

February 25, 2025

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, FEBRUARY 25, 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
Tim Goolsby, Member
Francis McGuigan, Member

Attending virtually: Steve Catalano, Chair

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

RE: CLOSED MEETING

Mr. Frydl explained to the Board that Mr. Catalano would be joining the meeting remotely at 6:30 due to illness. He will not participate in Closed Meeting.

Ms. Kemp read the proposed resolution for Closed Meeting.

WHEREAS, the Board of Supervisors of Greene County desires to discuss in Closed Meeting the following matter(s):

- Discussion, consideration, or interviews of prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body concerning the Board of Zoning Appeals, the Board of Equalization, the Agricultural & Forestal District Committee and the Economic Development Authority.

WHEREAS, pursuant to: §2.2-3711 (A)(1) 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 Davis Lamb, second by Tim Goolsby 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	-	Absent

Motion carried.

RE: OPEN MEETING

Upon motion by Davis Lamb, second by Tim Goolsby 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	-	Abstained

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	-	Abstained

Motion carried.

RE: APPOINTMENT OF JAY HUNTER TO THE BOARD OF ZONING APPEALS

Upon motion by Davis Lamb, second by Tim Goolsby and unanimous roll call vote, the Board agreed to petition the Circuit Court to appoint Mr. Jay Hunter to the Board of Zoning Appeals for a 5-year term which will expire on February 28, 2030.

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes

Francis McGuigan	-	Yes
Steve Catalano	-	Abstained

Motion carried.

RE: APPOINTMENT OF JAY HUNTER TO THE BOARD OF EQUALIZATION

Upon motion by Davis Lamb, second by Tim Goolsby and unanimous roll call vote, the Board agreed to petition the Circuit Court to appoint Mr. Jay Hunter to the Board of Equalization for a 3-year term which will expire on February 28, 2028.

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

Motion carried.

RE: APPOINTMENT OF ROBERT RUNKLE TO THE AGRICULTURAL AND FORESTAL DISTRICT COMMITTEE

Upon motion by Francis McGuigan, second by Davis Lamb and unanimous roll call vote, the Board appointed Mr. Robert Runkle to the Agricultural and Forestal District Committee.

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

Motion carried.

RE: REAPPOINTMENT OF COREY JACOBER TO THE ECONOMIC DEVELOPMENT AUTHORITY

Upon motion by Tim Goolsby, second by Francis McGuigan and unanimous roll call vote, the Board reappointed Mr. Corey Jacober to the Economic Development Authority for a 4-year term which will expire on March 1, 2029.

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

Motion carried.

RE: APPOINTMENT OF MALLORY LAMB TO THE ECONOMIC DEVELOPMENT AUTHORITY

Upon motion by Tim Goolsby, second by Francis McGuigan and unanimous roll call vote, the Board reappointed Ms. Mallory Lamb to the Economic Development Authority for a 4-year term which will expire on March 1, 2029.

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

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 Tim Goolsby, 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	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

RE: MATTERS FROM THE PUBLIC

Ms. Jeanne Faulconer expressed concerns about the impact of anticipated residential development on water and sewer needs in Greene County. She urged against raising real estate taxes to fund the necessary infrastructure, stating that it would price out long-time and senior residents who are often on fixed incomes.

Mr. Mark Fanning questioned the impact of federal budget cuts on Greene County and suggested the board engage community members to analyze the situation thoroughly. He expressed concerns about the connection between the administration's desire to lower taxes for the wealthy and the impact of these cuts on the county and its constituents.

Mr. Jay Willer discussed the impact of sewer rate increases on sewer-only customers in Greene County. He highlighted a 16% increase in his sewer bill and questioned the fairness of higher rates for sewer-only customers compared to other water and sewer customers.

Mr. Fred Turck raised concerns about the adequacy of water pressure at the high school, stating that a county employee had claimed the high school does not have enough water pressure to put out a fire. He questioned the accuracy of this claim and the potential safety implications if it were true, emphasizing the need to ensure the high school has sufficient water pressure for fire safety.

Mr. Mike Traber read a letter expressing concern over delays in the White Run Water Impoundment Project. He highlighted that the project has been in planning for 23 years and significant taxpayer investments have already been made. Mr. Traber emphasized the need for reliable and sustainable water infrastructure for the community's health, safety, and economic well-being. He urged the Board to reaffirm its commitment to the project, develop a clear funding plan and development timeline, and issue necessary bonds to ensure timely completion. Mr. Traber called for swift action to secure the county's water future.

Mr. Bill Martin said that he is encouraged to see a more sophisticated debate on the topic of Greene County's inadequate water infrastructure and is hopeful the Board now sees the need to move forward. He appealed to the Board to consider the danger the county faces if a major fire were to occur when water pressure is low, referencing a previous study on the functionality of fire hydrants. He expressed concern about the community's vulnerability due to inadequate water supply and pressure, especially for the large school complex and major commercial enterprises. He urged the board to prioritize addressing the water infrastructure issues, stating that moving forward with the reservoir plan is critical.

Ms. Polly Callahan expressed concerns about prioritizing water infrastructure before attracting tech businesses, arguing that without reliable water, it would be difficult to attract businesses. She mentioned the high costs of building new schools, comparing them to examples in nearby areas, and warned against the financial risks of rebuilding schools without sufficient water. Ms. Callahan also raised concerns about landowners in Northern Virginia facing higher property taxes after their land was zoned for tech and data centers, without the opportunity to sell, putting them at risk of foreclosure. She urged the Board to consider the tax implications for landowners when redrawing zones.

Ms. Debbie Turck ceded her time to Ms. Jennifer Lewis-Fowler. Ms. Lewis-Fowler expressed concerns about the financial feasibility of the \$125 million reservoir project, stating that the actual price tag could be double that amount when including interest over 25-30 years. She questioned the estimated number of new hookups, suggesting the projections may be unrealistic and limit the revenue generated from EDUs. She highlighted the numerous other capital improvement projects the county has, such as an emergency services center, fire/rescue equipment, and school maintenance, arguing the reservoir project may drain funds needed for these other priorities. Ms. Lewis-Fowler suggested the county consider alternative solutions, such as drilling multiple deep wells, as a more cost-effective approach to supplement the current water supply.

RE: PUBLIC HEARING TO CONSIDER A REQUEST FROM ICE PARK HOLDINGS, LLC
FOR A SPECIAL USE PERMIT FOR AN INDOOR RECREATION FACILITY (ICE PARK)

Mr. Frydl said that the proposed location for the ice-skating rink is near the Food Lion shopping center in the urban development plan area. He explained that indoor recreation facilities, like an ice-skating rink, require a special use permit so the Board can review the potential impacts and ensure it fits within the community. He said that the concept plan shows the proposed layout of the facility, which meets parking requirements and other zoning regulations. The Comprehensive Plan supports recreational opportunities, activities for children/teens/adults, and attractions that encourage tourism and patronage of local businesses - all of which the ice-skating rink would provide. Mr. Frydl said that the staff review by various departments did not identify any significant impacts beyond what would be allowed for other commercial uses in the district. The Planning Commission unanimously recommended approval of the special use permit request.

Mr. Marvin Hinchey of Hinchey and Baines Engineering was present in case the Board had any questions.

The public hearing was opened and closed with no speakers.

Mr. McGuigan questioned how much water the ice-skating rink would use, noting the county has been told it is facing a water crisis and has limited water availability. He expressed concern that the increased water usage from the ice rink could further exacerbate the county's water supply issues, especially given the projected residential growth and demand. He asked for more specific information on the estimated water usage per month for the ice rink facility. The applicant did not have the exact water usage figures available at the time but agreed to provide that information.

Mr. Catalano said that he sees this project as a very positive enhancement of the Ruckersville area and makes good use of a piece of property that needs to be upgraded.

Mr. Goolsby said that, during the hearing at the Planning Commission, it was noted that the hockey teams from UVA and JMU planned to use the facility and that it could also be used by community members for birthday parties, etc.

Ms. Durrer said that she feels this would be an asset to our community.

Mr. Lamb said that he likes the idea and will support the request.

Upon motion by Davis Lamb, second by Steve Catalano and affirmative roll call vote, the Board approved the special use permit as presented. (Attachment "A")

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	No

Steve Catalano - Yes

Motion carried.

RE: PUBLIC HEARING TO CONSIDER THE CREATION OF A NEW ZONING DISTRICT, THE TECHNOLOGY, FLEX RESEARCH AND DEVELOPMENT DISTRICT

Mr. Frydl explained that the intent of this new zoning district is to attract research, technology, and advanced manufacturing businesses, particularly those that may want to be located near the universities of UVA and JMU. The district is intended to provide a more specialized and controlled environment for these types of high-tech, low-impact businesses, as opposed to the county's existing industrial and commercial districts. The ordinance also includes provisions around building height, setbacks, and other design standards to help mitigate the visual and operational impacts of development in this district. Mr. Frydl said that the purpose of this new zoning district is not to create a place for data centers, but rather to provide a designated area for high-tech research and development, as well as advanced manufacturing and assembly operations. He said that, currently, the county's zoning ordinance does not define or specifically address data centers, which can be built in industrial districts without much oversight. While the ordinance does include data centers as a potential special use, Frydl emphasized this was only to provide the Board with oversight and control over data centers, rather than to actively promote them in the county. The proposed district would give the Board more control over data centers through a special use permit process. Frydl noted the Board could choose to remove data centers entirely from the list of special uses if they did not want to allow them in this district. The Comprehensive Plan identifies this area along the Route 29 corridor as appropriate for higher density, mixed-use development, including research and technology uses. Mr. Frydl explained that the proposed ordinance language was developed by reviewing similar districts in other localities and tailoring it to fit Greene County's needs and vision for the area. The Planning Commission reviewed the proposed ordinance and provided feedback, which was incorporated before bringing it to the Board of Supervisors for consideration.

Mr. McGuigan questioned whether the Board could limit the size of the structures allowed as a way to stop data centers from being built. Mr. Frydl said that they could use size parameters as a performance standard.

The public hearing was opened. There were ten speakers.
The speakers expressed the following concerns:

1. Strong opposition to allowing data centers in the county, citing concerns about their high water usage, noise, visual impacts, and potential to exacerbate the county's existing water supply issues.
2. Whether the county was truly prepared to handle the potential impacts of high intensity uses like data centers, highlighting the need for more detailed analysis and planning.
3. The county should focus on development that aligns with its rural character and ability to sustainably support, rather than pursuing uses like data centers.

4. Emphasized the importance of ensuring any new development is confined to the designated growth areas, and urged the Board to change the language from "should" to "shall" in the ordinance.
5. Raised questions about the specific parcels being considered for this district and whether the landowners had been properly notified and consulted.
6. Questioned whether the Board member that owns property within this district should recuse themselves from this vote.

The public hearing was closed.

The Board discussed the proposed ordinance. They focused on addressing the public's concerns about potential negative impacts while still preserving the intended purpose of attracting desired research and technology businesses to the county. They came to the consensus that they would remove data centers from the list of uses allowed by special use permit, as the Board members unanimously expressed, they do not want data centers in Greene County. They agreed to change the language in the ordinance from "should" to "must" regarding the location of new businesses within the designated growth area, to provide stronger control over where the district is applied. They agreed to reduce the maximum building height from sixty feet to forty-five feet, in response to concerns about the visual impact of taller structures. They agreed to clarify the definitions and separate the uses for data centers, warehousing, and manufacturing to avoid any ambiguity. The Board emphasized the importance of following the Comprehensive Plan and requiring any rezoning requests to go through the full board approval process, rather than automatically allowing development in the district.

Upon motion by Francis McGuigan, second by Tim Goolsby and affirmative roll call vote, the Board approved the proposed ordinance for the creation of the Technology, Flex Research and Development District as amended with the changes agreed on by the Board. (Attachment "B")

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

Motion carried.

RE: JABA UPDATE

Ms. Judith Selzer introduced herself as the new CEO of JABA and expressed excitement at starting in JABA's 50th anniversary year and expressed her appreciation for Greene County's long-term investment in senior and disability services. She highlighted the growing aging population in the region, with one in four people expected to be over sixty by 2030, and the importance of JABA's services for seniors dealing with isolation, food insecurity, and healthcare needs. She explained JABA's services, including the senior helpline, aging services coordinators

who provide case management, and the programs offered at the Greene County Community Center. Ms. Selzer thanked the Board for the funding that keeps the Community Center open and allows JABA to provide meals and other programs to help seniors live independently. She emphasized her passion for JABA's mission and said that she looks forward to getting to know the board members and working together to serve the aging community in Greene County.

RE: VDOT QUARTERLY UPDATE

Ms. Carrie Shephard, VDOT Resident Engineer, was present to provide the Board with her quarterly update. She said that the latest project update is the Route 636 Goose Pond Road bridge replacement, which is currently in the design approval phase. Regarding the Secondary Six-Year Plan for unpaved road paving, Ms. Shephard explained the criteria and process, noting that Greene County has about fifty miles of gravel roads, with fifteen miles qualifying based on minimum traffic counts. She reviewed the current plan, which includes completing the Welsh Run Road project and moving forward with Mission Home Road and Middle River Road in the coming years. Ms. Shephard mentioned that recent legislation may provide some additional flexibility in how the unpaved road funding can be used, beyond just paving, but guidance is still pending. She encouraged the Board to continue pursuing the current road priorities, as the funding allocations are already in place for the next few fiscal years. Ms. Shephard provided an update on the planned access road project near the Terrace Greene apartments, noting it is still in the works with the county and VDOT.

The Board thanked Ms. Shephard for her update.

RE: CONSENT AGENDA

Upon motion by Steve Catalano, second by Davis Lamb and unanimous roll call vote, the Board approved the consent agenda.

- a. Minutes of previous meeting
- b. Refund request from the Commissioner of Revenue in the amount of \$2,875.94 for a qualified disabled veteran (Attachment "C")
- c. Resolution for the declaration of a local emergency for Winter Storm Harvey (Attachment "D")
- d. Resolution to end the existence of a local emergency for Winter Storm Harvey (Attachment "E")
- e. Approve the donation of an ambulance to Unicoi County, Tennessee and authorize the County Administrator to transfer the title
- f. Resolution to accept and appropriate \$9,050.00 for the Commonwealth of Virginia 2024 Election Grant for the Registrar's Office (Attachment "F")
- g. Resolution authorizing the County Administrator to apply for the fiscal year 2026 Department of Criminal Justice Services School Resource Officer Incentive Grant for three positions (Attachment "G")
- h. Resolution to accept and appropriate \$7,121.09 from the state for vacancy savings for the Treasurer's Office (Attachment "H")

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

Motion carried.

RE: APPROVAL OF FINDING OF PUBLIC NEED FOR THE ROUTE 670 ROAD PROJECT

Mr. Frydl said that this is one of the many steps required in the design-build process that the county is using for this project. The design-build approach allows for faster project delivery and the ability to modify the design, such as changing the intersection from an R-cut/J-turn to a left-turn out. The finding of public need is a required document that VDOT needs the county to approve, so that the County Administrator can sign it, and the process can continue moving forward. Mr. Frydl explained that the project location is the same area that was previously discussed, with the plan shifting slightly north and straightening out the alignment compared to the original proposal. The design will include a protected left-turn lane to allow vehicles to safely cross and merge onto Route 29, though a traffic signal may be warranted in the future based on traffic volumes. The project is using the local administration process, which allows the county more control over the intersection design, but the payments will still flow through VDOT.

Upon motion by Marie Durrer, second by Davis Lamb and unanimous roll call vote, the Board approved the County Administrator signing the Finding of Public Need for the Route 670 road project. (Attachment "T")

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

Motion carried.

RE: RESOLUTION TO ACCEPT AND APPROPRIATE \$500,000 FOR THE WATER AND SEWER DEPARTMENT TO COVER THE IMMEDIATE CRITICAL CAPITAL CONSTRUCTION NEEDS FOR THE RAPIDAN WASTEWATER TREATMENT PLANT ALUM FEED PROJECT

Mr. Tom Hutka explained that the \$500,000 request is to cover immediate critical capital needs for the Rapidan Wastewater Treatment Plant Alum feed project, which is required by a DEQ consent order to be implemented and operational by the end of this year. The project was not included in the previous budget cycle, so this supplemental appropriation is needed to keep the project on schedule. Mr. Hutka clarified that the \$500,000 would come from the existing \$3 million dollar water and sewer fund, not an additional appropriation from the county. Mr. Hutka acknowledged concerns about water pressure and volume, particularly regarding fire suppression at the schools, stating that while there are issues, his previous comments may have been

exaggerated. Mr. Hutka explained that the short-term solutions include the planned well projects, which can provide an additional 10% supply each, to help address the water needs until the larger reservoir project is completed. He emphasized the need for direction from the board on financing and construction timelines for the overall water infrastructure improvements.

Upon motion by Steve Catalano, second by Davis Lamb and unanimous roll call vote, the Board approved the appropriation as presented. (Attachment “J”)

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

Motion carried.

RE: GRANT STATUS UPDATE

Ms. Terry Beigie was present to provide an update regarding grants. She explained that there is uncertainty around federal grant reimbursements due to a recent executive order and temporary restraining order, which could impact the county's ability to receive reimbursements. She said that one specific concern is the \$70,000 virtual reality training system grant for the Sheriff's Office, which has a June 30th deadline to spend the funds and get reimbursed. Ms. Beigie said that she is unsure if the court process will be resolved in time to allow the county to meet the deadline and receive reimbursement, so she is seeking the Board's guidance on whether to proceed with the purchase using contingency funds. Ms. Beigie said that, for other grants, such as the \$750,000 park project and the \$1.5 million water line project, the funding is still in the federal budget, but the final outcome is uncertain. Ms. Beigie recommended that the county continue pursuing federal grant opportunities aggressively, while being mindful of any potential risks or restrictions. She also noted the upcoming deadline for the hazard mitigation grant program, which could provide funding for additional projects, and will need the Board's approval to apply.

Ms. Schafrik explained that staff would like directions on how to proceed.

Upon motion by Francis McGuigan, second by Marie Durrer and unanimous roll call vote, the Board approved the use of contingency to fund the purchase of the training simulator for the Sheriff's Office if we do not receive the grant funding in a timely manner.

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

Motion carried.

RE: BOARD LIAISON REPORTS

Mr. Goolsby said that he attended the Thomas Jefferson Planning District Commission meeting, but most of his other meetings had been cancelled due to the weather.

