

May 28, 2024

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, MAY 28, 2024, BEGINNING AT 5:30 P.M. IN PERSON IN THE COUNTY ADMINISTRATION BUILDING MEETING ROOM

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

Staff present: Cathy Schafrik, County Administrator
Jim Frydl, Director of Planning & Zoning
Stephanie Golon, Deputy Director of Planning
Kelley Kemp, County Attorney
Terry Beigie, Grant Writer
Justin Bullock, Director of Parks & Recreation
David Hundelt, Interim Director of Water & Sewer

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 Solid Waste department and the County Attorney.
- Discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the governmental unit would be adversely affected.
- Consultation with legal counsel employed or retained by the public body regarding specific legal matters requiring the provision of legal advice by such counsel regarding a transportation project.

WHEREAS, pursuant to: §2.2-3711(A)(1) (A)(6) and (A)(8) of the Code of Virginia, such discussions may occur in Closed Meeting;

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

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

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

Motion carried.

RE: OPEN MEETING

Upon motion by Steve Catalano, 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: 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 Steve Catalano, second by Davis Lamb and unanimous roll call vote, the agenda was adopted.

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

Motion carried.

RE: MATTERS FROM THE PUBLIC

Mr. Bill Zutt requested the Board remove the Beard Mountain Vineyards public hearing from the agenda due to the fact there was an appeal regarding the zoning certification before the Board of Zoning Appeals for June 26, 2024. Mr. Zutt said he and five other residents have appealed two items to the BZA: one regarding the zoning certification by the Director of Planning and Zoning that the increased special events would be by-right and that the Planning Commission's recommendation of approval to the Board of Supervisors for the special use permit for the winery.

Mr. Victor Rosenberg also requested that the Board of Supervisors defer the public hearing on the Beard Mountain Vineyards special use permit until after the BZA hearing on June 26. He said there is information that could come out at the BZA that would be beneficial to a decision by the Supervisors.

Ms. Linda Copeland spoke about a concern regarding the need for adequate access for emergency services vehicles at such large events that the special use permit would allow at the winery. She noted that Dyke Road is a two-lane road. Ms. Copeland asked the Board to refuse the special use permit until a hazard identification and risk assessment could be completed.

Mr. Scott Mingledorff ceded his time to Mr. Copeland.

Mr. Ken Copeland spoke in favor of the Board deferring the public hearing until after the BZA meeting for Beard Mountain Vineyards. Mr. Copeland also noted that Beard Mountain Vineyards' presentation was not placed in the online packet until the day of the meeting but feels that the public has the right to review them in advance.

Ms. Anthea Haselden spoke against the ability to add packet items after the agenda is posted on Wednesdays before the meeting.

Mr. Scott McGeogan said he first wanted to thank the Board for its willingness to reconcile development plans with maintaining the rural characteristics found. He said to him it appears the

requests of the special use permit push the envelope on that rural character, such as the scale of the operation and the frequency of events.

Mr. Francis McGuigan said he would like to defer the public hearing on the special use permit for Beard Mountain Vineyards until after the Board of Zoning Appeals meeting.

Mr. Davis Lamb agreed and wanted to hold a public hearing on the project again versus allowing the public hearing to go forward on this night.

Ms. Marie Durrer said she would like to hear the evidence and further public comments at this meeting.

Ms. Kemp said the Board would not be in violation of any state or local law by having the public hearing as it was advertised properly and there are citizens who signed up to speak on it for that night. She said after that the Board could certainly defer the decision. She added the Board could also direct staff to advertise a second public hearing and hear from people at that time and people could comment at both times.

Mr. Catalano said it is a tough decision but that he would like to defer until after the BZA as well.

Upon motion by Francis McGuigan and second by Steve Catalano and unanimous roll call vote, the special use permit public hearing was deferred until July 9, 2024.

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 ALLISON PRATT REV TRUST FOR SPECIAL USE PERMIT FOR A TWO-FAMILY DWELLING UNIT LOCATED AT 550 SYLVIA RIDGE ROAD

Mr. Frydl gave a presentation regarding the special use permit request for a two-family dwelling above a horse farm on Sylvia Ridge Road in Dyke. The farm has horses and uses the two dwellings above in the barn as apartments for farm workers. The property is zoned A-1. Mr. Frydl said the Planning Commission recommended approval of the SUP. He said due to the fact that the home sits in Albemarle County, the code does not allow for the County to treat the structure as an accessory dwelling unit. A recommended condition on the SUP is that no more than one of the two structures could be utilized as tourist lodging. A second condition was that the residences do not have any upward light.

The Public Hearing was opened. No one signed up to speak. The Public Hearing was closed.

Mr. McGuigan asked if it is approved for the farm worker, could it be rented out to anyone later if the owners desired. Mr. Frydl said yes it could be rented out long term, which is more than 30 days, and one unit could be tourist lodging but not both. Mr. McGuigan asked if a condition could be added that only farm workers could utilize the space. Mr. Frydl said the law would not allow that.

Mr. Catalano said it is a low-impact situation and does enhance the bonafide agricultural operation that exists in the County. Ms. Durrer agreed.

Upon motion by Davis Lamb, second by Steve Catalano and roll call vote, the Board approved the special use permit 4-1 (See 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 A REQUEST FROM CARL R. BEARD JR. REV LIVING TRUST FOR A SPECIAL USE PERMIT FOR A FARM WINERY WITH STRUCTURES LARGER THAN 4,000 SQUARE FEET LOCATED AT 12955 DYKE ROAD

This item was deferred.

RE: BLUE RIDGE COMMITTEE FOR SHENANDOAH NATIONAL PARK RELATIONS UPDATE

Mr. Bill Henry discussed the Blue Ridge Committee for Shenandoah National Park Relations (Blue Ridge Committee) and his role on the group since 2012. The committee was formed in the 1990s out of conflicts between a number of counties and the Shenandoah National Park, especially surrounding lack of communication. Mr. Henry said SNP is an asset to Greene County. Representatives are appointed by each of the surrounding counties to work with SNP. He invited the Board members to attend the next meeting on September 19, 2024, if they are interested in learning more.

The Board thanked Mr. Henry for his presentation.

RE: MONTHLY WATER AND SEWER UPDATE

Mr. Hundelt gave an update on the water and sewer department to the Board, beginning with the announcement that the Virginia Department of Health had awarded the Greene County

Water Treatment Plant a bronze award. He discussed grant applications that were applied for the reservoir project and improvements to the Town of Stanardsville infrastructure.

Mr. Hundelt also updated the Board regarding the billing, which is now on a 30-day cycle consistently. The team has performed monthly reads and billings for the past four months. He told the Board that only 15-20% of the water meters are new enough for smart metering. There were many broken meters when the County took over from RSA, which have been replaced. He said there are many older water meters in the County that are past the useful lives.

Mr. McGuigan asked what the department has implemented to prevent sewer overflow that occurred in 2023. Mr. Hundelt said it was prior to his arrival, but that he has instituted a generator refueling schedule and added a 24-hour monitoring service that had ended when the County took over from RSA. Mr. Hundelt noted that pump failures may happen again, but that regular maintenance and familiarity should reduce the likelihood of that.

Mr. Catalano thanked Mr. Hundelt for his professionalism and for stepping up to handle the job, as well as the staff who have rallied together with Mr. Hundelt to fix the situation.

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. Ratify vote to change staff policy regarding BZA appeals.
- c. Resolution of Support for the Play All Day Virginia initiative of the Virginia Recreation and Parks Society (See Attachment "B")

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

Motion carried.

RE: RESOLUTION TO APPROPRIATE THE FISCAL YEAR 2025 BUDGET

Ms. Schafrik presented the Resolution to the Board to appropriate the fiscal year 2025 budget of \$113,934,088.00 that was approved at the previous meeting.

Upon motion by Steve Catalano, second by Davis Lamb and unanimous roll call vote, the Board approved the resolution to appropriate the fiscal year 2025 budget. (See Attachment "C")

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

Motion carried.

RE: BOARD LIAISON REPORTS

Mr. McGuigan attended the Economic Development Authority meeting where they voted for a new chair.

RE: MONTHLY REPORTS

Ms. Durrer thanked staff for the monthly reports that were presented.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik said that the courthouse renovation began in April and the first phase is complete. Items were noticed during the construction that need to be done in a second phase, but the costs remain under budget after the change orders were done. The roof on the administration building is nearly complete and came in under budget as well. Work has started to address deficiencies in the animal shelter's concrete pads. The trailers across from the courthouse are up for sale on PublicSurplus.com. A new website is expected to be launched by June 20 with better features and more flexibility for staff. She discussed the Citizens Advisory Committee for Water and Sewer Projects to get feedback from Board members. She also told the public about the upcoming Citizens Academy on June 11 on the topic of the EDA.

RE: OTHER ITEMS FROM THE BOARD

Mr. Catalano told members that he wanted to hold a workshop regarding the use of Transient Occupancy Tax funds at an upcoming meeting. He said he has a lot of questions regarding the funding priorities and would like a more collaborative process.

RE: ADJOURN

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

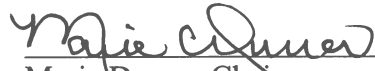
Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

Board of Supervisors

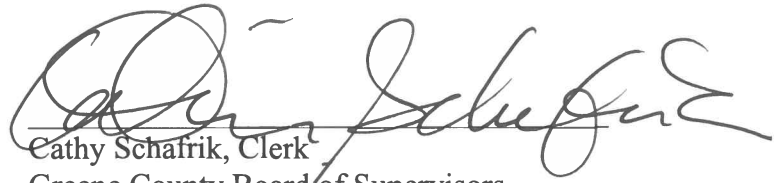
May 28, 2024

Sheet 8



Marie Durrer, Chair

Greene County Board of Supervisors



Cathy Schafrik, Clerk

Greene County Board of Supervisors

AN ORDINANCE (O-2024-006) TO GRANT A SPECIAL USE PERMIT TO ALLISON PRATT REV TRUST FOR A TWO-FAMILY DWELLING (DUPLEX) UNIT AS REQUIRED BY ARTICLE 3-1-2.12 OF THE GREENE COUNTY ZONING ORDINANCE AND IS IDENTIFIED AS TMP# 56-(A)-4, LOCATED AT 550 SYLVIA RIDGE ROAD. THE PARCEL IS IN THE A-1, AGRICULTURAL ZONING DISTRICT. THE GREENE COUNTY FUTURE LAND USE MAP DESIGNATES THE PARCEL AS "RURAL AREA." (SUP24-003)

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

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

WHEREAS, on April 17, 2024, 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 April 17, 2024, the Greene County Planning Commission voted 3-0 to recommend approval of the request to grant the Special Use Permit (SUP) with conditions; and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in The Greene County Record on May 16, 2024, and May 23, 2024; 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 May 28, 2024, 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:

1. Failure to comply with the conditions of this SUP may result in the issuance of a Notice of Violation (NOV) by the zoning administrator. The Zoning Administrator may present this SUP to the Board of Supervisors for revocation if the NOV is not resolved as directed.
2. All activities associated with this SUP shall be in compliance with all local, state, and federal laws.
3. As permitted under Article 16-25-2, no more than one dwelling shall be used for tourist lodging per parcel.
4. In order to preserve the residential character of the immediate community, all outdoor lighting fixtures shall be aimed, located and maintained so as not to produce disability glare. All lighting fixtures serving these areas shall be full cut-off fixtures and shall be mounted horizontal to the ground.

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON MAY 28, 2024.

Motion: Davis Lamb
Second: Steve Catalano

Votes:

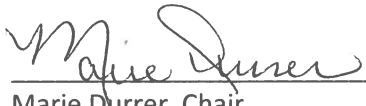
Durrer: Yes

Lamb: Yes

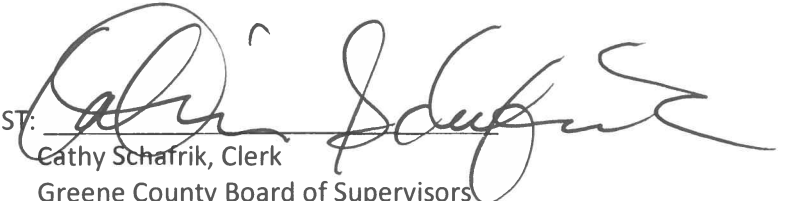
Goolsby: Yes

McGuigan: No

Catalano: Yes



Marie Durrer, Chair
Greene County Board of Supervisors

ATTEST: 

