

September 10, 2024

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, SEPTEMBER 10, 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
Kim Morris, Deputy Clerk
Stephanie Golon, Deputy Director of Planning & Zoning
Kelley Kemp, County Attorney
Terry Beigie, Grant Writer

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 department and the Board of Supervisors.
- Consultation with legal counsel pertaining to actual or probable litigation, where such consultation or briefings in open meeting would adversely affect the negotiating or litigating posture of the public body regarding litigation over zoning matters.

WHEREAS, pursuant to: §2.2-3711(A)(1) 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 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 as presented.

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

Motion carried.

RE: MATTERS FROM THE PUBLIC

Mr. Paul Risk expressed excitement about the Blue Ridge Meadows and Sheets developments but raised concerns about water sustainability and the significant increase in his water bill, from \$70 to \$300 in just a few months. He called for more information from the county about a concrete plan to address the water issues and ensure sustainable growth in the county.

Ms. Sarah Morton was present representing Greene Commons and the Farmers Market. She discussed the need to look at the municipal codes around agricultural exemptions for vendors at the farmer's market. She is concerned that some of the new business license requirements being imposed on vendors could run them away from the farmer's market. She urged the board to work with Cooperative Extension, the Virginia Association for Farmers Markets, and other organizations to establish proper codes that will help protect and support the local farming and agricultural sector.

Ms. Jennifer Lewis-Fowler, Director of Elections, said that early voting starts on September 20th and that sample ballots are now available on her webpage.

Mr. Scott McGehee commended the board for considering revisions to the ordinances related to agritourism and subdivisions. He stated that the proposed changes seem to be moving in the right direction by keeping the importance of community, the integrity of the community, and the protection of the conditions and ways of life that have attracted people to live in Greene County. McGehee acknowledged that the proposed changes likely present a great deal of work for the supervisors, but he expressed his support for the initiative on behalf of himself and many others in the community.

Ms. Lisa Smith expressed frustration with the lack of enforcement of the noise ordinance by the sheriff's office. She stated that she and others have called about noise ordinance violations, but the sheriff's office either says there is nothing they can do or that they have to witness the violation themselves. Smith urged the board to ensure that if they update the noise ordinance, the sheriff's office actually enforces it, as otherwise it would be a waste of time. She emphasized that the Ruckersville area in particular has been a hot spot for noise issues that are not being addressed.

Ms. Joanne Burkholder thanked the board for making the county website more accessible, allowing her to see the faces of the board members. She requested that the shrubbery/landscaping at the library be trimmed, as it currently looks like a weed patch in her opinion. She mentioned an

issue with the property belonging to the park that needs maintenance, as it has not been taken care of since 2005. She expressed support for the proposed tax relief for the elderly and disabled, as well as the proposed revisions to the zoning ordinances.

Mr. Ken Copeland applauded the board for the items they were taking up regarding providing greater transparency and giving a voice to citizens on county matters. He stated that he was glad to see the board taking ownership of these issues and writing revisions, rather than just passing them along. Copeland expressed support for the board taking these first steps to address these concerns.

Mr. Bill Zutt complimented the board for considering the revisions to the agritourism laws and subdivision/site plan laws. Zutt said these contemplated revisions will bring greater transparency to major projects and put decision-making power back where it belongs - with the Board of Supervisors. He thanked the board for initiating these efforts.

Ms. Andrea Leffew was present via Zoom. She also commended the board for addressing the lack of citizen voice in zoning and planning committee decisions. She stated that these committees are unelected, so citizens have not had a chance to voice their opinions. Leffew expressed concern about the county's dire situation with water issues and all the new development happening, noting that the senior apartments and other projects will likely have no water pressure. She urged the board to stand up for common sense in the community and appreciated them addressing this issue.

Ms. Jean Sims expressed frustration and concerns regarding Supervisor Mcguigan. She stated that when Mcguigan was running for the Board of Supervisors, he made untrue statements about what she and her husband could do with their property. Sims said she tried to correct him at a debate but was booed by the audience. Sims explained that the county had taken their property through eminent domain without notifying them, and they were not allowed to use the dirt from their own property. She also said that at board meetings, people were allowed to make negative comments about her and her husband, and the board members did not stop them. Sims accused Mcguigan of trying to illegally buy their property, which she said was already under contract. She felt Mcguigan was trying to change things that were put in place years ago and warned that there would be lawsuits if the board continued to let him act like a one man show.

RE: Public Hearing to consider revisions to the Greene County Code, Chapter 14 – Animals, Subdivision III – Animal Noise and to Greene County Code, Chapter 38, Environment, Article II – Noise

Sheriff Smith expressed concerns about the enforcement of the proposed noise ordinance revisions. He stated that he would feel more comfortable involving the Commonwealth's Attorney to get input from a judge on how to properly handle noise complaints, as the sheriff's office views this more as a civil matter. The Sheriff indicated that the Sheriff's Office does not have the manpower to go out and monitor noise levels or record barking dogs for 20 minutes, as would be required. He suggested taking the Sheriff's Office out of the enforcement process and leaving the

decibel level requirements in place, but acknowledged the county would need to purchase noise monitoring equipment if that approach were taken.

The Board discussed deferring the public hearing but chose to hold the hearing and defer the decision to a later date.

Ms. Kemp provided some background and explanation on the proposed revisions to the noise ordinance. The revisions were aimed at aligning the barking dog ordinance with the general noise ordinance, so the decibel levels and punishments would be the same regardless of the source of the noise. Kemp explained that the 20-minute requirement for barking dogs was to differentiate between sporadic barking versus more sustained noise disturbances. She noted that the proposed revisions increased the punishments from a Class 3 to a Class 2 misdemeanor for repeat offenses within 12 months. Kemp indicated they could also look at implementing civil penalties as an alternative to criminal misdemeanors as a deterrent. Ms. Kemp said that she was open to different approaches based on the board's feedback.

The public hearing was opened.

There were seven speakers.

Some of the concerns that were raised include:

1. The reduction in the time limit for dogs barking from 20 minutes to 10 minutes
2. Dogs bark as a natural response to potential threats
3. Ordinance should exempt agricultural properties and working dogs
4. Property size should be dropped lower than 5 acres
5. The removal of the words psychological and physiological from the code

The public hearing was closed.

It was the consensus of the Board to ask the County Attorney to rewrite the ordinance to include an escalation clause in reference to the penalties for multiple recurring offenses and to reduce the acreage requirements. Another public hearing will be held on November 12th after the details have been worked out.

Upon motion by Steve Catalano, second by Davis Lamb and unanimous roll call vote, the Board deferred decision on amendments to the code regarding noise until an additional public hearing is held on November 12th.

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

Motion carried.

RE: LEGISLATIVE PROGRAM UPDATE

Mr. David Blount, Deputy Director and Legislative Director with the Thomas Jefferson Planning District Commission was present to provide a legislative update. He noted that the state budget was finally approved in May, later than usual, and that state revenues came in higher than expected for fiscal year 2024. Blount mentioned several ongoing studies and commissions at the state level that may drive legislative discussions in the 2025 session, including a review of K-12 education funding, an analysis of data centers, and a look at energy generation facility siting. Regarding the regional legislative program, Blount indicated that priorities like public education funding and local land use authority were likely to remain consistent from previous years. Blount welcomed input from the board on any new priorities they would like to see included in the regional legislative program for the upcoming session.

Supervisor Lamb expressed interest in exploring childcare assistance as a potential legislative priority to help boost workforce participation. Supervisor Catalano reiterated the board's desire to maintain local control over land use decisions, especially regarding commercial power generation facilities, rather than having the state override local authority.

The Board thanked Mr. Blount for his presentation.

RE: OPERATIONS PLAN FOR THE COUNTY ADMINISTRATION BUILDING

Ms. Schafrik spoke with the Board regarding the current process at the County Administration building for dealing with citizens/customers when they come into the building. She also shared what all of the other county offices currently have and explained that the approach has been inconsistent, with some buildings having staffed plexiglass barriers and others relying on phone systems for entry. Schafrik noted that the cost of implementing plexiglass vestibules at the county administration building would be around \$50,000. The board discussed the pros and cons of maintaining the current phone-based entry system versus opening up the main doors and relying more on individual office security. Supervisor McGuigan pointed out that some of the plexiglass barriers were initially installed due to COVID-19 concerns, rather than for security reasons. The board agreed that the main door should be unlocked, and individual office doors should be locked and the costs of putting up the plexiglass vestibules would be budgeted in the next budget cycle.

