions necessary to implement this contract, including issuance of a Notice to Proceed, subject to applicable legal and budgetary requirements.

**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON  
NOVEMBER 13, 2025.**

Motion:

Second:

Votes:

Catalano: \_\_\_\_\_  
Durrer: \_\_\_\_\_  
Goolsby: \_\_\_\_\_  
Lamb: \_\_\_\_\_  
McGuigan: \_\_\_\_\_

\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST: \_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors

**RESOLUTION TO APPROPRIATE FUNDS FOR THE CONSTRUCTION OF WELL  
NO. 2 AT THE GREENE COUNTY PARK PROPERTY**

**WHEREAS**, the Greene County Board of Supervisors recognizes the need to enhance the County’s water infrastructure to ensure adequate capacity, reliability, and resiliency for current and future residents; and

**WHEREAS**, the Greene County Park property has been identified as the optimal site for the development of Well No. 2 based on engineering evaluations and recommendations; and

**WHEREAS**, the estimated total cost for the completion of Well No. 2 is **One Million Dollars (\$1,000,000)**; and

**WHEREAS**, it is the intent of the Board of Supervisors to fund the project from available County capital improvement funds, supplemented as needed by grants or other funding sources that may become available;

**NOW, THEREFORE, BE IT RESOLVED** by the **Greene County Board of Supervisors** that the amount of **One Million Dollars (\$1,000,000)** be and hereby is appropriated for the construction of **Well No. 2**, to be located at the **Greene County Park property**; and

**BE IT FURTHER RESOLVED** that the County Administrator, or their designee, is authorized to take all necessary actions to execute contracts, procure materials and services, and oversee the implementation of the project in accordance with applicable laws and procurement policies; and

**Adopted this 13<sup>th</sup> day of November, 2025.**

Motion:

Second:

Recorded Vote:

Steve Catalano \_\_\_\_\_  
Marie C. Durrer \_\_\_\_\_  
Tim Goolsby \_\_\_\_\_  
Davis Lamb \_\_\_\_\_  
Francis McGuigan \_\_\_\_\_

\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST: \_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors