

April 9, 2024

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, APRIL 9, 2024, BEGINNING AT 5:30 P.M. IN PERSON IN THE COUNTY ADMINISTRATION BUILDING MEETING ROOM AND BY ZOOM VIDEO COMMUNICATION

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

Staff present: Cathy Schafrik, County Administrator  
Kim Morris, Deputy Clerk  
Jim Frydl, Director of Planning and Zoning  
Stephanie Golon, Deputy Planning Director  
Melissa Meador, Director of Emergency Services

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 tourism council.
- Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community.
- Consultation with legal counsel employed or retained by the public body and briefings by staff members pertaining to actual or probable legal litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, regarding specific legal matters, namely, an employment matter.

WHEREAS, pursuant to: §2.2-3711(A)(1) (A)(5) and (A)(7) 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   | - | Yes |

Motion carried.

RE: OPEN MEETING

Upon motion by Steve Catalano, 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   | - | 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: APPOINTMENT OF JULIE WINSLOW TO THE TOURISM COUNCIL

Upon motion by Tim Goolsby, second by Davis Lamb and affirmative roll call vote, the Board appointed Julie Winslow to the Tourism Council for a 3-year term which will expire on April 30, 2027.

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

Motion carried.

RE: APPOINTMENT OF TINA DEANE TO THE TOURISM COUNCIL

Upon motion by Tim Goolsby, second by Davis Lamb and affirmative roll call vote, the Board appointed Julie Winslow to the Tourism Council for a 3-year term which will expire on April 30, 2027.

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

Motion carried.

Mr. McGuigan explained that he did not vote no because he did not believe that these were good appointments, but because he did not feel that the process for filling the positions is the best way to do so as the public was not aware that there were open positions available.

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 Francis McGuigan 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

Ms. Polly Callahan was present to express her concerns about data centers being included in the proposed technology flex research and development district. She recommended that data centers be deleted from that district.

Ms. Jeanette Covington was present to ask why the Blue Ridge Meadows site plan still shows an entrance off of the Route 33 Bypass as the Board has previously denied it. She also asked what development was happening with the old wash house now owned by Lydia Mountain Lodge as they have just put in a second entrance off of 33 and cleared a road to the top of the mountain. She also stated that the rezone at the corner 29 and 33 makes sense, but she does not agree with a storage facility being there.

Ms. Gwen Baker was present via Zoom to thank Ms. Schafrik for the newsletter.

RE: PUBLIC HEARING TO CONSIDER A REQUEST BY MAI G. SHIFLETT/QUATTLEBAUM DEVELOPMENT COMPANY FOR A REZONE FROM A-1 TO B-3 ON THE PARCEL LOCATED AT 14865 SPOTSWOOD TRAIL

Ms. Golon provided context about the rezoning request process and how zoning ordinances are meant to implement the goals of the Comprehensive Plan. She said that this particular property has been zoned A1 since 1974 and the applicant is seeking to rezone it to B3 to allow for more intensive development, specifically a conditioned self-storage facility. She explained that B3 zoning allows for 57 different uses by right that could potentially go on this property. She said that the proposed use of storage units has advantages such as reduced traffic when compared to retail, and no school children. The owner has offered voluntary proffers to ensure the structure meets the existing character of the area. Ms. Golon said that the Planning Commission recommended approval 5-0.

The applicant and the engineer were both present for questions.

The public hearing was opened.

Ms. Andrea Leffew expressed disbelief that out of 57 potential uses for the property, all Greene County could get is a storage facility, especially in such a high traffic location. She felt the land on the other side of Route 29 would be a better location for a storage facility since it would not be as visible. Ms. Leffew said the board and committees should be more selective about what businesses come to Ruckersville to prevent it from becoming "another trashy spot along 29." She noted when she first visited Ruckersville years ago, they avoided stopping here because of how it looked, and does not think a large storage facility fits the vision of the community.

Ms. Jennifer Lewis-Fowler asked the board to deny the rezoning request due to the already congested intersection and large trucks turning in/out being a safety hazard. She said that only traffic from the north would have direct access to the parking lot, requiring vehicles from other directions to make U-turns. The proposed storage facility footprint of over 37,000 square feet is much larger than the nearby Jack's Shop Kitchen. The storage facility could potentially be 3-4 stories tall, surpassing the height of nearby buildings and becoming a main attraction at the intersection.

Mr. Ken Copeland requested the board to deny the rezoning request for the storage facility. He questioned the justification letter's estimate of \$11 million in proposed parcel value and associated tax revenue, saying it was unlikely to be assessed that high. Nearby self-storage

facilities have much lower assessed values, like \$2 million and \$567,000. Other developments like Lowe's and a Holiday Inn Express have lower assessed values than what is being claimed for the storage facility. Existing storage facilities in Greene County show this development would not benefit the county. He said the developer is not offering meaningful proffers to offset impacts if the facility is approved.

Ms. Anthea Haseldon noted the parcel is designated as mixed-use village center but is currently zoned A1, which seems out of place compared to neighboring B3 properties. She said justifying the rezoning based on demand for storage units from new apartments could also justify demand for other B1 and B2 businesses. The proposed development will be a storage facility, and there are only so many ways to dress up the design of a storage unit. She recommended the board deny the application but also consider working with the applicant on a business that better fits the mixed-use village designation using B1 or B2 zoning if needed. She wants to see Greene County develop its own unique identity rather than comparing it to other locations.

The public hearing was closed.

The Board discussed the proposed use and the traffic concerns, as well as the character of the building as related to the area. They discussed that the area would be better served by a less intensive use such as B1 or B2.

Upon motion by Steve Catalano, second by Tim Goolsby and unanimous roll call vote, the Board denied the rezone request. (See Attachment "A")

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

Motion carried.

RE: PUBLIC HEARING TO CONSIDER AN AMENDMENT TO GREENE COUNTY  
ORDINANCE § 34.2 TO INCREASE THE FEE ASSESSED ON CIVIL ACTIONS FOR THE  
MAINTENANCE OF THE LAW LIBRARY FROM \$2.00 TO \$4.00

Ms. Kemp explained that this would be an amendment to our current ordinance in which the fee is increased from \$2.00 to \$4.00 as requested by the Judge's assistant. The fee funds the maintenance of the Law Library.

The public hearing was opened and closed with no comments.

Upon motion by Marie Durrer, second by Francis McGuigan and unanimous roll call vote, the Board agreed to amend the fee as presented. (See Attachment "B")

|                |                  |   |     |
|----------------|------------------|---|-----|
| 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 Steve Catalano, second by Francis McGuigan, and unanimous roll call vote, the Board approved the consent agenda.

- a. Minutes of previous meeting
- b. Refund request from the Commissioner of Revenue of \$4,582.78 for a qualified disabled veteran (See Attachment "C")
- c. Resolution to accept and appropriate any and all state funds sent to the Sheriff's Office for TDOs and ECOs (See Attachment "D")
- d. Resolution to encourage our legislative representation to overturn the veto by Governor Glenn Youngkin that would allow localities to institute a referendum to increase the sales and use tax for school capital projects (See Attachment "E")

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

Motion carried.

RE: RESOLUTION OF INTENT TO AMEND THE ZONING ORDINANCE TO ADD TECHNOLOGY/FLEX RESEARCH AND DEVELOPMENT DISTRICT

Ms. Golon said that, in May 2023, the Board of Supervisors adopted the 2023 edition of the Greene County Comprehensive Plan. During the work sessions and hearings for the plan it was determined that a place type for the technology and research industry should be added. This place type would promote economic development and job growth in an emerging market sector. This district would promote industry similar to the lower traffic and lower impact facilities located in the UVA Research Park. She explained that the resolution of intent to amend the zoning ordinance directs staff and the Planning Commission to work with the public to create standards and regulations to govern the proposed zoning district. Staff and the Planning Commission will begin the process with public work sessions, followed by a public hearing and recommendation to the board.

It was the consensus of the Board that a work session be scheduled with the Planning Commission to discuss the topic before the Board asks staff to work on this addition to the Comprehensive Plan.

RE: WATER AND SEWER TOWN HALL

Ms. Durrer said that Ms. Schafrik had tentatively set a date in June for a Water and Sewer Town Hall meeting. Mr. Catalano said that he would prefer an agenda item to be set after the budget is adopted, to discuss the idea of having a Town Hall meeting.

RE: BOARD LIAISON REPORTS

Mr. Goolsby attended the Thomas Jefferson Planning District Commission meeting. He said that all other surrounding localities are raising taxes, and that Greene was the only one lowering them.

RE: COUNTY ADMINISTRATOR'S UPDATE

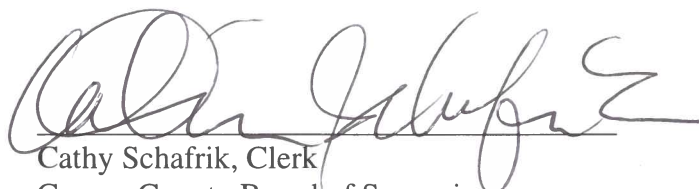
Ms. Schafrik updated the Board on the status of the phone system upgrade. She also told everyone about the powerlifting competition being hosted by Parks and Recreation that is being held in honor of Justin Tooley. Ms. Golon reminded everyone of the upcoming Citizen Academy where Planning and Zoning fundamentals will be discussed.

RE: ADJOURN

The meeting was adjourned.



Marie Durrer, Chair  
Greene County Board of Supervisors



Cathy Schafrik, Clerk  
Greene County Board of Supervisors

O-2024-003

AN ORDINANCE TO REZONE FROM A-1, (AGRICULTURAL) TO B-3 (BUSINESS HIGHWAY AND HIGH INTENSITY) WITH PROFFERS. MAE G. SHIFLETT/QUATTLEBAUM DEVELOPMENT COMPANY IS LOCATED AT 14865 SPOTSWOOD TRAIL, IDENTIFIED AS TMP# 60C-(A)-6, AND IS APPROXIMATELY 2.41 ACRES. THE GREENE COUNTY FUTURE LAND USE MAP DESIGNATES THIS PARCEL AS "MIXED USE VILLAGE CENTER ". (RZ#24-001)

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

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

WHEREAS the Greene County Planning Commission advertised and held a public hearing on the proposed rezoning on March 20, 2024, and all of those who spoke on this topic were heard; and

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

WHEREAS, public necessity, convenience, general welfare, and good zoning practice support approval of this rezoning and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in the Greene County Record on March 28, 2024, and April 4, 2024, and

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

WHEREAS, on April 9, 2024, the Greene County Board of Supervisors held a public hearing on this matter, and all those who spoke on this topic were heard.

NOW, THEREFORE, BE IT ORDAINED that the Greene County Board of Supervisors hereby denies Ordinance O-2024-003 to rezone from A-1, (Agricultural) to B-3 (Business Highway and High Intensity) with proffers. Mae G. Shiflett/Quattlebaum Development Company is located at 14865 Spotswood Trail, identified as TMP# 60C-(A)-6, and is approximately 2.41 acres. The Greene County Future Land Use Map designates this parcel as "Mixed Use Village Center ". (RZ#24-001)

**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON APRIL 9, 2024.**

Motion: Steve Catalano

Second: Tim Goolsby

Votes:

Goolsby: Yes

Durrer Yes

Lamb: Yes

McGuigan: Yes

Catalano Yes

  
\_\_\_\_\_  
Marie Durrer, Chair  
Greene County Board of Supervisors

ATTEST:

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

**AN ORDINANCE AMENDING THE GREENE COUNTY CODE OF ORDINANCES TO AMEND  
SECTIONS OF CHAPTER 34, COURTS, SECTION 2 – ASSESSMENT FOR LAW LIBRARY**

**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**, Section 42.1-70 of the Code of Virginia, as may be amended from time to time, enables a local government to assess a fee to each civil action filed in the County to fund the maintenance of law library; and

**WHEREAS**, said fee may not exceed four dollars; and

**WHEREAS**, the Greene County law library is a resource for judges, lawyers, and the public; and

**WHEREAS**, the Board of Supervisors wishes to keep the materials within the law library current and accessible to citizens; and

**WHEREAS**, the proper advertisement and public hearing was conducted as required by law; and

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

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE  
COUNTY OF GREENE that the Code of the County of Greene is amended as follows:**

CODE OF THE COUNTY OF GREENE, VIRGINIA

CHAPTER 34 COURTS, SEC. 2 – ASSESSMENT FOR LAW LIBRARY.

- (a) There shall be assessed as part of the fees taxed as costs in each civil action filed in the county general district court, the county juvenile and domestic relations district court, and in the county circuit court, the sum of \$4.00.

In all other respects the Code of the County of Greene shall remain unchanged and be in full force and effect.

This amendment shall take effect immediately upon passage.

**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON APRIL 9, 2024.**

Motion: Marie Durrer

Second: Davis Lamb

Votes:

Durrer: Yes

Lamb: Yes

Goolsby: Yes

McGuigan: Yes

Catalano: Yes

  
Marie Durrer, Chair  
Greene County Board of Supervisors

ATTEST:

  
Cathy Schafrik, Clerk  
Greene County Board of Supervisor

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## Greene County Commissioner's Office

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

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

**Date:** March 25, 2024

**TO:** Greene County Board of Supervisors

**FROM:** Kimberly Tate, Commissioner of the Revenue

**RE:** Refund Request of \$4,582.78 for qualified disabled veteran

Taxpayer submitted qualifying paperwork as a disabled veteran which initiated a partial abatement for 2022 and a full abatement for 2023 for real estate taxes. This resulted in an overpayment of \$4,582.78 for which a refund is due.

**RESOLUTION TO ACCEPT AND APPROPRIATE DCJS FUNDS REFUNDED TO THE  
SHERIFF'S OFFICE FOR EMERGENCY CUSTODY ORDERS AND TEMPORARY  
DETENTION ORDERS**

**WHEREAS**, the Greene County Sheriff's Office will be receiving funding to offset costs associated with Emergency Custody Orders and Temporary Detention Orders.

**WHEREAS**, the funds will be received monthly for a total dependent on the number of transports.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that the ECO/TDO fund be appropriated to the FY24 and FY25 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 9th day of April, 2024.**

Motion: Steve Catalano  
Second: Francis McGuigan

Recorded Vote:

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

  
\_\_\_\_\_  
Marie Durrer, Chair  
Greene County Board of Supervisors

ATTEST:

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

**RESOLUTION OF BOARD OF SUPERVISORS  
SUPPORT FOR HB 805 AND SB 14 IN  
2024 GENERAL ASSEMBLY**

WHEREAS, Greene County is in need of additional school construction funding; and

WHEREAS, HB 805 (Rasoul) and SB 14 (McPike) would permit any county or city to impose an additional local sales and use tax of up to 1 percent, if initiated by a resolution of the local governing body and approved by the voters at a local referendum; and

WHEREAS, both HB 805 (Rasoul) and SB 14 (McPike) passed the House and Senate with broad bipartisan support; and

WHEREAS, the revenues of such a local tax would be used solely for capital projects for the construction or renovation of schools; and

WHEREAS, the authority for such a tax is currently limited to only the qualifying localities of Charlotte, Gloucester, Halifax, Henry, Mecklenburg, Northampton, Patrick, and Pittsylvania Counties and the City of Danville; and

WHEREAS, eight of the localities have opted to, and successfully passed, voter referendums to use this authority for capital school projects; and

WHEREAS, these bills do not require any locality to raise additional revenues unless the localities' elected leaders and their citizens vote to do so through voter referendum.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that we encourage our legislative representation to vote to overturn the veto by Governor Glenn Youngkin and reinstate the voter referendum option for all localities throughout the Commonwealth permitted by HB 80 (Rasoul) and SB 14 (McPike).

Adopted this 9th day of April 2024

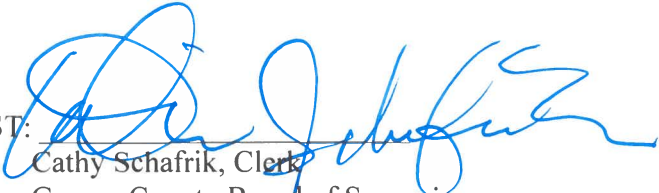
Motion: Steve Catalano  
Second: Francis McGuigan

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, Chair  
Greene County Board of Supervisors

ATTEST:

  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors