

November 13, 2025
County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON THURSDAY, NOVEMBER 13, 2025, BEGINNING AT 5:30 P.M. IN PERSON IN THE COUNTY ADMINISTRATION BUILDING MEETING ROOM

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

Staff present: Cathy Schafrik, County Administrator
Kim Morris, Deputy Clerk
Kelley Kemp, County Attorney
Jim Frydl, Director of Planning and Zoning
Stephanie Golon, Deputy Director of Planning and Zoning
Dan Chipman, Director of Finance

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 or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

WHEREAS, pursuant to: §2.2-3711(A)(3) 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 Marie Durrer 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 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: AUTHORIZATION TO PURCHASE PROPERTY ADJACENT TO THE PARK

Upon motion by Marie Durrer, second by Francis McGuigan and unanimous roll call vote, the Board authorized the County Administrator to negotiate a contract for the purchase of property near the park to enhance the county park.

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 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: PRESENTATION OF VACO ACHIEVEMENT AWARD FOR THE GREENE COUNTY CITIZENS ACADEMY

Ms. Golon described the Ruckersville Advisory Committee's work in Greene County, emphasizing its monthly meetings and commitment to advancing the Ruckersville Area Plan. She called for additional volunteers and explained that the committee's notable achievement was launching the Greene County Citizens Academy, an initiative that encourages civic engagement and strengthens public understanding of local government processes. Ms. Golon credited the dedication and teamwork of the committee's members, thanked Ms. Terry Beigie for her work which led to the program's recognition, and introduced the committee chair, Mr. Johnson, to continue the presentation.

Mr. Lewis Johnson, the Chair of the Ruckersville Advisory Committee, shared that the committee aims to be a cohesive group supporting local policies and helping explain them to the community. He noted that while he was "voluntarily" made chair, he is glad to serve. He encouraged others to attend and take part in the committee's work, emphasizing community involvement.

Mr. Joe Lerch, Director of Local Government Policy for the Virginia Association of Counties (VACO), presented the VACO Achievement Award to Greene County's Citizens Academy. He explained that VACO advocates for counties at state and federal levels and runs programs supporting local government innovation. Mr. Lerch highlighted that this year's awards were highly competitive, with a record number of entries. He commended the Greene County Citizens Academy as an innovative and replicable model for fostering citizen engagement with local government. Mr. Lerch noted that the Academy's efforts to involve and educate the public were especially noteworthy to the judges, and he celebrated this being Greene County's second VACO award in two years.

Mr. Catalano praised the Greene County Citizens Academy as one of the “neatest” initiatives he has seen, emphasizing how it reveals the complexity of laws and regulations to participants and deepens their understanding of public issues. He expressed pride in the program and in the work of those involved, noting that he regularly receives compliments on its impact. Mr. Catalano encouraged the team to continue their efforts, reaffirming the value of the Academy to the community.

RE: MATTERS FROM THE PUBLIC

Sheriff Smith addressed the board to highlight persistent and dangerous traffic congestion during school drop-off and pick-up times. He shared drone footage illustrating the extent of the backups and explained how the congestion can stretch far beyond the school’s entrance, creating safety risks and making it difficult for emergency vehicles to pass. Sheriff Smith suggested adding a turn lane on the right-hand side where there is currently grass but acknowledged cost concerns and previous feedback from VDOT about the challenges of implementing such a solution. He emphasized the urgency of addressing the situation and encouraged continued discussion, especially at future meetings with VDOT representatives.

In response to Sheriff Smith’s request about resolving school traffic congestion, Mr. Catalano acknowledged the seriousness of the issue and described previous efforts by himself and Mr. Frydl to engage with VDOT. He explained that VDOT had deemed the proposed turn lane too expensive due to utility relocation costs and lacked a funding source. Mr. Catalano proposed drafting a letter from the Board—potentially in collaboration with the school board—to formalize their concerns and set the stage for the next quarterly VDOT meeting. He emphasized the urgency, stating it was just a matter of time before a serious accident might occur, and sought the Board’s agreement to prepare a joint presentation with the school board and to show supporting video evidence at the upcoming VDOT quarterly meeting. The Board agreed.

Ms. Deborah Turck, Chair of the Greene County Electoral Board, spoke to clarify and educate the public about the county’s election result process. She detailed the step-by-step procedure for validating ballots, including handling of write-ins, absentee ballots, same-day registrations, and provisional ballots—all governed by state law and strict timelines. Ms. Turck stressed that the wait for official results is due to mandatory checks and not local delay or impropriety. She also defended the integrity and commitment of the registrar and election staff, describing their thorough, time-consuming efforts to ensure accuracy.

Mr. James Henshaw addressed the board to request greater transparency and communication about public hearings and board decisions. He explained that it is challenging for community members to offer informed input when they lack background information or updates before hearings. Henshaw suggested the board provide clear briefings so speakers understand the context and implications of issues under discussion. He also recounted how the three-minute speaking rule began as a temporary measure but became permanent, which he feels can limit meaningful public participation. Overall, Henshaw advocated for more open dialogue and a process that makes it easier for the public to effectively contribute to county decision-making.

RE: PUBLIC HEARING TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT TO MAINTAIN LIVESTOCK ON A MINIMUM OF TWO ACRES OF RANGEABLE LAND (SPECIFICALLY HORSES), IN ACCORDANCE WITH ARTICLES 5-1-2.2 OF THE GREENE COUNTY ZONING ORDINANCE

Jim Frydl presented the staff report for a special use permit request to allow horses on a residentially zoned (R-1) property. He explained that, while the land is zoned residential and located near agricultural areas, local regulations require a special use permit to keep livestock—specifically horses—in this zone. Mr. Frydl clarified that state regulations are mainly concerned with animal care, leaving location and quantity decisions to local authorities. He reviewed the applicant’s plans, highlighting their intention to keep up to two horses for personal use and to build appropriate fencing. Mr. Frydl shared that the Planning Commission and relevant agencies found no significant negative impact and recommended approval, with conditions: allowing only horses, requiring at least two acres of pasture, and limiting the number to two horses.

The applicant explained they purchased the residentially zoned property without realizing a special use permit was required to keep horses. They expressed their hope to keep up to two pleasure horses for personal use—not for lessons or business—and detailed plans to clear land for pasture, build necessary fencing, and eventually construct a barn and house if approved. The applicant assured the Board that the pond would be fenced off for safety, described the stream and water conditions, and responded thoroughly to Board questions about property use and animal care.

The public hearing was opened and closed with no comments.

Board members asked clarifying questions about fencing, animal welfare, water sources, and pasture management to ensure compliance and proper care. They affirmed that fencing would be a condition and discussed best practices for managing the land.

Upon motion by Tim Goolsby, second by Davis Lamb and unanimous roll call vote, the Board approved the special use permit as presented.

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 FOR A SPECIAL USE PERMIT FOR A HOME BUSINESS (VEHICLE REPAIR GARAGE AND VEHICLE SALES) AS REQUIRED THROUGH ARTICLES 5-1-2.6 AND 22 OF THE GREENE COUNTY ZONING ORDINANCE

Mr. Frydl presented the staff report on the request for a special use permit to allow a home-based vehicle repair garage and vehicle sales business in a residentially zoned (R-1) neighborhood.

He clarified the key distinction between minor home-based occupations, which are administratively reviewed, and a business like this—operating outside the home structure—which requires a special use permit due to its potential impact on the community. Mr. Frydl outlined the property’s zoning and surrounding context and explained that all relevant agencies reviewed the proposal, with no unresolved regulatory concerns reported. He detailed the Planning Commission’s recommended conditions to minimize neighborhood impacts, which included limits on building size and use, vehicle caps, business hours, signage, lighting, and required screening and landscaping. Mr. Frydl emphasized that the Board’s decision should weigh whether the business use fits the character of the community and if any impacts can be sufficiently mitigated through these stipulated conditions.

Mr. Eddie Detamore, applicant for the special use permit to operate a vehicle repair garage and vehicle sales business, stated that he has fully met all regulatory and mitigation requirements. He emphasized that his business brings only positive impacts and asserted that most nearby Ford Avenue residents support it, while opposition comes from a neighboring estate. Mr. Detamore thanked the board members who visited his property, saying their observations would confirm that noise and other concerns raised were not accurate. He dismissed claims about excessive noise and visibility and stressed that his and his family’s involvement has benefited the community. Mr. Detamore concluded by expressing hope for the board’s approval and reaffirming his commitment to being a responsible neighbor.

The public hearing was opened.

There were nine speakers. Residents and property owners who spoke in opposition to the special use permit for the garage expressed strong concerns that allowing a vehicle repair and sales business in a residential zone would harm the neighborhood’s character and residents’ quality of life. They argued that the proposed business is incompatible with residential (R-1 or rural residential) zoning, citing fears of increased noise, potential declines in property values, and disruption to the peaceful, country-living atmosphere that attracted them to the area. Many noted that such businesses are typically limited to established commercial corridors and granting this permit would set a precedent for further commercialization in residential neighborhoods. Several opponents emphasized that the special use permit, if approved, would remain with the property permanently and could open the door for more such businesses nearby. Others shared direct personal experiences of noise or seeing the garage from their homes and reiterated that previous board decisions had denied similar requests, arguing that nothing substantive had changed. The collective view was that the proposed business would have significant, lasting negative impacts on the community and should not be permitted.

Supporters of the special use permit for the garage emphasized that the business owner, Mr. Detamore, has been a responsible and considerate neighbor whose activities have not negatively impacted those living nearby. They argued that noise concerns are exaggerated and testified that daily life, even for those working from home, has not been disrupted by the business. Proponents highlighted the importance of property rights, maintaining that a property owner

should be allowed to operate a well-managed, small business—particularly one that meets local regulations and incorporates mitigation measures, such as fencing, landscaping, restricted hours, and vehicle limits. They noted that the business brings valuable services to the community without substantial harm to the neighborhood, and that adjustments made by the applicant have addressed earlier concerns. Supporters also pointed out that the permit’s opposition does not represent the views of all immediate neighbors, some of whom have experienced no issues with the business and appreciate the owner's efforts to maintain and improve his property.

In response to those who spoke against his permit request, Mr. Detamore emphasized that his use of the shop—and any related noise—would continue whether or not the special use permit was granted, since he is entitled to personal use of his property. He downplayed concerns about noise, particularly the air compressor, asserting that it was not audible to board members or others who visited, and suggesting complaints may be exaggerated. Mr. Detamore said he would willingly reduce or eliminate the compressor if it became a proven problem and reiterated that the shop, fence, and his presence would remain unchanged regardless of the board’s decision. He maintained that the significant changes feared by opponents would not actually occur, and he reaffirmed his commitment to being a responsible neighbor.

During their discussion on the special use permit, Board members weighed neighbor concerns, legal requirements, and practical observations from site visits. They acknowledged the community was divided but expressed that by approving the SUP with strict conditions, the Board could enforce rules to minimize neighborhood impacts. Key points included restricting hours of operation, limiting the number of vehicles allowed for repair (with a maximum of six, all screened on-site), excluding any allowance for vehicle sales, and requiring mitigation for sound and visual impacts (such as boxing in compressors, maintaining privacy fencing, and landscaping). The Board referenced their legal obligation to ensure the business would not alter the character or property values of the neighborhood.

Upon motion by Marie Durrer, second by Davis Lamb and affirmative roll call vote, the Board approved the special use permit with a set of strict conditions designed to limit neighborhood impact:

- The garage must be a one-story, 1,500 sq. ft. structure with a maximum of two bays for business use.
- A maximum of six vehicles for repair are allowed at any time (two inside, four outside), and all outside vehicles must be kept within a fenced and screened area.
- No vehicle sales are permitted under this permit.
- Business hours are limited to Monday through Friday, 9:00 a.m. to 4:30 p.m., with no business activity allowed on weekends.
- No road signage or unshielded exterior lighting is allowed.
- The applicant must maintain existing privacy fencing, landscaping, screening trees, and the driveway.
- Additional noise mitigation is required for equipment like compressors if necessary.

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

Motion carried.

RE: PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE BUDGET TO ADJUST THE AGGREGATE AMOUNT TO BE APPROPRIATED DURING THE CURRENT FISCAL YEAR FOR AN APPROPRIATION WHICH IS IN EXCESS OF ONE PERCENT OF THE TOTAL EXPENDITURES SHOWN ON THE CURRENT ADOPTED BUDGET; SPECIFICALLY A RESOLUTION AUTHORIZING A SUPPLEMENTAL APPROPRIATION OF AN AMOUNT NOT TO EXCEED \$41,500,000 TO THE FISCAL YEAR 2026 BUDGET FOR WATER AND SEWER REVENUE BOND PROCEEDS FOR THE WATER PROJECT

Ms. Schafrik explained that the \$41.5 million supplemental appropriation was needed to advance the county's water and sewer project following the successful sale of county bonds. She detailed that the bond sale attracted eight competitive bids, resulting in a low True Cost interest rate of 4.17%—well below prior projections. This favorable rate means the county will pay significantly less in annual debt service, saving about \$2.1 million over five years, \$4.5 million over ten years, and \$13.9 million over the life of the bonds compared to previous estimates. Ms. Schafrik noted that the supplemental appropriation was required in order to access the bond proceeds and proceed with awarding project contracts, emphasizing that the financial outcome represented excellent news for the county.

The public hearing was opened and closed with no comments.

Upon motion by Tim Goolsby, second by Marie Durrer and unanimous roll call vote, the Board adopted the resolution as presented.

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 THE BUDGET TO ADJUST THE AGGREGATE AMOUNT TO BE APPROPRIATED DURING THE CURRENT FISCAL YEAR FOR AN APPROPRIATION WHICH IS IN EXCESS OF ONE PERCENT OF THE TOTAL EXPENDITURES SHOWN ON THE CURRENT ADOPTED BUDGET; SPECIFICALLY, A RESOLUTION AUTHORIZING A SUPPLEMENTAL APPROPRIATION OF \$4,595,379.17 OF CARRYOVER FUNDS

Mr. Chipman explained the process and purpose of carrying over unspent funds from the previous fiscal year into the current one. He clarified a minor correction to the carryover total due to an accounting adjustment. Mr. Chipman detailed that carryover funds typically consist of remaining grant money, specific donations, or project allocations not yet spent, emphasizing that these amounts continue to be dedicated to their original purposes. He broke down the carryover sources as targeted general fund monies (40.4%), state and federal grants (38.4%), and capital project funds (13.7%). Mr. Chipman also answered board questions about specific items, such as unused building rent for social services and animal shelter funds, ensuring transparency and clear understanding of the various categories and uses for the carry-over amounts.

The public hearing was opened and closed with no comments.

Upon motion by Tim Goolsby, second by Francis McGuigan and unanimous roll call vote, the Board approved the resolution as presented.

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 Marie Durrer, second by Tim Goolsby and unanimous roll call vote, the Board approved the Consent Agenda as presented.

- a. Minutes of previous meeting
- b. Resolution to accept and appropriate \$10,000.00 from DEQ for the Competitive Litter Grant Program for Fiscal Year 2026.
- c. Approval of MOU with the Greene County Parks and Recreation Foundation, Inc.

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

Motion carried.

RE: APPROVAL OF THE 2026 LEGISLATIVE PROGRAM

Mr. David Blount of Thomas Jefferson Planning District Commission presented the draft 2026 regional legislative program for the Board's consideration and approval. He highlighted three major priorities: securing realistic state funding for K-12 public education, protecting local budgets from unfunded mandates and revenue restrictions (with an increasing focus on federal-state funding shifts), and defending local authority over land use and growth management from state

encroachment. Mr. Blount outlined new language added to the program this year, including opposition to caps on state reimbursement under the Children's Services Act, added support for local departments of social services and rural hospitals, enhanced childcare assistance provisions, and greater advocacy for state investment in transportation. He connected these legislative stances to the Board's stated goals and recent policy challenges, and upon review and questions, asked the Board to approve the legislative program as presented.

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

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

Motion carried.

RE: APPROVE THE EXECUTION OF THE CONTRACT WITH THE RECOMMENDED
BIDDER FOR THE CONSTRUCTION OF THE GREENE COUNTY RESERVOIR RAW
WATER MAIN, DIVISION 2

Mr. White of WW Associates reported to the Board on the Division 2 Raw Water Main project, noting that 11 bids were received—a strong competitive turnout. He stated that Commonwealth Excavating of Harrisonburg was the lowest bidder at \$5.3 million and highlighted his prior positive experience working with the company. Based on their reputation and bid, Mr. White recommended that the Board award the Division 2 Raw Water Main contract to Commonwealth Excavating.

Upon motion by Marie Durrer, second by Tim Goolsby and unanimous roll call vote, the Board approved the contract as presented.

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

Motion carried.

RE: APPROVE THE EXECUTION OF THE CONTRACT WITH THE RECOMMENDED
BIDDER FOR THE CONSTRUCTION OF THE GREENE COUNTY RESERVOIR RAW
WATER INTAKE AND PUMP STATION NO. 1, DIVISION 3

Mr. White addressed the Board regarding the Division 3 Raw Water Intake and Pump Station project, reporting that English Construction was the lowest bidder at \$18,440,000. Through a value engineering process, the bid was reduced by \$1,523,000, resulting in a recommended

contract amount of \$16,917,000. Mr. White highlighted English Construction's strong reputation and successful history of working with the county on complex infrastructure projects. He acknowledged the technical challenges of this phase, including deep excavation and work within the river, but expressed confidence in English Construction's expertise. Mr. White recommended that the Board approve awarding the Division 3 contract to English Construction to keep the project on track and ensure future water supply needs are met.

Upon motion by Tim Goolsby, second by Marie Durrer and unanimous roll call vote, the Board approved the contract as presented.

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

Motion carried.

RE: DISCUSSION REGARDING THE APPROPRIATION OF \$1,000,000 TO CONSTRUCT WELL #2 AT THE GREENE COUNTY PARK

Mr. White informed the Board about the status and importance of well number 2 at Greene County Park. He noted that while the well was drilled in 2009 and can produce up to 80 gallons per minute, an updated treatment system, building, and piping design are needed. Because the original permit has expired, Mr. White requested approval to update the bid documents and resubmit plans to the Health Department for a new permit—steps necessary to move forward with construction. He emphasized the urgency of starting this process promptly to ensure a reliable water supply, particularly with the risk of drought conditions in the upcoming spring. Mr. White assured the Board that these actions would position the county to manage costs effectively and meet future water needs.

Upon motion by Marie Durrer, second by Davis Lamb and unanimous roll call vote, the Board approved the appropriation of \$1,000,000 to construct well number 2 at the park.

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 reported on his participation in the Thomas Jefferson Planning and District Committee meeting, where he noted recurring themes across regional counties, including election outcomes and ongoing discussions about a proposed data center project—recently put on hold.

Mr. Lamb reported attending a Soil and Water Conservation District meeting, noting the upcoming retirement of long-serving director Greg Wichelns. He also participated in the VACO conference, engaging in discussions on budget, energy, and transportation policy, and raised his concerns with officials about the impacts of the "R-cut" traffic design. He emphasized the value of such conferences for staying informed on issues affecting county governance and infrastructure planning.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik provided a comprehensive update, highlighting recent and upcoming community events such as the successful Halloween celebration, the December tree lighting, and the next Citizens Academy meeting focused on EMS. She announced the launch of a new online Inspections platform for permits and shared that Greene County Parks and Recreation recently earned two statewide awards for creative programming and event photography. Ms. Schafrik promoted upcoming activities, including a powerlifting challenge and visits from the DMV and UVA Mobile Care Clinic, and encouraged monetary or food donations to support "Feeding Greene" in addressing food insecurity. She also noted significant progress on the county's water project, with plans for a December 9 ribbon-cutting ceremony.

RE: OTHER ITEMS FROM THE BOARD

Mr. Lamb initiated a discussion about the challenges of Greene County's longstanding practice of maintaining A-1 (agricultural) zoning for areas that have since been developed into residential subdivisions. He questioned why such areas remain zoned A-1—allowing rural activities like burning and shooting—even after substantial residential growth and expressed concerns about when rezoning or tax changes should occur. County staff clarified that historic "prescriptive rezoning" accounts for this situation, with zoning changes only required when land use shifts significantly. The Board collectively recognized that this mismatch between zoning status and actual development creates confusion for residents and complicates enforcement of regulations. Members discussed how increased density in former rural zones has led to new conflicts and agreed that the county may need to revisit its zoning approach to better reflect the needs and realities of changing neighborhoods.

Mr. Goolsby promoted the annual pre-Thanksgiving food drive run by his motorcycle club to benefit the Greene County Food Bank, highlighting the previous year's substantial donations and encouraging community participation. He emphasized the importance of both food and monetary contributions, noting that the food bank offers a store-like experience for local families to choose needed items. Mr. Goolsby concluded by congratulating Mr. Catalano on his election win and commending the dedication of all who serve the county.

RE: ADJOURN

Upon motion by Tim Goolsby, second by Marie Durrer 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