RE: CONSENT AGENDA

Upon motion by Steve Catalano, second by Tim Goolsby, and unanimous roll call vote, the Board approved the consent agenda as presented.

- a. Minutes of previous meetings
- b. Resolution to accept and appropriate \$750,000.00 in Community Project Grant Funding for capital improvements to the Greene County Community Park (See Attachment “A”)
- c. Resolution to accept and appropriate \$43,363.00 for the DMV Selective Enforcement Grants for the Sheriff’s Office (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 AUTHORIZE COUNTY ADMINISTRATOR TO EXECUTE FALL 2024 RESCUE SQUAD ASSISTANCE FUND GRANT APPLICATION

Ms. Beigie was present to present information about a grant application for the Rescue Squad Assistance Fund. Beigie explained that the grant is a 50/50 match, and the maximum amount the county could be required to provide as a match is \$196,612. The grant funds would be used to purchase critical equipment for the EMS department, including infusion pumps, Lucas chest compression devices, ventilators, and cardiac monitors/defibrillators. Beigie noted that these equipment items have a lifespan of 7-8 years, and the total cost per county resident would be around \$10 over that time period. Beigie recommended using the county's opioid abatement settlement funds to cover the required match, as EMS regularly responds to drug overdose calls.

Upon motion by Steve Catalano, second by Davis Lamb, and unanimous roll call vote, the Board adopted the resolution to authorize the County Administrator to execute the grant application as presented. (See Attachment “C”)

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

Motion carried.

RE: PROPOSED REVISIONS TO GREENE COUNTY CODE CHAPTER 66 – TAXATION
REGARDING TAX RELIEF FOR ELDERLY AND HANDICAPPED

Kim Tate, the Commissioner of Revenue, presented information to the board regarding proposed revisions to the tax relief program for the elderly and disabled in Greene County. Tate explained that the current program has an income limit of \$27,000 and a net worth limit of \$100,000. Based on research, Tate proposed increasing the maximum income limit to \$35,000, with different income brackets and corresponding relief percentages. Tate noted that the last time the income limits were revised was in 2012 and recommended reviewing the program every two years to keep up with inflation and cost-of-living changes. The board members expressed support for the proposed revisions, agreeing that the increased income limits were necessary to provide relief to more elderly and disabled residents facing the impacts of inflation. The board directed staff to advertise the proposed ordinance changes for a public hearing, so the revisions could be formally adopted and implemented effective January 1, 2025.

Upon motion by Steve Catalano, second by Davis Lamb, and unanimous roll call vote, the Board directed staff to advertise the proposed revisions to the Greene County Code, Chapter 66 for a public hearing . (See Attachment “D”)

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

Motion carried.

RE: BOARD DISCUSSION OF INTENT TO AMEND THE ZONING ORDINANCE
REGARDING AGRITOURISM

Mr. McGuigan provided an overview of the proposed revisions to the county's agritourism ordinances, including the farm winery, farm brewery, and agricultural events ordinances. McGuigan explained that the current ordinances have a problematic middle ground category between by-right and special use permit (SUP) approvals, which he referred to as zoning certification or zoning clearance - a designation that does not actually convey any additional rights. The proposal is to eliminate this middle category and require either by-right or SUP approval for these agritourism uses, giving the Board of Supervisors more direct input and control. McGuigan noted that the current ordinances also have broad discretionary language around customary uses that allow for subjective interpretations, which the revisions aim to clarify. Additionally, the proposed changes would put key aspects like amplified music, vehicle trips, event frequency, and visitor limits under the purview of the Board of Supervisors through the SUP process, rather than leaving them to staff discretion. McGuigan emphasized that the goal is to ensure the ordinances align with the board's vision for how agritourism should be regulated and integrated into the agricultural landscape of Greene County.

Mr. Catalano echoed the concerns that the current agritourism uses have grown beyond their original intent to be a supplement to working farms and have become more commercial in nature. He agreed that the special use permit (SUP) process would be a good way to maintain local control and ensure the scale and scope of agritourism activities align with the board's vision for the county. Catalano suggested that even with an SUP requirement, the board could consider using a size or acreage trigger to determine which agritourism operations would require the SUP versus being permitted by-right. Catalano was supportive of the proposed revisions, as he felt they would help the board reassert its authority over how agritourism is developed and integrated into the county's agricultural areas.

Ms. Kemp asked if the board would like to include farm stands, farm sales and farm markets. The board agreed that those should also be reviewed.

Upon motion by Steve Catalano, second by Davis Lamb, and unanimous roll call vote, the Board approved the resolution of intent to amend the Zoning Ordinance as amended to include farm stands, farm sales and farm markets. (See Attachment "E")

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

Motion carried.

RE: BOARD DISCUSSION OF THE INTENT TO DIRECT STAFF TO REVIEW AND RECOMMEND CHANGES TO THE ZONING AND SUBDIVISION ORDINANCES TO REQUIRE BOARD OF SUPERVISOR APPROVAL FOR SUBDIVISION SITE PLANS FOR GREATER THAN 20 DIVISIONS AND SITE PLANS FROM APPROVED SUPS

Mr. McGuigan proposed revisions to the county's zoning and subdivision ordinances to require Board of Supervisors approval for certain site plans. McGuigan explained that currently, there is no input or approval from the elected Board of Supervisors on site plans, which are solely reviewed and approved by the appointed Planning Commission. He argued that this lack of elected oversight is problematic, especially for major developments where the county is facing issues like water supply constraints, but the Planning Commission is not required to consider those broader community impacts. McGuigan proposed requiring public hearings and Board of Supervisors approval for site plans involving more than 20 housing units, as well as any site plans resulting from special use permits in the agricultural and conservation districts. He contended that the public should have a voice in how their community develops, even if the technical aspects of site plans are regulated by state law. McGuigan acknowledged there could be legal concerns with this proposal, but felt the benefits of increased transparency and elected oversight outweighed the potential risks. However, the majority of the board expressed hesitation about taking on this additional responsibility, citing concerns about their own expertise and the potential for politicizing an otherwise technical review process. Ms. Golon provided some clarification and context around the site plan review process. Golon explained that for both subdivision site plans

and commercial site plans, the county does provide public notice, allow for public comment, and post the plans online for citizens to review. She noted that the review process is largely ministerial, meaning the staff and Planning Commission have to evaluate the plans based on the county's adopted ordinances and regulations, rather than subjective criteria. Golon acknowledged that while citizens may have opinions about the outcomes of development, the staff and Planning Commission are bound to apply the existing laws and ordinances, which the Board of Supervisors has previously approved. She suggested that if the board is concerned about the results of the site plan review process, the better approach would be to revise the underlying ordinances, rather than inserting the board into the technical review. Golon recommended a work session with the Planning Commission as a first step to better align the goals and priorities around growth management and development review.

Mr. McGuigan made a motion that the Board of Supervisors of Greene County directs the Planning Department and Planning Commission to revise all county ordinances by November 19, 2024 to require public hearings on all preliminary and final site plan review for developments of greater than 20 housing units and all site plans resulting from special use permit approvals in the agricultural and conservation districts and to require board of supervisor approval of these site plans after planning commission review.

Motion failed with no second.

The Board agreed to have a workshop with the Planning Commission regarding these topics.

RE: BOARD LIAISON REPORTS

Mr. Goolsby said that he met with the TJPDC and that most of the surrounding localities are dealing with similar growth issues.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik noted the successful ribbon cutting for the renovated courthouse, which the judges and staff are very pleased with. She mentioned an upcoming fun fair event this Sunday at Greene Commons, with a wellness focus and activities for children. She reported that the DMV mobile unit had a very successful visit the previous day, with over 60 people taking advantage of the convenient service. Schafrik stated that the new generator for the county administration building is being installed this Saturday, with some potential disruptions to access. She informed the board that the scales at the transfer station will be replaced, requiring a temporary closure from September 14-21 to complete the necessary work. Schafrik did not have an update on the status of the Solid Waste Manager, who has been out on extended medical leave.

RE: ADJOURN

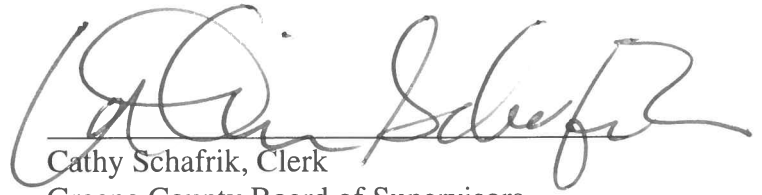
Upon motion by Steve Catalano, second by Davis Lamb and unanimous roll call vote, the Board meeting was adjourned.

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

Motion carried.



Marie Durrer, Chair
Greene County Board of Supervisors



Cathy Schafrik, Clerk
Greene County Board of Supervisors

**RESOLUTION TO ACCEPT AND APPROPRIATE
SEVEN HUNDRED THOUSAND FIFTY DOLLARS FOR THE
HUD COMMUNITY PROJECT GRANTS PROGRAM**

WHEREAS, the County of Greene has been awarded a grant from the U.S. Department of Housing and Urban Development Community Project Funding; and

WHEREAS, the funds are to be used by the Greene County Parks and Recreation Department for capital improvements to Greene County Community Park, including paving the parking lot, adding lighting to the parking lot, bringing the water line to the park, creating an overflow lot, winterizing the concession stand, and putting in an electronic entrance gate; and

WHEREAS, the funds in the amount of seven hundred thousand fifty dollars (\$750,000.00) need to be accepted and appropriated to the correct line item in the 2024-2025 budget of the County of Greene, Virginia.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that seven hundred thousand fifty dollars (\$750,000.00) be appropriated to the 2024-2025 County of Greene budget.

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 give this resolution effect.

Adopted this 10th day of September, 2024.

Motion: Steve Catalano

Second: Tim Goolsby

Recorded Vote:

Steve Catalano Yes

Marie C. Durrer Yes

Tim Goolsby Yes

Davis Lamb Yes

Francis McGuigan Yes



Marie C. Durrer, Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik, Clerk
Greene County Board of Supervisors

RESOLUTION TO ACCEPT AND APPROPRIATE TWENTY-THREE THOUSAND EIGHT HUNDRED AND TWENTY DOLLARS FOR THE DMV SELECTIVE ENFORCEMENT ALCOHOL AND NINETEEN THOUSAND FIVE HUNDRED FORTY-THREE DOLLARS FOR THE DMV SELECTIVE ENFORCEMENT POLICE TRAFFIC SERVICES GRANTS.

WHEREAS, the Greene County Sheriff's Office has been awarded grants from the Division of Motor Vehicles Selective Enforcement grant program; and

WHEREAS, the funds are to be used by the Greene County Sheriff's Office to perform selective patrols as defined in the grant agreement; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that forty-three thousand three hundred sixty-three be appropriated to the FY25 Sheriff's Office budget of the County of Greene. This grant has a cash match that will be met with the cost of fuel and maintenance on the Sheriff's vehicles.

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 10th day of September, 2024.

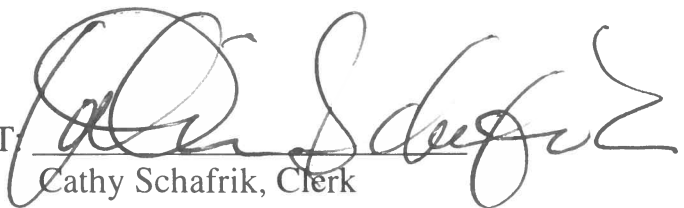
Motion: Steve Catalano
Second: Tim Goolsby

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 C Durrer, Chair
Greene County Board of Supervisors

ATTEST 

Cathy Schafrik, Clerk
Greene County Board of Supervisors

**RESOLUTION TO AUTHORIZE COUNTY ADMINISTRATOR
TO EXECUTE FALL 2024 RESCUE SQUAD ASSISTANCE
FUND GRANT APPLICATION**

WHEREAS, the Virginia Department of Health (VDH) Office of Emergency Medical Services (OEMS) is accepting applications for the Fall 2024 cycle of the Rescue Squad Assistance Fund (RSAF) competitive matching program; and

WHEREAS, OEMS will accept applications from nonprofit licensed EMS agencies and other Virginia EMS organizations pursuant to § 32.1-111.12 until September 16, 2024; and

WHEREAS, the Greene County Emergency Medical Services has identified the need to replace six (6) Lifepak monitor defibrillators and the purchase of two (2) new infusion pumps, three (3) LUCAS chest compression devices, and three (3) ventilators; and

WHEREAS, the RSAF awards grants per the Code of Virginia for the replacement of equipment or procurement of new equipment; and

WHEREAS, the Greene County EMS proposes to request the full slate of needed lifesaving equipment on this grant round; and

WHEREAS, if awarded the Fall 2024 RSAF grant, it will require a 50% match in funding of up to one hundred ninety-six thousand six hundred twelve dollars (\$196,612.00), in Fiscal Year 2025.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that the County Administrator is authorized to execute the grant application for this equipment.

Adopted this 10th day of September, 2024.

Motion: Steve Catalano
Second: Davis Lamb

Recorded Vote:

Steve Catalano Yes

Marie C. Durrer Yes

Tim Goolsby Yes

Davis Lamb Yes

Francis McGuigan Yes



Marie C. Durrer, Chair
Greene County Board of Supervisors

ATTEST.



Cathy Schafrik, Clerk
Greene County Board of Supervisors

Greene County Commissioner’s Office

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

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

MEMORANDUM

TO:	Board of Supervisors
FROM:	Kimberly Tate, Commissioner of Revenue
SUBJECT:	Tax Relief for the Elderly and Disabled Program
DATE:	September 10, 2024

Recommended Action:

Authorize staff to advertise for a public hearing to update the Greene County Code of Ordinances with the proposed real estate tax relief income limits.

Background:

This Office has reviewed the current tax relief for the Elderly and Disabled Program. The current program has the following provisions:

“Total combined income means gross income from all sources of the owners of the dwelling residing therein and of the owner’s relatives living in the dwelling during the preceding calendar year, except that the first \$6,500 of income from each relative, other than the owner’s spouse, residing in the dwelling, and who does not qualify for the exemption provided by the Code of Virginia, Section 5; 3211 (1)(B), is excluded from the calculation of gross income.

- 1. The head of the household occupying and dwelling and owning title or partial title thereto shall have reached the age of 65 years prior to the taxable year for which the exemption is claimed, unless the head of household is also joint owner and less than 65 years of age, eligibility shall be determined as if the head of the household was the sole owner.*

2. *The head of the household occupying the dwelling and owning title or partial title thereto determined to be permanently and totally disabled. Such determination must be certified as required by Section 66-83 (A). Further, the Commissioner of Revenue must find that such person is permanently and totally disabled.*
3. *Title or Partial Title to the real estate for which the exemption is claimed shall be owned on January 1 of the taxable year by the person claiming such exemption.*
4. *The total combined income shall not exceed \$27,000 for the calendar year immediately preceding the taxable year.*

<i>Current Real Estate Tax Relief for the Elderly and Disabled</i>		
<i>Gross Combined Income</i>		<i>Exemption</i>
<i>\$0</i>	<i>\$10,000</i>	<i>100%</i>
<i>\$10,001</i>	<i>\$18,000</i>	<i>75%</i>
<i>\$18,001</i>	<i>\$27,000</i>	<i>55%</i>

5. *The net combined financial worth shall not exceed \$100,000 as of December 31 of the calendar year immediately preceding the taxable year.*
6. *The person claiming the exemption shall file the affidavit required by this division no earlier than January 2, nor later than April 1 of each taxable year."*

Given the uncertainty of the financial impact of changing the income requirements, we are proposing the following chart that aligns with other localities and takes into consideration current federal poverty rates.

Proposed Real Estate Tax Relief for the Elderly and Disabled		
Gross Combined Income		Exemption
\$0	\$15,000	100%
\$15,001	\$25,000	75%
\$25,001	\$35,000	55%

I would be happy to answer any questions.

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.

- Farm Wineries (Article 16-21)
- Farm Breweries (Article 16-23)
- Events and Activities at Agricultural Operations (Article 16-24)
- Farm stands, farm sales, and farmers' markets (Article 16-22)

WHEREAS, in an effort to promote opportunities for property owners in the rural area, the BOARD OF SUPERVISORS added the uses listed above into the A-1 (Agriculture) and C-1 (Conservation) zoning districts on June 23, 2015; and

WHEREAS, the BOARD OF SUPERVISORS has determined that a review of these Articles to ensure compliance with the Code of Virginia and to develop additional conditions that promote harmony with the 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 section 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 SEPTEMBER
10, 2024.**

Motion: Steve Catalano
Second: Davis Lamb

Votes:

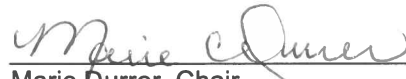
Durrer: Yes

Lamb: Yes

Goolsby: Yes

McGuigan: Yes

Catalano: Yes



Marie Durrer, Chair
Greene County Board of Supervisors

ATTEST: 

Cathy Schafrik, Clerk
Greene County Board of Supervisors