



BOARD OF SUPERVISORS
- REGULAR MEETING AGENDA -
GRAYSON COUNTY COURTHOUSE, INDEPENDENCE, VA
THURSDAY, MARCH 14, 2024 - 6:00 P.M.

6:00 Call to Order:

The Honorable R. Brantley Ivey

Opening Business:

- Invocation
- Pledge
- Decorum
- Approval of Agenda and Consent Agenda – *(Items listed under this heading may be approved in one motion without discussion as presented or amended.)*
 1. Regular Meeting Minutes of [February 8, 2024](#)
 2. Bills & Payroll – [February 2024](#)
 3. [Resolution – Network Authority Authorizing Entry of Funding Agreement \(UScellular Communications Project Grant\)](#)
 4. [Resolution – Opioid Abatement Authority Cooperative Partnership Grant Funding](#)
 5. [CIG – Grayson LandCare dba The Free Market](#)
 6. [CIG – New River Wildlife & Conservation Club](#)

6:05

Public Hearing(s)

- [A public hearing for the purpose of hearing public comment pertaining to the application of the Rugby Volunteer Rescue Squad & Fire Dept, Inc.](#) (the “Borrower”), Virginia nonprofit nonstock corporation (the “Borrower”), whose address is 53 Rugby Road, Mouth of Wilson, VA for a loan to be secured by the Borrower in a principal amount of up to \$415,000 bonds (the “Bonds”) as part of a plan of finance to assist the Borrower in financing certain of the costs of (a) the acquisition and equipping of 1 Fouts Brothers Freightliner M106 2000 gallon Pumper Tanker which will be located at the fire house of the Borrower. Approval by the County of Grayson shall not entail any financial obligation or indebtedness of the County. The Property to be acquired will be owned, operated and principally used by the Borrower for the benefit of the residents of Grayson County, by providing emergency fire protection and first-responder services and thereby promote the public good and general health, safety and welfare of the County. All or a portion of the indebtedness is expected to be issued as “qualified 501(c)(3) bonds” as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the “Code”). The Borrower is exempt from the payment of federal income tax under §501(c)(3) of the Code.
- [Public Hearing to receive public comments regarding amendments to the Cool Breeze Campground Special Use Permit, Tax Map #96-A-22, 36 – the proposed changes include the addition of 11 additional recreational lots in the Class II Subdivision/Planned Unit Development.](#)
- [Public Hearing to receive public comments to consider amendments to the Grayson County Comprehensive Plan – proposed amendments involve the adoption of Utility Scale Renewable Energy policies.](#)
- [Public Hearing to receive public comments regarding text amendments to the Grayson County Zoning Ordinance concerning the regulation of solar energy and wind energy generating facilities, along with other amendments for renewable energy to clarify their regulation, amendments to clarify the regulation of communication towers separate from towers associated with wind energy generating facilities, and to update procedures for consideration of special use permits](#)

7:05

PRESENTATION(S)/REQUEST(S)

- Robinson, Farmer, Cox Associates – Mr. Scott Wickham, CPA, CFE – [Audit Presentation](#)

7:20

New Business

- [Resolution – Transfer of Sheriff’s Office Property to Grayson County](#)
- [Resolution – Authorizing Entry of Funding Agreement \(UScellular Communications Project Grant\)](#)
- [Resolution – Approving the Lease Financing of Capital Improvements to Public Safety Radio Communications System](#)
- [Resolution – Adopting the Utility Scale Renewable Facilities Policies Comprehensive Plan Addendum](#)
- [Ordinance – To Amend The Zoning Ordinance For The Regulation Of Solar Energy And Wind Energy Generating Facilities, Along With Other Amendments For Renewable Energy Uses To Clarify Their Regulation, And To Update Procedures Related To The Consideration of Special Use Permits](#)
- [Board Appointments](#)
- Rural Rustic Roads Discussion

7:45 County Administrator’s Report

- Programs, Projects and Updates

----- **Informational Items:**

- [ASAP – 11-1-23 Minutes](#)
- [Building – February 2024](#)
- [BRCEDA 1-22-24 Minutes](#)
- [GGEMS 2-23-24 Minutes](#)
- [Sheriff – February 2024](#)
- [The Wired Road – 1-24-24 Minutes](#)

7:50 Registered Speaker(s) and Public Comment(s)

(*Refer to Rules of Procedure (Sec. 6.3)

Board of Supervisors’ Time:

(*Refer to 2023 Rules of Procedure (Section 6.4: From the 2023 Rules of Procedure, Titled - Supervisors’ Time.)) ...Matters not included on the agenda and not disposed of during each member’s unrestricted time, shall be taken up only if the presiding officer determines that:

- A. They are emergency in nature; or
- B. They involve person present who would not otherwise be present at a Subsequent meeting;
or
- C. by the unanimous consent of the membership present

----- **Closed Session**

- None

8:10 Adjourn

MEETING DECORUM –

All official meetings conducted within these chambers are to be observed by the following decorum:

- Behavior during all official meetings shall be consistent with the behavior exercised in any court or legislative room found within the Commonwealth of Virginia; and,
- There shall be no outbursts, booing, heckling or other forms of disrespectful behavior by any individuals present within these chambers; and,
- Persons wishing to speak shall do so respectfully and in accordance with the applicable Rules of Procedures and/or at the specific direction of the presiding official; and,
- Out of respect for the official business being conducted, for those conducting the official business and for those present for same purpose, there shall be no private conversations taking place in the audience or other forms of distractive behavior or nuisance; and,
- Please silence cell phones and other such devices before entering these chambers.

Range of Checking Accts: 100GENERAL to 100GENERAL Range of Check Dates: 12/15/23 to 01/11/24
 Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
100GENERAL					
214152	12/15/23	AFLAC005 Aflac	88.06		1886
214153	12/15/23	ANTH0010 Anthem - Health	7,651.66		1886
214154	12/15/23	ANTH0010 Anthem - Health	148.54		1886
214155	12/15/23	ANTH0015 Anthem - Dental	530.37		1886
214156	12/15/23	BOST0005 Boston Mutual Life Ins Co	10.14		1886
214157	12/15/23	DSSFLO05 DSS FLOWER FUND	90.00		1886
214158	12/15/23	GRAY0105 Grayson Co Treasurer'S Office	197.34		1886
214159	12/15/23	MINNE005 Minnesota Life	117.22		1886
214160	12/15/23	NTALI005 NTA LIFE	67.63		1886
214161	12/15/23	SKYLI005 DSS Christmas Club	1,670.00		1886
214162	12/15/23	VAAS0015 VACORP	159.87		1886
214163	12/15/23	VACU0005 VA CREDIT UNION, INC	266.30		1886
214164	12/15/23	WASHI010 WASHINGTON NATIONAL	29.39		1886
214166	12/20/23	APPALO05 Appalachian Power	2,374.54		1889
214167	12/20/23	ARCETO05 ARC 3 GASES	928.59		1889
214168	12/20/23	BERKLO05 Berkley Investments, LLC	1,980.00		1889
214169	12/20/23	BIZCO005 Bizco, Inc.	4,340.00		1889
214170	12/20/23	BOUND005 Bound Tree Medical LLC	1,514.98		1889
214171	12/20/23	BRIGH005 brightspeed	125.18		1889
214172	12/20/23	COMCA015 COMCAST BUSINESS	543.37		1889
214173	12/20/23	ELECO010 Election Systems & Software	2,512.25		1889
214174	12/20/23	FARMB005 Farm Bureau	50.00		1889
214175	12/20/23	FOODC005 Food City, Store #866	377.92		1889
214176	12/20/23	GBOILO05 G&B OIL COMP, INC.	3,575.00		1889
214177	12/20/23	GRAY0040 Grayson/Galax Health Dept.	48,698.25		1889
214178	12/20/23	HIGHC005 High Country Springs, Llc	23.90		1889
214179	12/20/23	HURTP005 HURT & PROFFITT	8,382.34		1889
214180	12/20/23	INDEP020 Independence Cares	2,500.00		1889
214181	12/20/23	MITCH020 MITCHELL D CORNETT	25.00		1889
214182	12/20/23	NEWRO025 New River Valley Juvenile Dete	7,500.00		1889
214183	12/20/23	NEWRO030 New River Valley Reg Jail	82,462.50		1889
214184	12/20/23	OCVLL005 OCV, LLC	3,000.00		1889
214185	12/20/23	OMNIL005 OMNILINK Systems	542.50		1889
214186	12/20/23	PAISE005 Paisely Paving Co., Llc	200.00		1889
214187	12/20/23	PENNC005 PennCare	838.00		1889
214188	12/20/23	PROFD010 Professional Networks, Inc	70.00		1889
214189	12/20/23	RODEF005 Rodefer Moss & Co, PLLC	10,000.00		1889
214190	12/20/23	SANDS005 Sands Anderson Pc	5,934.00		1889
214191	12/20/23	SPILL005 Spilman Thomas & Battle, PLLC	313.50		1889
214192	12/20/23	SYSO0005 Sysco Charlotte, Llc	370.64		1889
214193	12/20/23	TOWN0010 TOWN OF INDEPENDENCE	677.39		1889
214194	12/20/23	USCELO05 Us Cellular	0.00	12/20/23 VOID	0
214195	12/20/23	USCELO05 Us Cellular	1,683.28		1889
214196	12/20/23	USPOS005 Us Postal Service	98.00		1889
214197	12/20/23	VAAS0015 VACORP	8,650.00		1889
214198	12/20/23	VADE0030 Treasurer Of Virginia	213.57		1889
214199	12/20/23	VADEP005 Va Dept Of Motor Vehicles	5,000.00		1889
214200	12/20/23	VIRGIO55 VIRGINIA UTILITY PROTECTION SE	41.80		1889
214201	12/20/23	WATSO010 Watson Dispatch,Desking, Conso	1,313.65		1889
214202	12/20/23	XEROX005 Xerox Corporation	80.37		1889
214203	12/20/23	GOLDH005 Gold Hill, LLC	50,000.00		1890
214204	12/27/23	AFLAC005 Aflac	88.06		1891
214205	12/27/23	ANTH0010 Anthem - Health	7,979.69		1891
214206	12/27/23	ANTH0010 Anthem - Health	148.54		1891
214207	12/27/23	ANTH0015 Anthem - Dental	530.37		1891
214208	12/27/23	BOST0005 Boston Mutual Life Ins Co	10.14		1891
214209	12/27/23	DSSFLO05 DSS FLOWER FUND	90.00		1891
214210	12/27/23	GRAY0105 Grayson Co Treasurer'S Office	197.34		1891
214211	12/27/23	MINNE005 Minnesota Life	117.22		1891
214212	12/27/23	NTALI005 NTA LIFE	67.63		1891
214213	12/27/23	SKYLI005 DSS Christmas Club	1,670.00		1891
214214	12/27/23	VAAS0015 VACORP	159.87		1891

