

October 14, 2025
County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, OCTOBER 14, 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

Absent was: 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: 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 businesses 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 surplus funds from a tax sale.

WHEREAS, pursuant to: §2.2-3711(A)(5) and (A)(8) of the Code of Virginia, such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Greene County does hereby authorize discussion of the aforestated matters in Closed Meeting.

Upon motion by Davis Lamb, second by Marie Durrer and unanimous roll call vote, the Board entered into Closed Meeting.

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

Motion carried.

RE: OPEN MEETING

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

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Absent
	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	-	Absent
	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 Francis McGuigan and unanimous roll call vote, the agenda was adopted as presented.

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

Motion carried.

RE: MATTERS FROM THE PUBLIC

Mr. James Maupin addressed the Board to express concerns about changes at the local dump. He explained that, as a mason in the area, he frequently disposes of clean fill materials such as stone, concrete, bricks, and blocks. Recently, he was told that these materials could no longer be dumped at the local facility and must instead be taken to the Ivy dump, which he found inconvenient after having used the local site for over 30 years. Mr. Maupin suggested the county considers outsourcing to continue accepting clean fill at the current location and also requested the option to pay with a debit card instead of cash or check, noting that electronic payments are more practical for small business owners. He emphasized that he was not complaining but hoped the Board could address these issues to better support local businesses and modernize payment practices.

RE: BOND RATING UPDATE

Ms. Schafrik announced that Greene County received its first-ever bond ratings from Moody's and S&P, earning double A ratings from both agencies. She credited this achievement to the Board's fiscal responsibility, long-term planning, and the efforts of previous boards. Ms. Schafrik highlighted that these strong ratings exceeded advisors' expectations and will improve the county's borrowing capacity, offering more favorable options for future financial needs, particularly important for upcoming water and sewer projects. She also mentioned that official press releases and information related to the rating were attached to the meeting notes for further detail.

RE: COMMUNITY RESOURCES UPDATE

Mr. James Howard spoke to the Board about a new partnership Greene County has entered into with Care Portal, an online platform that connects families in need with local churches and community organizations willing to provide direct assistance. He explained that the goal is to help struggling families remain together by meeting immediate, tangible needs—such as providing appliances or furniture—through a network of trained church volunteers. Mr. Howard described the efficiency and positive impact of the platform, noting that needs are often met rapidly and that this collaborative approach leverages community resources in times of decreased government funding. He encouraged public engagement with Care Portal and emphasized that this initiative offers a practical and meaningful way for residents to help their neighbors, strengthening the entire community.

RE: CONSENT AGENDA

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

- a. Minutes of previous meeting
- b. Letter of Support for Town of Stanardsville regarding William Mills House renovations (Attachment "A")
- c. Request from the Commissioner of Revenue for a refund in the amount of \$5,435.33 for a qualified disabled veteran (Attachment "B")
- d. Request from the Commissioner of Revenue for a refund in the amount of \$7,312.16 for a qualified disabled veteran (Attachment "C")
- e. Resolution to accept and appropriate \$42,889.88 for a supplemental appropriation for CSA (Attachment "D")

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

Motion carried.

RE: ACTION ON PUBLIC HEARING DEFERRED FROM AUGUST 12, 2025
REGARDING ROUTE 33 HOLDINGS, LLC, FOR A REZONE FOR TMP# 60C-(A)-24, ON A
TOTAL OF 18.55 ACRES

Mr. Frydl explained that the rezoning request from Route 33 Holdings, LLC, pertains primarily to the frontage along Route 33 and not the areas where most families reside in the park. He clarified that most trailers in the affected rezoning area have already been vacated, leaving only three, two of which are empty and the third occupied by the park manager, whose needs will be addressed if relocation becomes necessary. Mr. Frydl emphasized that the rezoning will not displace families currently residing in the park, aside from the park manager if required, and confirmed that the Board had received additional information to address concerns from the previous meeting. He also clarified that the rest of the property remains unchanged and will continue to allow existing trailers and their residents to stay until alternative accommodations are available.

Mr. Frank Stoner introduced himself as a representative of Milestone Partners and Route 33 Holdings, the owners of the property under discussion. He described the significant challenges facing the park, which was built over 50 years ago, citing failing infrastructure such as overworked septic systems and frequent water line breaks. Mr. Stoner explained that their goal is to complete an expansion (referred to as "part two") so that residents remaining in the old section can move into newer, improved facilities. While the site plan for this expansion has been approved, final health department approval for the septic system is still pending, and earlier design attempts proved financially unfeasible. Mr. Stoner reassured the Board that they are committed to finding cost-efficient solutions and welcomed any questions about the process.

Upon motion by Marie Durrer, second by Davis Lamb and unanimous roll call vote, the Board approved the rezone as presented. (Attachment “E”)

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

Motion carried.

RE: DESIGNATION OF A REPRESENTATIVE TO CAST PROXY VOTES ON BEHALF OF GREENE COUNTY AT THE ANNUAL VACO MEETING

The Board discussed the need to designate a representative to cast proxy votes on behalf of Greene County at the upcoming annual VACO (Virginia Association of Counties) meeting, which will be held on November 11. Only one vote per county is allowed, and with only Ms. Schafrik and Mr. Lamb attending, the Board agreed by consensus that Davis Lamb would serve as the county’s voting representative.

RE: BOARD LIAISON REPORTS

Mr. Lamb attended the Culpeper Soil and Water meeting, and they discussed the data centers in Culpeper and the tax revenue they would bring.

RE: COUNTY ADMINISTRATOR’S UPDATE

Ms. Schafrik reported on a recent county tour organized by the Ruckersville Advisory Committee and Planning and Zoning staff, which offered board members and planning officials the opportunity to see ongoing projects firsthand. Ms. Schafrik highlighted the recent success of the Tour de Greene cycling fundraiser benefiting Feeding Greene, noting ideal weather and strong participation. She announced an upcoming powerlifting challenge at Anytime Fitness on November 15, open to ages 14 and up, to support the Justin Tooley Memorial Fund. Additionally, Ms. Schafrik shared that the county, in partnership with UVA and thanks to community involvement, secured visits from a mobile primary care clinic that will begin regular appointments, with the frequency depending on community interest. She explained that the clinic accepts all insurance types, including Medicare and Medicaid, and could significantly improve access to healthcare for local residents. Lastly, she mentioned a fundraiser for the Greene Care Clinic, which provides free healthcare for uninsured residents, encouraging the public to participate.

RE: ADJOURN

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

Recorded vote:

Marie Durrer	-	Yes
Davis Lamb	-	Yes
Tim Goolsby	-	Absent
Francis McGuigan	-	Yes
Steve Catalano	-	Yes

Motion carried.



Steve Catalano, Chair
Greene County Board of Supervisors



Cathy Schafrik, Clerk
Greene County Board of Supervisors

Board of Supervisors
October 14, 2025
Attachment A



October 14, 2025

Town Council
Town of Stanardsville
19 Celt Road
Stanardsville, VA 22973

Dear Mayor and Members of the Town Council,

On behalf of the Greene County Board of Supervisors, we write to express our enthusiastic support of your work to renovate the historic William Mills House in Stanardsville. To date, your hard work has resulted in the donation of the house to the Town, with the requirement to move the Town Hall to the Mills location as stipulated by the donor.

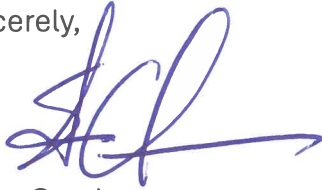
This landmark holds significant cultural and architectural value for our community, representing an important chapter in Greene County's heritage. Its preservation and renovation not only honor our shared history but also presents a meaningful catalyst for economic development, enhanced tourism, and civic pride in the Town of Stanardsville. Along with the expanded streetscape improvements, these efforts are transforming Stanardsville into a vibrant, walkable, and welcoming destination for residents and visitors alike. The opportunity to both support existing businesses as well as provide space for community use, and small business incubation will bring the Town's vision to fruition.

We commend the Town's leadership and vision in prioritizing this project and recognize the potential for the William Mills House to serve as a cornerstone for future revitalization

efforts. The Board stands ready to collaborate and assist in identifying resources (such as grants), partnerships, and support that may help bring this renovation to fruition.

We appreciate your work and fundraising efforts to preserve this vital piece of Greene County's legacy for generations to come.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SC', with a long horizontal flourish extending to the right.

Steve Catalano

Chairman, Greene County Board of Supervisors

Board of Supervisors
October 14, 2025
Attachment B

Greene County Commissioner's Office

P. O. Box 438
Stanardsville, VA 22973-0438

Phone 434-985-5211
Fax 434-985-5283

Date: October 3, 2025

TO: Greene County Board of Supervisors

FROM: Kimberly Tate, Commissioner of the Revenue

RE: Refund Request of \$5,435.33 for qualified disabled veteran

Taxpayer submitted qualifying paperwork as a disabled veteran which initiated a partial abatement for 2022 and a full abatement for 2023-2025 for real estate taxes as well as personal property taxes. This resulted in an overpayment of \$5,435.33 for which a refund is due.

Board of Supervisors
October 14, 2025
Attachment C

Greene County Commissioner's Office

P. O. Box 438
Stanardsville, VA 22973-0438

Phone 434-985-5211
Fax 434-985-5283

Date: October 3, 2025

TO: Greene County Board of Supervisors

FROM: Kimberly Tate, Commissioner of the Revenue

RE: Refund Request of \$7,312.16 for qualified disabled veteran

Taxpayer submitted qualifying paperwork as a disabled veteran which initiated a partial abatement for 2024 and a full abatement for 2025 for real estate taxes as well as personal property taxes. This resulted in an overpayment of \$7,312.16 for which a refund is due.

**RESOLUTION TO ACCEPT AND APPROPRIATE FORTY TWO THOUSAND,
EIGHT HUNDRED AND EIGHTY NINE EIGHTY EIGHT CENTS (\$42,889.88) FOR
SUPPLEMENTAL APPROPRIATION TO THE CSA PROGRAM**

WHEREAS, the Department of Social Services for the County of Greene is requesting funding from the office of Children Services which shall be used for youth in the CSA program; and

WHEREAS, the funds in the amount of **FORTY TWO THOUSAND, EIGHT HUNDRED AND EIGHTY NINE EIGHTY EIGHT CENTS (\$42,889.88)** need to be appropriated to the appropriate line items in the 2024-2025 budget of the County of Greene, Virginia.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that **FORTY TWO THOUSAND, EIGHT HUNDRED AND EIGHTY NINE EIGHTY EIGHT CENTS (\$42,889.88)** be appropriated to the 2024-2025 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 things necessary to give this resolution effect.

Adopted this 14th day of October 2025.

Motion: Marie Durrer
Second: Davis Lamb

Recorded Vote:

Steve Catalano	<u>Yes</u>
Marie C. Durrer	<u>Yes</u>
Tim Goolsby	<u>Absent</u>
Francis McGuigan	<u>Yes</u>
Davis Lamb	<u>Yes</u>



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST: 

Cathy Schafrik, Clerk
Greene County Board of Supervisors

AN ORDINANCE (O-2025-005) TO REZONE PARCEL TMP# 60C-(A)-24, WHICH HAS A TOTAL ACREAGE OF 18.55. THIS REQUEST INCLUDES A CHANGE OF 0.29 ACRE OF THE PARCEL FROM R-2 (RESIDENTIAL) TO B-2 (BUSINESS GENERAL), AS WELL AS 6.14 ACRES FROM R-2 (RESIDENTIAL) TO B-3 (BUSINESS HIGHWAY AND HIGH INTENSITY). THE PARCEL IS SITUATED OFF SPOTSWOOD TRAIL IN RUCKERSVILLE. ACCORDING TO THE GREENE COUNTY FUTURE LAND USE MAP, THIS PARCEL IS CLASSIFIED AS 'MIXED USE RESIDENTIAL', AND THE GREENE COUNTY COMPREHENSIVE PLAN IDENTIFIES IT AS BEING WITHIN THE GROWTH AREA. (RZ#25-001)

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 the Greene County Planning Commission advertised and held a public hearing on the proposed rezoning on July 16, 2025, and all of those who spoke on this topic were heard; and

WHEREAS, the Greene County Planning Commission voted 5-0 to recommend approval of the request to rezone the subject property; and

WHEREAS, public necessity, convenience, general welfare, and good zoning practice support approval of this rezoning 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 July 29, 2025, and August 5, 2025, and

WHEREAS, the full text of this request was available for public inspection in the Greene County Administrator's Office, County Administration Building, 40 Celt Road, Stanardsville, Virginia 22973; and

WHEREAS, on August 12, 2025, the Greene County Board of Supervisors held a public hearing on this matter, and all those who spoke on this topic were heard; and

WHEREAS, the Greene County Board of Supervisors deferred action on this matter until October 14, 2025;

NOW, THEREFORE, BE IT ORDAINED that the Greene County Board of Supervisors hereby approves Ordinance O-2025-005 to rezone parcel TMP# 60C-(A)-24, which has a total acreage of 18.55. This request includes a change of 0.29 acres of the parcel from R-2 (Residential) to B-2 (Business General), as well as 6.14 acres from R-2 (Residential) to B-3 (Business Highway and High Intensity). The parcel is situated off Spotswood Trail in Ruckersville. According to the Greene County Future Land Use Map, this parcel is classified as 'Mixed Use Residential', and the Greene County Comprehensive Plan identifies it as being within the growth area. (RZ#25-001)

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON OCTOBER 14, 2025.

Motion: Marie Durrer
Second: Davis Lamb

Votes:

Catalano: Yes

Durrer: Yes

Goolsby: Absent

Lamb: Yes

McGuigan: Yes



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik, Clerk
Greene County Board of Supervisors