

April 8, 2025

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, APRIL 8, 2025, BEGINNING AT 5:00 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
Steve Catalano, Chair

Staff present: Cathy Schafrik, County Administrator
Kim Morris, Deputy Clerk
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, 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 Planning Commission.

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 Marie Durrer, second by Tim Goolsby and affirmative roll call vote, the Board entered into Closed Meeting.

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Absent
	Tim Goolsby	-	Yes
	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	-	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: PLANNING COMMISSION INTERVIEWS

Mr. Catalano said that there was tremendous interest in the open seat on the Planning Commission and that the Board interviewed several very good candidates. He said that the Board would make their decision on which candidate would fill the vacancy at the next meeting.

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: RESOLUTION OF APPRECIATION FOR RON WILLIAMS FOR HIS YEARS OF SERVICE TO GREENE COUNTY

Upon motion by Davis Lamb, second by Marie Durrer and unanimous roll call vote, the Board adopted the resolution as presented. (Attachment "A")

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

Motion carried.

Mr. Catalano presented the resolution to Mr. Williams and thanked him for all he has done for Greene County.

RE: MATTERS FROM THE PUBLIC

There were no speakers.

RE: PUBLIC HEARING TO CONSIDER A REQUEST FROM JESSIE WEAKLY FOR A SPECIAL USE PERMIT FOR A HOME BUSINESS FOR A VEHICLE REPAIR GARAGE LOCATED AT 144 MOORE ROAD

Mr. Frydl presented a special use permit request for a home business vehicle repair garage at 144 Moore Road. He highlighted that the property is zoned R-1 but is surrounded by business parcels. The comprehensive plan designates the area as mixed-use residential, which supports service-oriented businesses like auto repair. The Planning Commission recommended conditions, including that the business be located within the 450 sq ft garage, that no more than ten vehicles should be stored outside and that the hours of operation should be from 7am to 5pm. Mr. Frydl noted that reviewing agencies had no significant concerns, and the applicant, Mr. Weakly, was cooperative in seeking to comply with zoning requirements.

Mr. Weakley was present to answer any questions the Board may have.

The public hearing was opened and closed with no comments.

Upon motion by Marie Durrer, second by Davis Lamb and unanimous roll call vote, the Board approved the special use permit as amended to change business hours to 8:00 a.m. to 5:00 p.m. (Attachment "B")

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

Motion carried.

RE: PUBLIC HEARING TO CONSIDER A REQUEST FROM TERRA DETAMORE FOR A SPECIAL USE PERMIT FOR A HOME BUSINESS FOR A VEHICLE REPAIR GARAGE LOCATED AT 1183 FORD AVENUE

Jim Frydl presented a special use permit request for a home business vehicle repair garage at 1183 Ford Avenue. He explained that the property is zoned R-1 and located near Little Mountain Estates, with the property backing up to some neighborhood parcels. Mr. Frydl noted that the property owner, Mr. Detamore, built a five-bay garage and wants to operate an auto repair business. The Planning Commission recommended similar conditions to the previous application including that the business be located within the garage, have no more than 10 vehicles associated with the business and that the hours of operation be from 7am to 5pm. Additionally, staff recommended two extra conditions that included screening trees to be maintained along the Northwest boundary of the property and that all repair work would occur indoors to mitigate sound. Mr. Frydl highlighted that Mr. Detamore also intends to obtain a dealer's license to help dispose of vehicles more easily. He presented maps showing the property's location and surrounding parcels and noted that some neighbors supported the application while others strongly opposed it.

Mr. Detamore explained that he is seeking a home garage business and a dealer's license primarily to help dispose of vehicles more easily. He emphasized that he keeps a clean place and has never had issues with the county. Mr. Detamore addressed the property's history, noting that when he moved there 10 years ago, the area was a complete disaster with run-down houses and trash. He claimed he has consistently improved the property, pointing out that house values in the area have increased from around \$200,000 to nearly \$400,000. Regarding the tractor trailers on the property, he explained they were originally used to store lumber during his construction projects. He acknowledged they were an eyesore and had since removed them. He described his proposed business as working on various types of vehicles (cars and pickups, not tractors) and clarified that he is not creating a full car lot. He said that he is willing to accommodate Board suggestions, such as boxing in the air compressor or using exhaust mufflers to reduce noise. Mr. Detamore stressed that he is trying to do everything correctly and wants to work with the community to address any concerns.

The public hearing was opened. There were seven speakers.

Those that spoke against the home business stated the following as their key concerns:

1. The property is zoned R-1 (residential), not suitable for a commercial business. The five-bay garage does not meet home business definition. The operation violates zoning ordinance requirements for home businesses
2. Potential decrease in home values in Little Mountain Estates
3. Loud mechanical work such as air compressor noise and engine revving and the potential for ongoing, repetitive noise disrupting work-from-home residents
4. Disruption of quiet, rural residential setting and incompatibility with surrounding residential environment with the potential transformation of the area from residential to commercial
5. Large parking lot would mean the removal of trees that previously provided natural sound and visual barriers and the large garage structure is inconsistent with residential neighborhood
6. Potential for high traffic and the introduction of commercial operations into a residential zone because the five-bay garage suggests more than a simple home business

Those that spoke in favor of the home business stated the following:

1. A neighbor stated that his property directly borders the proposed business site, and he works from home and has not been bothered by noise
2. The site is extremely clean, and the owner has removed previous eyesores like tractor trailers and the noise levels are manageable, comparable to lawn mowing
3. The owner has been honest and provides a local, trustworthy automotive repair option for neighbors
4. The property has been significantly improved over the years

The Board discussed their views on this application.

Upon motion by Marie Durrer, second by Francis McGuigan and unanimous roll call vote, the Board denied the request for a special use permit. (Attachment "C")

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

Motion carried.

RE: PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE TO VACATE AND RELEASE EASEMENTS FOR WATER MAIN LINES LOCATED ON VISTA HEIGHTS ROAD

Mr. Frydl explained that the ordinance to vacate and release easements for water main lines on Vista Heights Road is just a paperwork function. The easement was created during negotiations to purchase property for the water treatment plant and reservoir. The water pipe has been moved to a different location as part of the negotiation and the original easement no longer serves a

purpose. The original easement documents lacked language for automatic abandonment. The water line has been rerouted to the exterior boundary of the properties. The ordinance would allow staff to formally remove the old, unused easement from property records to resolve issues for property owners with title companies and to clarify that the county no longer needs the original easement.

The public hearing was opened and closed with no speakers.

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

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

Motion carried.

RE: CONSENT AGENDA

Upon motion by Tim Goolsby, second by Marie Durrer and unanimous roll call vote, the Board approved the consent agenda.

- a. Minutes of previous meetings
- b. Resolution to accept and appropriate \$17,029 from the Virginia Department of Health to be used for a shed and installation at the Greene County Health Department (Attachment “E”)
- c. Resolution approving the paving of Mission Home Road under the Rural Rustic Paving program through VDOT (Attachment “F”)
- d. Resolution to accept and appropriate \$9,341.50 in court fines collected for the Sheriff’s Office and Animal Control (Attachment “G”)
- e. Resolution to accept and appropriate \$55,862.38 for donations received for various departments (Attachment “H”)

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

Motion carried.

RE: REFINANCE OPTIONS FOR THE 2022 BOND ANTICIPATION NOTE

Mr. Courtney Rogers presented a comprehensive overview of refinancing options for the 2022 Bond Anticipation Note. The note, which originated in 2018-2019 for stream credits, has been refinanced multiple times due to disputes and project delays, with the current \$14.1 million note due on July 15, 2025. Mr. Rogers recommended a public market bond issuance over traditional bank loans, highlighting the advantages of locking in a 30-year fixed rate at

approximately 5.25%. The proposed financing structure includes four years of interest-only payments, with the first principal payment scheduled for May 2030. He explained that bank loans were less attractive due to limited fixed-rate terms of 10-15 years, whereas the public market offers more favorable rates. The proposed timeline includes a public hearing on May 27, meetings with rating agencies in early June, bond sales in late June, and closing before July 14 to pay off the existing note. Financially, the plan projects approximately \$1 million in annual debt service, with existing debt expected to be reduced in coming years. Mr. Rogers emphasized a conservative approach to managing potential rate volatility and noted this would require obtaining the county's first bond rating. Mr. Rogers stressed the necessity of refinancing and positioned the public market issuance as the most flexible and cost-effective option for Greene County's financial needs.

The Board discussed the options presented.