Ms. Durrer said that she was unable to attend the Central Virginia Regional Jail Board meeting as it was on the same night as our workshop meeting, but that they had approved their budget.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik said that property owners should have received reassessment notices and have until March 3rd to appeal to the appraiser. She said that the county has made the appeal process easier, with a dedicated phone number and online form available. The average reassessment increase was between 4-6%, which was lower than surrounding counties. Ms. Schafrik said that the FY26 budget process is beginning, with the first presentation at a budget workshop on March 7th. There will be additional budget workshops and two public town halls on March 20th and March 27th. Public hearings on the budget and tax rates will be held on April 22nd, with the budget adoption on May 13th. Ms. Schafrik said that the county addressed overgrown vegetation at the libraries, using a short-term solution for burning the vegetation. She said that the transfer station is making free, seasoned and green hardwood firewood available to the public. The water and sewer department has relocated to a new facility on Spotswood Trail. She said that the EMS department has launched an auxiliary EMS program and has received its first application.

RE: OTHER ITEMS FROM THE BOARD

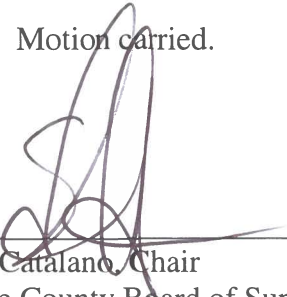
There were no additional items from the Board.

RE: ADJOURN

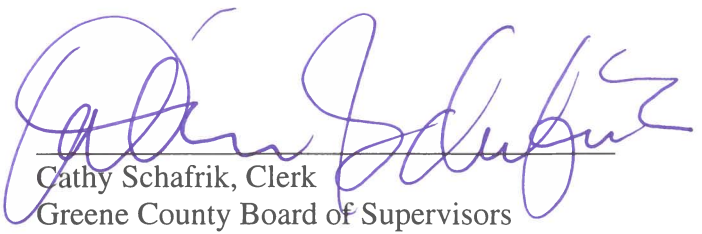
Upon motion by Francis McGuigan, second by Tim Goolsby and unanimous roll call vote, the Board meeting was adjourned.

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

Motion carried.



Steve Catalano, Chair
Greene County Board of Supervisors



Cathy Schafrik, Clerk
Greene County Board of Supervisors

AN ORDINANCE (O-2024-0018) TO GRANT A SPECIAL USE PERMIT TO ICE PARK HOLDINGS, LLC FOR AN INDOOR RECREATION FACILITY (ICE PARK), AS ARTICLES 7-3-1.1 AND 8-1-2.3 OF THE GREENE COUNTY ZONING ORDINANCE REQUIRE. THE PARCEL IS IDENTIFIED AS TMP# 66-(A)-6E, LOCATED OFF OF DEERFIELD DRIVE. THE PARCEL IS ZONED PUD (PLANNED UNIT DEVELOPMENT) AND IS APPROXIMATELY 2.53 ACRES. THE GREENE COUNTY FUTURE LAND USE MAP DESIGNATES IT AS A "MIXED USE VILLAGE CENTER" (SUP24-008)

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 January 15, 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 January 15, 2025, the Greene County Planning Commission voted 5-0 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 Greene Journal on February 11, 2025, and February 18, 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 February 25, 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 condition:

- a) The concept plan submitted for the use shall generally follow the plan created by Hinchey & Baines, dated 11/20/2024.

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON FEBRUARY 25, 2025.

Motion: Davis Lamb
Second: Steve catalano

Votes:

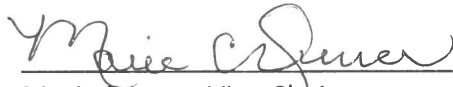
Catalano: Yes

Lamb: Yes

Goolsby: Yes

McGuigan: no

Durrer: Yes



Marie Durrer, Vice Chair
Greene County Board of Supervisors

ATTEST: 

Cathy Schafrik, Clerk
Greene County Board of Supervisors

O-2024-007

AN ORDINANCE (O-2024-007) TO AMEND ARTICLE 22 DEFINITIONS AND CREATE A NEW ARTICLE 10A TECHNOLOGY/FLEX RESEARCH AND DEVELOPMENT (TFRD) OF THE GREENE COUNTY ZONING ORDINANCE, OR PURPOSES OF CORRECTION, MODIFICATION, AND ELABORATION OF THE DISTRICT AND GENERAL REGULATIONS. OR#24-001

WHEREAS, Sections 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, Sections 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, it is desired to amend the Greene County Zoning Ordinance, Article 22 Definitions and add a new Article 10A Technology/Flex Research and Development; and

WHEREAS, this amendment of the Greene County Zoning Ordinance is required to serve the public necessity, convenience, general welfare, and good zoning practice pursuant to Section 15.2-2286(A)(7) of the Code of Virginia, as amended; and