Cathy Schafrik, Clerk
Greene County Board of Supervisors

Resolution in Support of the Play All Day Virginia Initiative and designation of June 20, 2024 as Play All day Greene

Whereas, the Greene County Board of Supervisors recognizes the significant benefits of recreational activities in promoting physical health, mental well-being, and community engagement among residents of all ages;

Whereas, the Board acknowledges the importance of equitable access to recreational opportunities for individuals and families in Greene County, as well as throughout the Commonwealth of Virginia;

Whereas, the Board values the efforts of the Greene County Parks and Recreation Department and the Virginia Recreation & Park Society (VRPS) in spearheading the Play All Day Virginia Initiative (PADVA) to enhance recreational programming and resources statewide;

Whereas, the Board understands the need for collaborative initiatives that bring together local governments, community organizations, and stakeholders to address the recreational needs and preferences of residents;

Whereas, the Board recognizes the diverse recreational interests and preferences of Greene County residents, including outdoor sports, nature exploration, cultural activities, and social gatherings;

Whereas, the Board is committed to supporting initiatives that promote active living, healthy lifestyles, and environmental stewardship within Greene County and beyond;

Whereas, the Board acknowledges the role of public parks, trails, recreational facilities, and green spaces as essential assets that contribute to the overall quality of life and well-being of Greene County residents;

Whereas, the Board values partnerships and collaborations that leverage resources and expertise to expand recreational opportunities and services for the benefit of Greene County communities;

Whereas, the Board recognizes the importance of public awareness and outreach efforts in promoting recreational participation and encouraging community involvement in Greene County;

Whereas, the Board is dedicated to promoting inclusivity, accessibility, and diversity in recreational programming to ensure that all Greene County residents have the opportunity to engage in meaningful recreational experiences;

Whereas, the Board supports ongoing evaluation and assessment of recreational initiatives to measure their effectiveness, solicit feedback, and make informed decisions for continuous improvement;

Now, therefore, be it resolved, that the Greene County Board of Supervisors hereby endorses the Play All Day Virginia Initiative (PADVA) and designates June 20, 2024 as Play All Day Greene day.

Motion: Steve Catalano

Second: Davis Lamb

Recorded Vote:

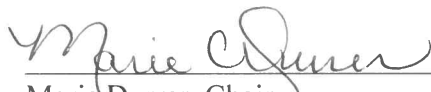
Steve Catalano Yes

Marie C. Durrer Yes

Tim Goolsby Yes

Francis McGuigan Yes

Davis Lamb Yes



Marie Durrer, Chair
Greene County Board of Supervisors

ATTEST: 

Cathy Schafrik
Greene County Board of Supervisors

**RESOLUTION TO APPROPRIATE THE FISCAL YEAR BUDGET BEGINNING JULY
1, 2024 – JUNE 30, 2025 (FY25) IN THE AMOUNT OF \$113,934,088**

WHEREAS, the Board of Supervisors reviewed the proposed FY25 Operating Budget during several budget work sessions: and

WHEREAS, the proposed tax rates were published in the Greene County Record on April 2, 2024 and on April 11, 2024; and

WHEREAS, a synopsis of proposed FY25 Operating Budget was published in the Greene County Record on April 4, 2024 and on April 11, 2024; and

WHEREAS, a public hearing held on April 23, 2024 by electronic means and hosted live in the County Meeting Room pursuant to the provisions of Section 15.2-2506 of the Code of Virginia; and

WHEREAS, at the public hearing on April 23, 2024, all those who wished to speak for or against the proposed budget were heard; and

WHEREAS, Board of Supervisors adopted the Fiscal year FY25 Budget at the meeting held on May 14, 2024; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, does hereby appropriate the Fiscal Year 2025 (FY25) budget in the amount of \$113,934,088.

Motion: Steve Catalano
Second: Davis Lamb

Recorded Vote:

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


Marie C. Durrer, Chair
Greene County Board of Supervisors

ATTEST:


Cathy Schafrik, Clerk
Greene County Board of Supervisors