Upon motion by Marie Durrer, second by Tim Goolsby and affirmative roll call vote, the Board approved the resolution as presented. (Attachment "I")

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

Motion carried.

RE: RESOLUTION OF INTENT TO AMEND THE ZONING ORDINANCE REGARDING ACCESSORY STRUCTURES; SPECIFICALLY USING MOBILE HOMES AS STORAGE BUILDINGS

Mr. Frydl explained that there is a conflict between the building code and zoning ordinance regarding accessory structures, specifically mobile homes used as storage buildings. Currently, the zoning ordinance allows accessory structures like storage buildings by right in every district, and the building code does not distinguish between transformed manufactured homes and other structures. The issue arises when people convert manufactured homes originally built for residential purposes into storage sheds, which can make it appear like there are two residences on a single lot. Mr. Frydl noted that today, someone could place an old mobile home as a shed on a 100-acre property or along Route 29 without any legal restrictions. The resolution of intent is to review the zoning ordinance and develop recommendations about whether to allow manufactured homes to be used as storage units. Mr. Frydl suggested the research would be relatively straightforward, involving examining how other communities handle similar situations. As a side note, he mentioned that shipping containers are similarly allowed as storage buildings under the current building code, and the Board might want to consider addressing those in future amendments as well. The primary goal is to create clearer guidelines about what can be used as an accessory structure in different zoning districts.

Upon motion by Marie Durrer, second by Davis Lamb and unanimous roll call vote, the Board approved the resolution as presented. (Attachment "J")

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

Motion carried.

RE: OTHER ITEMS FROM THE BOARD

Mr. McGuigan raised an issue regarding an easement that cuts through the reservoir belonging to Kenny Snow. He noted that Mr. Snow has a map, and the county previously agreed to the easement when the reservoir package was initially put together, but the matter has since been ignored. Mr. McGuigan emphasized that Mr. Snow was guaranteed access to two different pieces of land during the county's land purchase from his relatives. He believes this easement issue, which runs through approximately 40% of the reservoir, needs to be resolved. Mr. Catalano asked about the status and Ms. Kemp indicated they have been in contact with Mr. Snow and are working on the issue, though she cautioned that it might not be a quick resolution. She mentioned there was some initial miscommunication, with Mr. Snow potentially believing he could obtain an easement from neighboring properties. The Board asked for updates on the matter from the County Administrator.

Mr. McGuigan expressed concern about the funding for water and sewer projects. He noted that the Board has been repeatedly assured that these projects would be paid for by revenue, rather than county funds. Mr. McGuigan suggested creating a resolution that would formally state the intent to have the bonds for these projects covered by revenue, ensuring that the service on these bonds would not burden taxpayers. He wanted to emphasize the preference for a revenue-based approach to financing the projects. Mr. Catalano said that they first need to receive estimates and have a clear understanding of the financial projections. He suggested waiting to overlay the projected revenue plan with the new financial requirements before making any definitive statements. The Board agreed that more financial details were needed before making a formal declaration about project funding.

RE: BOARD LIAISON REPORTS

Mr. Lamb said that he attended the Ag Forestal District meeting, along with Mr. McGuigan. He said that he could not attend the Culpeper Soil and Water meeting.

Mr. Goolsby said that he plans to attend TJPDC on Thursday and is unsure whether he will be able to attend the upcoming Tourism meeting.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik reported on a highly successful DMV day held in the meeting room, which saw record attendance, particularly for Real ID applications, with the next such day scheduled for August 4. Regarding the upcoming budget process, Ms. Schafrik announced the public hearing would take place on April 22 at 6:30pm, with the Board's budget adoption set for May 13. She then turned her attention to an important public safety matter, highlighting the current statewide burn ban in effect from midnight to 4pm daily, which runs from February 15 through the end of

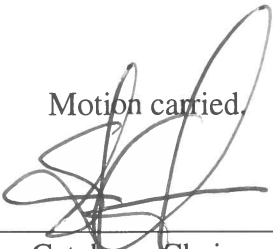
April. She said that, despite recent rainfall, the area remains in abnormally dry conditions. She stressed the importance of public awareness about the burn ban, noting that many residents may be unaware of the restrictions. The burn ban is part of the annual effort to reduce forest fire risks, and Ms. Schafrik encouraged vigilance even during periods of precipitation.

RE: ADJOURN

Upon motion by Marie Durrer, 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



RESOLUTION HONORING RON WILLIAMS FOR HIS SERVICE TO THE COUNTY OF GREENE

WHEREAS, Ron Williams has demonstrated exceptional dedication and service to the County of Greene, contributing his time, energy, and expertise to multiple key committees and organizations that have shaped the county's growth and future; and

WHEREAS, Ron Williams served with distinction on the Greene County Planning Commission from December 2017 until March 2025, providing valuable insight and leadership in shaping the county's development and land use policies; and

WHEREAS, in January 2021, Ron Williams was selected as Chairman of the Greene County Planning Commission, a position he held with great responsibility and commitment until March 2025, overseeing the Commission's important work with professionalism, integrity, and a deep understanding of the county's needs; and

WHEREAS, in October 2018, Ron Williams was appointed by the Greene County Board of Supervisors to serve as a member of the Board of Directors for the Rapidan Service Authority, where he worked diligently to ensure the county's participation in regional water and wastewater initiatives until Greene County's withdrawal from the Authority in July 2023; and

WHEREAS, in March 2022, Ron Williams was appointed to represent Greene County on the Central Virginia Regional Housing Partnership, where he played an integral role in regional discussions regarding affordable housing and community development, serving until March 2025 with a focus on improving housing opportunities for all citizens in the region; and

NOW, THEREFORE, be it resolved that the Board of Supervisors of Greene County, Virginia, on behalf of all the citizens of Greene County, extend their deepest gratitude and appreciation to Ron Williams for his outstanding service to the county, his unwavering dedication to public service, and his significant contributions to the betterment of the community.

Adopted this 2nd day of April 2025.

Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST:

Cathy Schafrik, Clerk
Greene County Board of Supervisors

AN ORDINANCE (O-2024-0019) TO GRANT A SPECIAL USE PERMIT TO JESSIE WEAKLEY FOR A HOME BUSINESS (VEHICLE REPAIR GARAGE), AS ARTICLES 5-1-2.6 AND 22 OF THE GREENE COUNTY ZONING ORDINANCE REQUIRE. THE PARCEL IS IDENTIFIED AS TMP# 60-(8)-5, LOCATED AT 144 MOORE ROAD, AND IS ZONED R-1 (RESIDENTIAL), APPROXIMATELY 0.70 ACRES. THE GREENE COUNTY FUTURE LAND USE MAP DESIGNATES IT AS A "MIXED USE RESIDENTIAL" (SUP24-009)

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 March 19, 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 March 19, 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 March 25, 2025, and April 1, 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 April 8, 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 1250 sq. ft. one-story frame structure.
- b. No more than ten vehicles may be stored outside of the business structure and all parking must be on an all-weather surface.
- c. The hours of operation shall be limited to 8:00 am to 5:00 pm

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON APRIL 8, 2025.

Motion: Marie Durrer

Second: Davis Lamb

Votes:

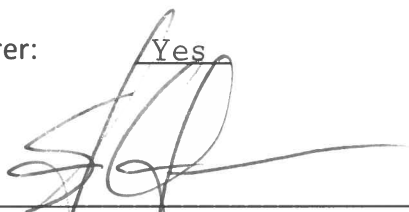
Catalano: Yes

Lamb: Yes

Goolsby: Yes

McGuigan: Yes

Durrer: Yes



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST: 

Cathy Schafrik, Clerk
Greene County Board of Supervisors

AN ORDINANCE (O-2025-001) TO GRANT A SPECIAL USE PERMIT TO TERRA DETAMORE 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 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" (SUP25-001)

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, on March 19, 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 March 19, 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 March 25, 2025, and April 1, 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 April 8, 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 denied

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON APRIL 8, 2025.

Motion: Marie Durrer

Second: Francis McGuigan

Votes:

Catalano: Yes

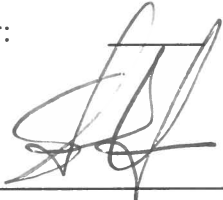
Lamb: Yes

O-2025-001

Goolsby: Yes

McGuigan: Yes

Durrer:



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik, Clerk

Greene County Board of Supervisors

**AN ORDINANCE TO VACATE A WATERLINE EASEMENT
TAX MAP NO. 39-6-10 AND 39-6-11**

WHEREAS, Westover Estates, LLC, a Virginia limited liability company, the previous owner of TMPs 39-6-10 & 39-6-11 (the “Property”) requested that Greene County vacate the existing water line easement as shown on the attached Plat; and

WHEREAS, Westover Estates, LLC granted a new waterline easement to the County that is at the back of the Property, which will allow the Property to be developed; and

WHEREAS, the new easement allowed the waterline to be moved, thus the existing easement is no longer necessary and needs to be vacated in order to develop the property; and

WHEREAS, the current owners of Tax Map No. 39-6-10, Arden R. Wollan and Pyong S. Wollan request that the existing water line easement as shown on the attached plat be vacated; and

WHEREAS, the current owners of Tax Map No. 39-6-11, Gary R. and Silvana M. Loehndorf Trustees of the Loehndorf Revocable Trust request that the existing water line easement as shown on the attached plat be vacated; and

WHEREAS, the Board of Supervisors has reviewed the information provided by staff; and

WHEREAS, a public hearing was held on April 8, 2025, after publication of notice of said public hearing within a local newspaper, as required by Virginia Code §§15.2-1800 and 15.2-1813; and

WHEREAS, the deed of vacation was available for public inspection in the County Administrator’s Office, Greene County Administration Building, 40 Celt Road, Stanardsville, Virginia 22973.

NOW THEREFORE BE IT ORDAINED, by the Board of Supervisors of Greene County, Virginia, that vacation of the above-described existing waterline easements is hereby approved. The County Attorney has prepared a deed of vacation of easement to effectuate the vacation of the existing easement as approved by this Ordinance.

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON APRIL 8, 2025.

Motion: Marie Durrer

Second: Davis Lamb

Recorded Vote:

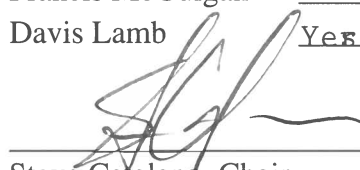
Steve Catalano Yes

Marie C. Durrer Yes

Tim Goolsby Yes

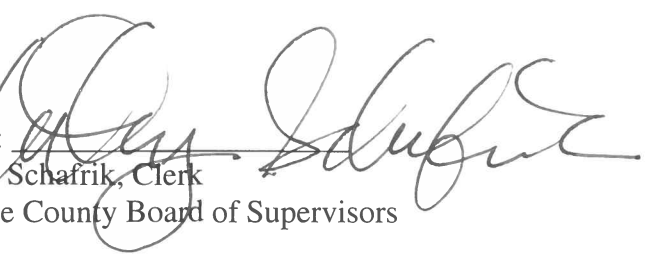
Francis McGuigan Yes

Davis Lamb Yes



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik, Clerk
Greene County Board of Supervisors

RESOLUTION TO ACCEPT AND APPROPRIATE SEVENTEEN THOUSAND AND TWENTY-NINE DOLLARS (\$17,029) FOR FY24 CARRYOVER REFUND AS A FY25 SUPPLEMENTAL APPROPRIATION

WHEREAS, refunds are being received by the County of Greene; and

WHEREAS, the refund in the amount of **SEVENTEEN THOUSAND AND TWENTY-NINE DOLLARS (\$17,029)** need to be appropriated to the appropriate line item in the Maintenance Department 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 **SEVENTEEN THOUSAND AND TWENTY-NINE DOLLARS (\$17,029)** be appropriated to the 2024-2025 budget of the County of Greene for the following reason and purpose:

From VDH: “VDH recently approved our FY24 Year End Settlement, and our data shows an unanticipated surplus of \$17,029 from our FY24 Greene County funding. This is due in part to higher than budgeted amounts of self-generated revenue and staff turnover savings. It is our hope to use the available funding to purchase and install a new shed behind the Health Department.”

The funds will be used to install a new shed and any/all electrical and foundation cost associated with the shed.

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 8th day of April 2025.

Motion: Tim Goolsby
Second: Marie Durrer

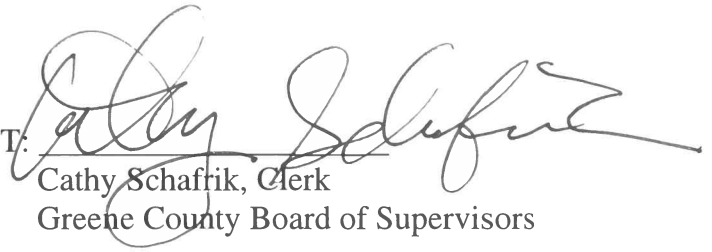
Recorded Vote:

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>



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schaffrik, Clerk
Greene County Board of Supervisors

**RESOLUTION OF THE GREENE BOARD OF
SUPERVISORS REQUESTING THAT VDOT MAKE
IMPROVEMENTS TO MISSION HOME ROAD**

WHEREAS, Section 33.2-332 of the Code of Virginia permits the hard surfacing of certain unpaved roads deemed to qualify for designation as a Rural Rustic Road; and

WHEREAS, any such road must be located in a low-density development area and have no more than 1,500 vehicles per day; and

WHEREAS, the Board of Supervisors of Greene County, Virginia ("Board") desires to consider whether Route 601 Mission Home Road, extending west an additional 0.68 miles, should be designated a Rural Rustic Road; and

WHEREAS, the Board is unaware of pending development that will significantly affect the existing traffic on this road; and

WHEREAS, this road is in the Board's six-year plan for improvements to the secondary system of state highways.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby designates this road a Rural Rustic Road, and requests that the Residency Administrator for the Virginia Department of Transportation concur in this designation.

BE IT FURTHER RESOLVED, the Board requests that this road be hard surfaced and, to the fullest extent prudent, be improved within the existing right-of way and ditch-lines to preserve as much as possible the adjacent trees, vegetation, side slopes, and rural rustic character along the road in their current state.

BE IT FURTHER RESOLVED, a certified copy of this resolution be forwarded to the Virginia Department of Transportation Residency Administrator.

Adopted by the Greene County Board of Supervisors on this 8th day of April 2025.

Motion: Tim Goolsby
Second: Marie Durrer

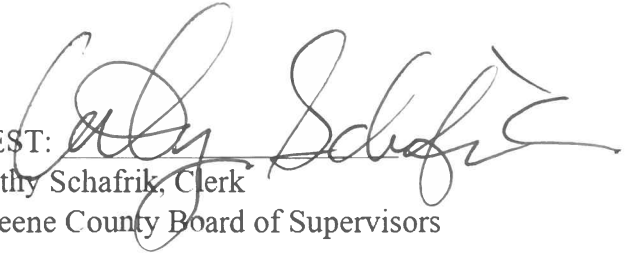
Recorded Vote:

Tim Goolsby	<u>Yes</u>
Marie C. Durrer	<u>Yes</u>
Steve Catalano	<u>Yes</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

**RESOLUTION TO ACCEPT AND APPROPRIATE NINE THOUSAND AND
THREE HUNDRED AND FORTY ONE DOLLARS AND FIFTY CENTS (\$9,341.50)
FOR COURT FINE SUPPLEMENTAL APPROPRIATION**

WHEREAS, court fines were received by the County of Greene; and

WHEREAS, the court fine funds in the amount of **NINE THOUSAND AND THREE HUNDRED AND FORTY ONE DOLLARS AND FIFTY CENTS (\$9,341.50)** 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 **NINE THOUSAND AND THREE HUNDRED AND FORTY ONE DOLLARS AND FIFTY CENTS (\$9,341.50)** be appropriated to the 2024-2025 budget of the County of Greene as follows:

- E-Summons Fees - \$8,641.50
- Animal Control Court Fines - \$700.00

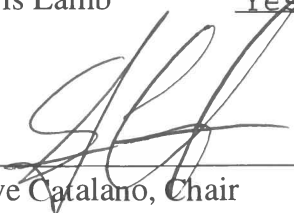
BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

Adopted this 8th day of April 2025.

Motion: Tim Goolsby
Second: Marie Durrer

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>



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik, Clerk
Greene County Board of Supervisors

RESOLUTION TO ACCEPT AND APPROPRIATE FIFTY FIVE THOUSAND AND EIGHT HUNDRED AND SIXTY TWO DOLLARS AND THIRTY EIGHT CENTS (\$55,862.38) FOR DONATION SUPPLEMENTAL APPROPRIATION

WHEREAS, donations were received by the County of Greene; and

WHEREAS, the donation funds in the amount of **FIFTY FIVE THOUSAND AND EIGHT HUNDRED AND SIXTY TWO DOLLARS AND THIRTY EIGHT CENTS (\$55,862.38)** 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 **FIFTY FIVE THOUSAND AND EIGHT HUNDRED AND SIXTY TWO DOLLARS AND THIRTY EIGHT CENTS (\$55,862.38)** be appropriated to the 2024-2025 budget of the County of Greene as follows:

Dept	Account	Budget Supplement
Animal Shelter	Sterilization Program Donations	26,853.03
Animal Shelter	Donations for Animal Shelter	1,781.00
Donations - EMS	Donations for EMS	3,700.00
Donations - Sheriff	Donations for Sheriff	18,910.00
Tourism	Tourism Donations	20.00
Tourism	Tourism Clay Festival	4,598.35
Total		55,862.38

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 8th day of April 2025.

Motion: Tim Goolsby
Second: Marie Durrer

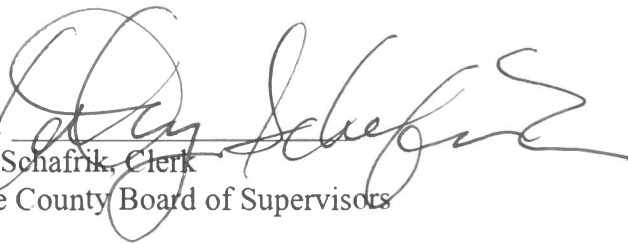
Recorded Vote:

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>



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST.



Cathy Schafrik, Clerk
Greene County Board of Supervisors

**RESOLUTION OF THE BOARD OF SUPERVISORS OF GREENE COUNTY, VIRGINIA
DECLARING ITS INTENT TO PROCEED WITH THE PROPOSED ISSUANCE OF ONE
OR MORE REVENUE BOND FINANCINGS, FOR THE PURPOSE OF FINANCING A
NEW RESERVOIR AND RELATED WATER FACILITIES FOR GREENE COUNTY,
VIRGINIA**

WHEREAS, the Board of Supervisors (**the “Board of Supervisors”**) of Greene County, Virginia (**the “County”**) desires to finance a new reservoir and related water facilities (**together, the “Project”**), including refinancing the Economic Development Authority of Greene County, Virginia’s \$14,120,000 Lease Revenue Bond, Series 2020 issued to finance and refinance related costs and scheduled to mature on July 15, 2025 (**the “BAN”**); and

WHEREAS, it appears that multiple financings are expected to be necessary and advisable to accomplish the Project; and

WHEREAS, it appears to the Board of Supervisors that the most feasible method of refinancing the BAN and paying related costs of issuance is through the issuance and sale of utility revenue bonds of the County (**the “Financing”**); and

WHEREAS, it is necessary and proper that the Board of Supervisors authorize Davenport & Company LLC, as municipal advisor, and Sands Anderson PC, as county attorney and bond counsel, to proceed with the preparation of documents and other related items in connection with the Financing.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
GREENE COUNTY, VIRGINIA AS FOLLOWS:**

1. The County hereby declares its official intent to enter into the Financing in the amount sufficient to refund and refinance the BAN, plus related costs of issuance. The exact principal amount of the Financing will be approved prior to closing by the Board of Supervisors upon the adoption of one or more resolutions authorizing the final terms of the Financing. The Board expects to ultimately finance the Project in multiple phases through multiple borrowings; the authorization described herein relates only to the first phase of the Project which includes refinancing the BAN.

2. Davenport & Company LLC and Sands Anderson PC are hereby requested to proceed with preparation of documents and all other related items and services in connection with the Financing.

3. The Chairman, County Administrator, Finance Director, and other proper officers, members, agents, and employees of the County are hereby authorized to take any and all further actions and to execute and deliver any and all other documents which may be necessary in accordance with the intents and purposes of this resolution; provided, however, the execution and delivery of the final transaction documents (including the final financial terms of the Financing and any bonds issued by the County) shall be approved by the Board of Supervisors prior to the execution and delivery thereof.

4. This resolution shall take effect immediately upon its adoption. All resolutions or parts thereof in conflict with this resolution are hereby repealed.

PASSED AND ADOPTED this 8th day of April, 2025.

Motion: Marie Durrer

Second: Tim Goolsby

Votes:

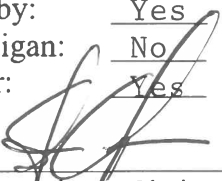
Catalano: Yes

Lamb: Yes

Goolsby: Yes

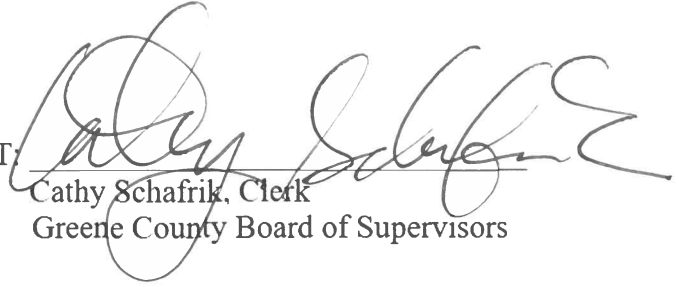
McGuigan: No

Durrer: Yes



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik, Clerk
Greene County Board of Supervisors

The Resolution set forth above was adopted by a majority of the Board of Supervisors in an open meeting, during a regular meeting of the Board of Supervisors of Greene County, Virginia on April 8, 2025 in which a quorum was present at all times, by the following votes:

AYES:

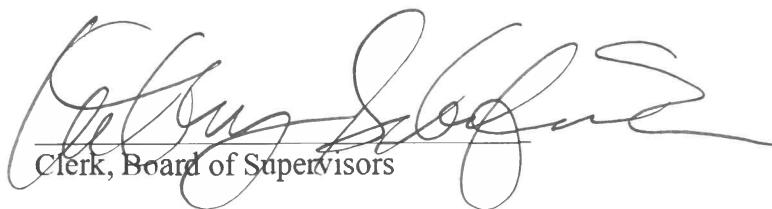
Steve Catalano
Marie Durrer
Davis Lamb
Tim Goolsby

NAYS:

Francis McGuigan

ABSENT:

ABSTENTIONS:



Clerk, Board of Supervisors

**RESOLUTION OF INTENT TO AMEND THE GREENE COUNTY ZONING
ORDINANCE**

WHEREAS, the Greene County Zoning Ordinance may from time to time be amended, supplemented, changed, modified or repealed by the governing body pursuant to Section 15.2-2285 of the Code of Virginia.

WHEREAS, this resolution is to amend various sections of the text of the Zoning Ordinance, which are listed below, for purposes of correction, modification, and elaboration of general regulations. Amendments are proposed for clarification of intent, the addition of definitions, and correction of inconsistencies.

- Accessory Structures (Articles 3-1-1.9, 4-1-1, 5-1-1.5, 6-1-1.3, 6A-1-1.3, 7-3.10, 8-1-1.01, 9-1-1.01, 10-1-1.01, 11-1-1.23, 12-1-1.17)
- Definitions (Article 22)

WHEREAS, the BOARD OF SUPERVISORS has determined that a review of these Articles to ensure compliance with the Code of Virginia and to promote harmony with surrounding properties is beneficial to the health, safety and welfare of county residents; and

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare, and good Zoning practices, the BOARD OF SUPERVISORS hereby adopts a resolution of intent to amend the appropriate sections of the Greene County Zoning Ordinance to achieve the purposes described herein; and

BE IT FURTHER RESOLVED THAT the Planning Commission shall hold a public hearing on the zoning text amendment proposed by this resolution of intent, and make its recommendation to the Board of Supervisors, at the earliest possible date.

BE IT FURTHER RESOLVED THAT the Board of Supervisors (1) finds that these amendments are in furtherance of the public necessity, convenience, general welfare, and good zoning practice, (2) directs staff to prepare draft amendments for consideration, and (3) directs that the proposed amendments on these matters be brought forward for notice, hearing, Planning Commission recommendation, and Board of Supervisors' action.

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON APRIL 8, 2025.

Motion: Marie Durrer

Second: Davis Lamb

Votes:

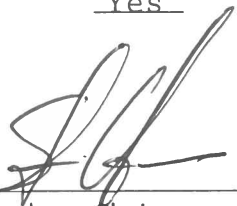
Catalano: Yes

Lamb: Yes

Goolsby: Yes

McGuigan: Yes

Durrer: Yes



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST: 

Cathy Schafrik, Clerk
Greene County Board of Supervisors