WHEREAS, on January 15, 2025 the Greene County Planning Commission held public hearings on this matter, and all of those who spoke on this topic were heard; and

WHEREAS, on January 15, 2025, the Greene County Planning Commission voted (5-0) to recommend to the Board of Supervisors approval of the request to amend Article 22 Definitions and add a new Article 10A Technology/Flex Research and Development; and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in the Greene Journal on February 11, 2025 and February 18, 2025; and

WHEREAS, the full text of this amendment was available for public inspection in the Greene County Administration Building, Room 226, 40 Celt Road, Stanardsville, Virginia 22973.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF GREENE that the adoption of the modifications of Article 22 Definitions and addition of new Article 10A Technology/Flex Research and Development to the Greene County Zoning Ordinance are approved as amended with the following changes:

1. The word “must” will replace the word “should” in the statement of intent as follows: To be considered for TFRD zoning, parcels must be located within the designated growth area of the Greene County Comprehensive Plan Land Use Map.)
2. Remove “data centers” and “manufacturing” from section 10A-1-2 USES PERMITTED BY SPECIAL USE PERMIT, leaving only warehousing.
3. Remove 10A-5-1 The height limit for buildings may be sixty (60) feet from grade provided that required front, side and rear yards shall be increased one (1) foot for each foot in height over forty-five (45) feet.

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON FEBRUARY 25, 2025.

Motion: Francis McGuigan

Second: Tim Goolsby

Votes:

Votes:

Catalano: Yes

Durrer: Yes

Lamb: Abstained

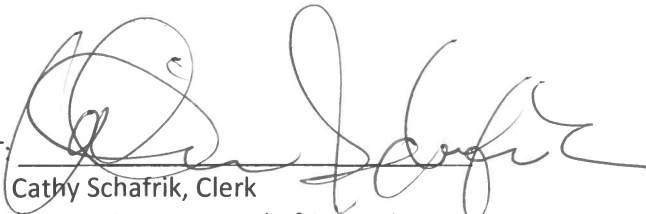
Goolsby: Yes

McGuigan: Yes



Marie Durrer, Vice Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik, Clerk
Greene County Board of Supervisors

Greene County Commissioner's Office

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

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

Date: February 4, 2025

TO: Greene County Board of Supervisors

FROM: Kimberly Tate, Commissioner of the Revenue

RE: Refund Request of \$2,875.94 for qualified disabled veteran

Taxpayer submitted qualifying paperwork as a disabled veteran which initiated a partial abatement for 2023 and a full abatement for 2024 for real estate taxes as well as personal property taxes. This resulted in an overpayment of \$2,875.94 for which a refund is due.

**RESOLUTION FOR THE DECLARATION
OF A
LOCAL EMERGENCY**

WHEREAS, the Board of Supervisors of the County of Greene, Virginia does hereby find that:

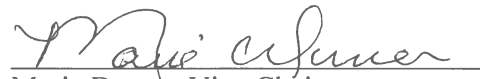
1. Due to the occurrence of Winter Storm Harvey, the County of Greene is facing a condition of peril to the lives, safety, and property of the residents of Greene County;
2. As a result of this peril, the proclamation of the existence of an emergency is necessary to permit the full powers of government to deal effectively with this condition of peril as of 1500 hours on the 11th day of February, 2025.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED by the Board of Supervisors of the County of Greene, Virginia, that a local emergency now exists throughout the County of Greene; and

IT IS FURTHER PROCLAIMED AND ORDERED that during the existence of said emergency, the powers, functions and duties of the Director of Emergency Management and the Emergency Management organization and functions of the County of Greene shall be those prescribed by state law and the ordinances, resolutions, and approved plans of the County of Greene to mitigate the effects of said emergency.

To carry out the effect of this resolution, a sum of money, not to exceed \$5,000, is hereby appropriated from the county's unappropriated fund balance to cover the reasonable operational cost of Emergency Management pending further report to this Board and such additional appropriations as shall be deemed necessary to cover the expected scope of this emergency.

Affirmed and adopted this 25th day of February, 2025 due to the emergency conditions caused by the Winter Storm Harvey.


Marie Durrer, Vice Chair
Greene County Board of Supervisors

Attest: 
Cathy Schafrik, County Administrator

**RESOLUTION
ENDING THE EXISTENCE OF A LOCAL EMERGENCY
WINTER STORM HARVEY**

WHEREAS, on February 11-12, 2025, the county was facing conditions associated with Winter Storm Harvey; and

WHEREAS, due to this occurrence the County of Greene was in a state of peril to the lives, health, safety, welfare, and property of the residents of Greene County; and,

WHEREAS, because of this peril, a declaration of the existence of an emergency was necessary to permit the full powers of government to deal effectively with this condition of peril; and,

WHEREAS, in accordance with § 44-146.21 Code of Virginia and the County of Greene Emergency Operations Plan, on February 11, 2025 at 1500 hours a Local Emergency was declared to exist by the Chairman of the Board of Supervisors, Steve Catalano, and Coordinator of Emergency Management, Melissa Meador; and,

WHEREAS, on February 25, 2025 the Board of Supervisors met and confirmed by resolution that a Local Emergency did exist, and,

WHEREAS, pursuant to the declaration of a local emergency, the County's Emergency Operations Plan was activated;

NOW, THEREFORE, BE IS RESOLVED, that the local emergency that was declared on February 11, 2025 and confirmed by the Greene County Board of Supervisors by resolution adopted February 25, 2025 no longer exists and is therefore declared to be ended as of February 13, 2025 at 0900 hours.

Adopted by the Greene County Board of Supervisors on: February 25, 2025



Marie Durrer, Vice Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik
County Administrator

**RESOLUTION TO ACCEPT AND APPROPRIATE
NINE THOUSAND FIFTY DOLLARS
FOR THE IMPLEMENTATION OF BALLOT ON DEMAND FOR EARLY VOTING**

WHEREAS, the Department of Elections has awarded the General Registrar of the County of Greene funding through its 2024 Election Grant; and

WHEREAS, the funds in the amount of nine thousand fifty dollars (\$9,050.00) need to be accepted and appropriated to the correct line item in the 2024-2025 budget of the County of Greene, Virginia.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Greene, Virginia that nine thousand fifty dollars (\$9,050.00) 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 appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

Adopted this 25th day of February, 2025.

Motion: Steve Catalano

Second: Davis Lamb

Recorded Vote:

Steve Catalano Yes

Marie C. Durrer Yes

Tim Goolsby Yes

Davis Lamb Yes

Francis McGuigan Yes



Marie Durrer, Vice Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik, Clerk
Greene County Board of Supervisors

**RESOLUTION TO AUTHORIZE COUNTY ADMINISTRATOR
TO EXECUTE FY 2026 SCHOOL RESOURCE OFFICER
GRANT APPLICATION**

WHEREAS, the Virginia Department of Criminal Justice Services (DCJS) is accepting applications for the Fiscal Year 2026 cycle of the School Resource Officer competitive grant program; and

WHEREAS, DCJS will accept applications from only the locality until March 18, 2025; and

WHEREAS, the Greene County Public Schools Division and the Greene County Sheriff's Office agreed on the need for the additional three School Resource Officers in September 2022, with all three hired; and

WHEREAS, the DCJS awards grants for the *salary and fringe benefits for School Resource Officers minus the cost of a locality's match requirements*; and

WHEREAS, the Greene County Sheriff's Office and Greene County Public Schools Division wish to continue the three hired positions for Fiscal Year 2026; and

WHEREAS, if awarded, and the positions hired, the grant will require a 34.11% match in funding through cash match based on the existing local costs for personnel, equipment, training, or other local costs to support the position in Fiscal Year 2026; and

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that the County Administrator is authorized to execute the grant application to continue the School Resource Officer grant program, originally awarded in October 2022, and if awarded, the County Administrator is permitted to execute the grant agreement and any reimbursement forms or other necessary documents to complete the project.

Adopted this 25th day of February, 2025.

Motion: Steve Catalano
Second: Davis Lamb

Recorded Vote:

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



Marie Durrer, Vice Chair
Greene County Board of Supervisors

ATTEST: 

Cathy Scahrik, Clerk
Greene County Board of Supervisors

**RESOLUTION TO ACCEPT AND APPROPRIATE SEVEN THOUSAND ONE
HUNDRED TWENTY-ONE DOLLARS AND NINE CENTS (\$ 7,121.09) FOR
SUPPLEMENTAL APPROPRIATION TO THE TREASURER'S OFFICE**

WHEREAS, the Treasurer's Office for the County of Greene is eligible for additional appropriation from the State for a reimbursement due to vacancy savings;

WHEREAS, the funds in the amount of seven thousand one hundred twenty-one dollars and nine cents (\$7,121.09) need to be appropriated to the 2024-2025 budget for the Treasurer of the County of Greene, Virginia.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that seven thousand one hundred twenty-one dollars and nine cents (\$7,121.09) be appropriated to the 2024-2025 budget of the Treasurer for the County of Greene.

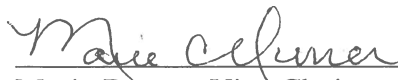
BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

Adopted this 25th day of February.

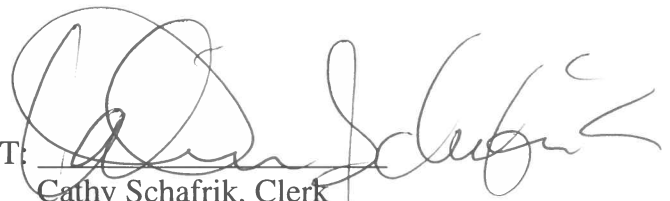
Motion: Steve Catalano
Second: Davis Lamb

Recorded Vote:

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


Marie Durrer, Vice Chair
Greene County Board of Supervisors

ATTEST:


Cathy Schafrik, Clerk
Greene County Board of Supervisors

**Finding of Public Interest (FOPI) for the Use of Design-Build Contracting Method
Route 670 Connector Project
Greene County, Virginia
VDOT UPC 111650**

The purpose of the proposed project is to provide an extension of Route 670, a connection from residential areas on the east side of Route 29 along existing Route 670 to Route 29, and to serve as a parallel route to Route 607. A residential development and commercial center is planned adjacent to the connector, therefore the connector is needed to link the neighborhoods to the commercial center as well as to mitigate the congestion that would otherwise occur on Route 607.

The Route 670 Connector proposed improvements total approximately 1,500 linear feet of two-lane undivided road connection between Route 29 and old Route 670. Alternative intersections are contemplated with the project to improve intersection efficiency.

The LAP Project Manager recommends the County Administrator's approval to utilize a design-build contract based on the following:

- Award of the construction contract can be accelerated by approximately 6 months
- A Design Build contract of this size and scope will encourage maximum competition, innovation and participation by qualified contractors
- Qualification scoring of construction firms via the Request for Proposal process will increase construction quality and schedule certainty

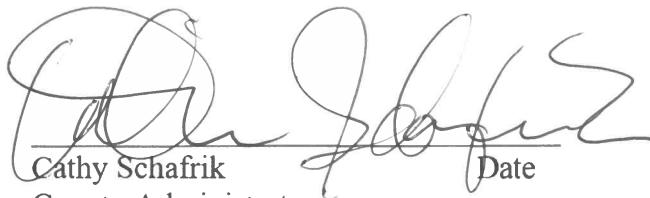
The accelerated schedule is as follows; all dates are anticipated:

- Begin Preliminary Engineering: July 1, 2025
- Begin Right of Way and Easement Acquisition, Utility Relocation: October 1, 2025
- Begin Construction: March 1, 2026
- Complete Construction: July 1, 2027

The project is financed with state SmartScale funds.

Due to the necessity of expediting construction of this project and based on a review of the requirements of Section 33.2-269 of the Code of Virginia regarding the use of design-build contracts by localities, I find that use of the design-build contracting method for the proposed transportation project is in the best interest of Greene County.

Approved:


Cathy Schafrik
County Administrator

Date

2/25/25

RESOLUTION APPROPRIATE FIVE HUNDRED THOUSAND DOLLARS (\$500,000) FOR SUPPLEMENTAL APPROPRIATION TO THE WATER AND SEWER DEPARTMENT

WHEREAS, the Virginia Department of Environmental Quality has issued Greene County with a Consent Order dated July 22, 2024, to, "By December 31, 2025, complete installation of an alum feed system for the Facility [the Rapidan Wastewater Treatment Plant] and make the system fully operational;" and

WHEREAS, funds of \$500,000 are available in County Water & Sewer cash reserves and potentially from Virginia Department of Environmental Quality loan program sources; and

WHEREAS, the Water and Sewer Department of Greene County is needing to contract for the alum feed project construction; and

WHEREAS, funds in the amount of \$500,000 need to be appropriated to the appropriate line item 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 five hundred thousand dollars (\$500,000) be appropriated to the 2024-2025 budget of the County of Greene.

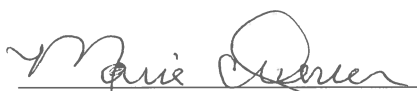
BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

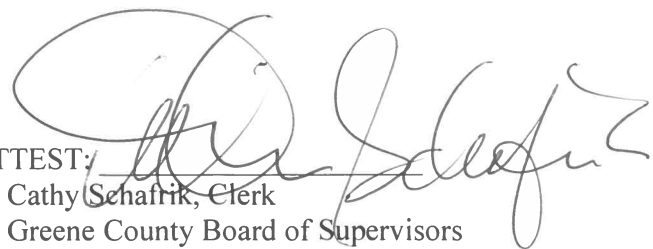
Adopted this 25th day of February, 2025.

Motion: Steve Catalano
Second: Davis Lamb

Recorded Vote:

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


Marie Durrer, Vice Chair
Greene County Board of Supervisors

ATTEST: 
Cathy Schafrik, Clerk
Greene County Board of Supervisors