214215	12/27/23	VACU005 VA CREDIT UNION, INC	266.30		1891
214216	12/27/23	WASHI010 WASHINGTON NATIONAL	29.39		1891
214217	12/28/23	ANTH0010 Anthem - Health	339.09		1892
214218	12/28/23	ANTH0015 Anthem - Dental	31.71		1892
214219	12/29/23	AFLAC005 Aflac	674.70		1893
214220	12/29/23	AMER0010 American Heritage Life Ins Co	73.77		1893
214221	12/29/23	ANTH0010 Anthem - Health	61,366.45		1893
214222	12/29/23	ANTH0015 Anthem - Dental	3,930.48		1893
214223	12/29/23	BOST0005 Boston Mutual Life Ins Co	634.10		1893
214224	12/29/23	GRAY0105 Grayson Co Treasurer'S Office	1,875.77		1893
214225	12/29/23	INGO0005 Ing	200.00		1893
214226	12/29/23	MINNE005 Minnesota Life	817.18		1893
214227	12/29/23	VAAS0015 VACORP	755.65		1893
214228	01/11/24	ADAMS005 Adams Building Supply	465.72		1894
214229	01/11/24	AMORT005 A.Morton Thomas and Associates	1,580.63		1894
214230	01/11/24	ANTH0010 Anthem - Health	3,054.61		1894
214231	01/11/24	ANTON005 Antonina Marino	49.36		1894
214232	01/11/24	APPAL005 Appalachian Power	8,674.26		1894
214233	01/11/24	BKTUN005 Bkt Uniforms	651.81		1894
214234	01/11/24	BRIGH005 brightspeed	1,125.96		1894
214235	01/11/24	CAROL045 Carolina Environmental Systems	627.09		1894
214236	01/11/24	CARQ0010 Carquest Auto Parts	75.68		1894
214237	01/11/24	CARRO020 Carroll-Grayson-Galax Solid Wa	30,862.15		1894
214238	01/11/24	CENT0015 Century Link	190.16		1894
214239	01/11/24	CINTA005 Cintas Corp, #532	930.91		1894
214240	01/11/24	CITY0010 City Of Galax	46,001.09		1894
214241	01/11/24	CLARK005 CLARKE POWER SERVICES, INC.	1,311.59		1894
214242	01/11/24	COMM0025 COMMONWEALTH DOCUMENT MNGMNT	271.05		1894
214243	01/11/24	COREM005 CORE & MAIN	7,759.04		1894
214244	01/11/24	DANAS005 Dana Safety Supply	4,070.00		1894
214245	01/11/24	DEBOR040 Deborah T Clark	100.00		1894
214246	01/11/24	DLPTW005 Dlp Twin Co Reg Hospital, Llc	211.68		1894
214247	01/11/24	DRUGT005 DRUGTEST RESOURCES VA LLC	1,521.15		1894
214248	01/11/24	EMERG005 EMERGENCY MEDICAL PRODUCTS	654.70		1894
214249	01/11/24	FIELD005 Fielder Electric Motor Repair	720.18		1894
214250	01/11/24	FITZG005 Fitzgerald Peterbilt II, LLC	4,482.95		1894
214251	01/11/24	FLEET005 Fleetpride	277.60		1894
214252	01/11/24	GAZET005 Gazette Press, Inc	459.55		1894
214253	01/11/24	GBOIL005 G&B OIL COMP, INC.	309.90		1894
214254	01/11/24	GOODY005 GOODYEAR COMMERCIAL TIRE	8,115.85		1894
214255	01/11/24	GRANI010 Granite Telecommunications,LLC	1,245.61		1894
214256	01/11/24	GRAY0055 Grayson Co School Board	12,023.79		1894
214257	01/11/24	GRAY0060 Grayson Co Sheriff'S Office	713.32		1894
214258	01/11/24	GRAYS110 Grayson Co Emergency Relief	5,893.08		1894
214259	01/11/24	GREAT010 Great American Financial Serv.	289.90		1894
214260	01/11/24	HIGHC005 High Country Springs, Llc	39.00		1894
214261	01/11/24	INDE0015 Independence Tire Co	102.00		1894
214262	01/11/24	JOHNS030 Johnson Controls US Holdings	729.93		1894
214263	01/11/24	JONA0010 Jonathan Luper	8.50		1894
214264	01/11/24	KIMBA010 KIMBALL MIDWEST	1,204.54		1894
214265	01/11/24	KUSTO005 Kustom Signals, Inc.	11,320.00		1894
214266	01/11/24	LOWES005 Lowe'S Home Centers	416.94		1894
214267	01/11/24	MANSF005 Mansfield Oil Company	0.00	01/11/24 VOID	0
214268	01/11/24	MANSF005 Mansfield Oil Company	0.00	01/11/24 VOID	0
214269	01/11/24	MANSF005 Mansfield Oil Company	18,520.41		1894
214270	01/11/24	NAPAA010 Napa Auto Parts	0.00	01/11/24 VOID	0
214271	01/11/24	NAPAA010 Napa Auto Parts	1,037.56		1894
214272	01/11/24	NWCDI005 Nwcd, Inc	368.17		1894
214273	01/11/24	PAPER005 Paper Clip	0.00	01/11/24 VOID	0
214274	01/11/24	PAPER005 Paper Clip	2,371.64		1894
214275	01/11/24	PAXT0005 Gal Gazette/Bedford Bulletin	1,980.70		1894
214276	01/11/24	PENNC005 PennCare	163.92		1894
214277	01/11/24	PITNE020 Pitney Bowes Global Financial	162.66		1894
214278	01/11/24	PITNE035 Pitney Bowes Bank Purchase Pow	143.64		1894
214279	01/11/24	POWER015 Power DMS	11,391.50		1894
214280	01/11/24	PROFE020 Professional Communications	12,084.00		1894
214281	01/11/24	RELAY005 Relay Networks, Inc.	1,868.90		1894

214282	01/11/24	ROBS005	ROBS' BODY & FRAME SHOP	1,012.99		1894
214283	01/11/24	SANDR070	Sandra L Terry	2,187.50		1894
214284	01/11/24	SNAP0020	Snap On Tools, K&G Ent	393.75		1894
214285	01/11/24	SOUT0015	Southeast Energy, Inc	816.61		1894
214286	01/11/24	SOUT0055	Southwest Va Ems Council, Inc	2,200.00		1894
214287	01/11/24	SPRIN005	Spring Valley Graphics	154.25		1894
214288	01/11/24	SUNT0010	Truist	0.00	01/11/24 VOID	0
214289	01/11/24	SUNT0010	Truist	0.00	01/11/24 VOID	0
214290	01/11/24	SUNT0010	Truist	0.00	01/11/24 VOID	0
214291	01/11/24	SUNT0010	Truist	35,117.55		1894
214292	01/11/24	SUSA0020	Susan Hodges	202.40		1894
214293	01/11/24	THEPE015	The Peterbilt Store Roanoke	780.96		1894
214294	01/11/24	TOWN0010	TOWN OF INDEPENDENCE	673.20		1894
214295	01/11/24	TOWN0020	Town Of Troutdale - Water	900.00		1894
214296	01/11/24	TREAS010	Treasurer of Virginia	6,562.77		1894
214297	01/11/24	TWIN0015	Twin County E-911 Reg. Comm.	61,861.50		1894
214298	01/11/24	TWINC005	Twin Co Airport Commission	42,121.52		1894
214299	01/11/24	VABU0010	Region 1 VBCOA	120.00		1894
214300	01/11/24	VERIZ010	Verizon WIREless (PSA)	240.16		1894
214301	01/11/24	VIRIG055	VIRGINIA UTILITY PROTECTION SE	15.40		1894
214302	01/11/24	VRWA0005	VA RURAL WATER ASSOC	400.00		1894
214303	01/11/24	WALKE005	Walkers Welding & Muffler Shop	523.39		1894
214304	01/11/24	XEROX005	Xerox Corporation	74.92		1894
214305	01/11/24	APPAL020	Appalacian Power (ASAP)	300.00		1895

100GENERAL

Continued

214306	01/11/24	BANK0005	Bank Of Marion - Visa	864.77		1895
214307	01/11/24	COMM0015	Commission On Vasap	1,508.51		1895
214308	01/11/24	DONNA015	Donna B. Hill	382.35		1895
214309	01/11/24	HIGH0015	Highlands Center	200.00		1895
214310	01/11/24	KISER0005	Kiser Computer Consulting, Llc	335.00		1895
214311	01/11/24	TOWN0015	Town Of Marion	100.00		1895
214312	01/11/24	WYTH0015	Wytheville Office Supply	188.89		1895

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	152	8	718,892.08	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	152	8	718,892.08	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	152	8	718,892.08	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	152	8	718,892.08	0.00

Grayson County Board of Supervisors
Regular Meeting
February 8, 2024

Members attending in person: R. Brantley Ivey, Michael S. Hash, Tracy A. Anderson, Mary E. Dickenson Tomlinson, and Mitchell D. Cornett

Staff attending in person: Stephen A. Boyer, Mitchell L. Smith, and Linda C. Osborne

IN RE: OPENING BUSINESS

Supervisor Hash made the motion to amend the agenda to add: a resolution to ratify a motion for the Wireless Authority to proceed with the VRA Application; Grayson County Parks and Recreation Advisory Committee By-Laws update; and a closed session to discuss a personnel matter pursuant to §2.2-3711(A)(1) of the Code of Virginia involving staff; duly seconded by Supervisor Tomlinson. Motion carried 5-0.

Supervisor Hash made the motion to approve the consent agenda; duly seconded by Supervisor Cornett. Motion carried 5-0.

IN RE: PRESENTATIONS OR REQUESTS

Mr. Keith Andrews addressed the Board and presented the Board of Supervisors with a plaque for all their support for the Clean River initiative. Also in attendance was James Parks of the Goodwill Grange in Grant along with Jason Harris of the Virginia Department of Forestry. The Board thanked Mr. Andrews for all his hard work.

Ms. Sudandra Ratnasamy, MBA, FACHE, CEO of Twin County Regional Healthcare addressed the Board and spoke about the following:

- ✓ Twin County Community Hospital and Services
- ✓ Our Community Impact
- ✓ Community Partnership to make our community healthier

IN RE: OLD BUSINESS

- Board Appointments

Ag Advisory Committee – Supervisor Ivey will serve as the BoS member

CLEOS – 1yr term – BoS Chair and Vice Chair

Rec Park Advisory Committee – 4yr term – at the last meeting the Board asked to add an additional seat and the Advisory Committee has updated their By-Laws - the Board just needs to sign off on it.

Zoning Board of Appeals – 5yr term

Dennis Cox (W) – term expires 12/31/23

Marie Kivett (EC) – term expires 12/31/23 – no longer wishes to serve

Austin Haga (W) – term expires 3/31/24 – is willing to serve another term

Tony Goodman (OT) – term expires 3/31/24

Supervisor Anderson noted that we have received an application from Sarah Hash-Trimble (EC) and nominated her. Supervisor Ivey noted Mr. Cox is willing to serve another term.

Planning Commission – 4yr term

- Robert Felicito (At-Large) – term expired 1/8/24 – is willing to serve another term – Supervisor Cornett noted that we have received an application from Howard Sharpe, Jr. and made the motion to nominate Mr. Sharpe; seconded by Supervisor Anderson.

Rooftop of VA CAP – 5yr term

- Staff recommends Kristin Shumate, DSS Director, as the Grayson County Rep to replace previous Supervisor Belton.

Emergency Services Commission – 1yr term

- Tracy Anderson – term expires 2/9/24 – Supervisor Anderson nominated Supervisor Cornett

Wythe-Grayson Regional Library

- Supervisor Tomlinson will serve the remainder of John Fant’s term which will expire on 12/31/24 per minutes from last meeting

Supervisor Hash made the motion to approve the appointments based on the list Mr. Boyer read; duly seconded by Supervisor Tomlinson. Supervisor Anderson noted that some of these appointments are district specific and would ask that moving forward that staff let the Supervisor know so they can contact the person whose term is expiring. Motion carried 5-0.

- Rec Park Advisory Committee By-Laws – General consensus of the Board is good and all that’s required is a signature from the Board Chair.

IN RE: NEW BUSINESS

- Large Item Schedule – no action necessary – the schedule will be placed in the local newspapers along with on the County website/Facebook page
- Ramp Construction Project Permit Fee for District III – Supervisor Hash explained that there has been some changes in the building code regulations regarding temporary ramps which if any ramp 30” or higher will require permits even from non-profit agencies such as District III – with some of these changes there will be some additional costs (footers, etc) – Supervisor Hash noted that District III covers all the way to Bristol in our region and typically in 1 year, they help approximately 150 seniors in constructing ramps – the ramps will still have to be inspected – by waiving the permit/zoning fees, it would help on the cost (costs a little under \$80 for Grayson) and would help provide more ramps for seniors – the ask is to

consider waiving permit fees to install a handicap ramp to help cut back some of the cost for District III who is trying to help our seniors – Grayson County has never collected these fees so it won't impact the budget. Supervisor Hash made the motion that Grayson County waive the fees for District III ramp projects installing handicap ramps for seniors; duly seconded by Supervisor Anderson. Motion carried 5-0.

IN RE: COUNTY ADMINISTRATOR'S REPORT

None

IN RE: INFORMATION ITEMS

As presented

IN RE: REGISTERED SPEAKERS AND PUBLIC COMMENT

None

IN RE: BOARD OF SUPERVISORS' TIME

None

IN RE: CLOSED SESSION

Supervisor Anderson made the motion to go into closed session pursuant to §2.2-3711(A)(1) of the Code of Virginia to discuss county staff personnel matter; duly seconded by Supervisor Tomlinson. Motion carried.

Supervisor Cornett made the motion to come out of closed session; duly seconded by Supervisor Tomlinson. Motion carried 5-0.

Whereas, the Grayson County Board of Supervisors has convened a closed session on the 8th day of February 2024, pursuant to an affirmative recorded vote and in accordance with provision of the Virginia Freedom of Information Act; and

Whereas, §2.2-3711 of the Code of Virginia requires a certification by this Board of Supervisors that such closed session was conducted in conformity with Virginia law;

Now, Therefore Be It Resolved that the Board of Supervisors hereby certifies that, to the best of each member's knowledge, (I) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed session to which this certification resolution applies, and (II) only such public business matters as were identified in the motion convening the closed session were heard, discussed or

considered by the Board of Supervisors with recorded confirmation from members as follows: R. Brantley Ivey – I so certify; Michael S. Hash – I so certify; Tracy A. Anderson – I so certify; Mary E. Dickenson Tomlinson – I so certify; Mitchell D. Cornett – I so certify.

IN RE: RESOLUTION

- Resolution to ratify a motion for the Wireless Authority to proceed with the VRA Application

Supervisor Anderson made the motion to move into open session and approve the resolution (listed below); duly seconded by Supervisor Tomlinson. Roll call vote as follows: R. Brantley Ivey – aye; Michael S. Hash – aye; Tracy A. Anderson – aye; Mary E. Dickenson Tomlinson – aye; Mitchell D. Cornett – aye. Resolution passed 5-0.

RESOLUTION
OF THE GRAYSON COUNTY BOARD OF SUPERVISORS
AUTHORIZING APPLICATION FOR FINANCING
(Public Safety Radio System)

WHEREAS, Grayson County, Virginia (the “County”), is a political subdivision duly created and validly existing under the laws of the Commonwealth of Virginia; and

WHEREAS, the County has determined that it is essential to finance all or any portion of the costs to (a) acquire, construct, reconstruct, expand, and equip a public safety radio communications system and grants related to increasing availability of public safety communications in the County, and other uses, and (b) pay costs of issuance in connection with any related financing(s) (collectively, the “Project”); and

WHEREAS, the County proposes to apply to the Virginia Resources Authority (VRA) to provide financing.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY, as follows:

1. The County Administrator and his designees are hereby authorized to apply to VRA for financing for the Project.

2. All actions taken to date in furtherance of the Application authorized by section 1 of this Resolution are hereby ratified.

3. This Resolution is in effect upon adoption.

ADOPTED: February 8th, 2024 in the County of Grayson, Virginia.

By: _____

R. Brantley Ivey, Chair
Grayson County Board of Supervisors

CERTIFICATE OF VOTES

The record of the roll-call vote by the members of the Board of Supervisors of Grayson County, Virginia, on the foregoing Resolution, duly adopted by the Board upon a roll-call vote at its regular public meeting held on February 8th, 2024, as follows:

<u>Name</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
R. Brantley Ivey, Chair				
Michael S. Hash, Vice Chair				
Tracy A. Anderson				
Mary E. Dickenson Tomlinson				
Mitchell D. Cornett				

Dated: February 8th, 2024.

By: _____
Stephen A. Boyer, Clerk
Grayson County Board of Supervisors

IN RE: ADJOURN MEETING

Supervisor Tomlinson made the motion to adjourn; duly seconded by Supervisor Cornett.
Motion carried 5-0.

Range of Checking Accts: 100GENERAL to 100GENERAL Range of Check Dates: 02/08/24 to 03/06/24
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
100GENERAL					
214438	02/08/24	1908C005 1908 Courthouse Foundation	100.00		1918
214439	02/08/24	ADAMS005 Adams Building Supply	0.00	02/08/24 VOID	0
214440	02/08/24	ADAMS005 Adams Building Supply	782.34		1918
214441	02/08/24	AHCCA005 AHCC Agent For Fish Va First	500.00		1918
214442	02/08/24	AMAZO005 Amazon Capital Services, Inc.	37.96		1918
214443	02/08/24	AMORT005 A.Morton Thomas and Associates	631.77		1918
214444	02/08/24	APPAL005 Appalachian Power	2,466.83		1918
214445	02/08/24	ARCET005 ARC 3 GASES	99.86		1918
214446	02/08/24	BEVER005 BEVERLY DOWELL	84.41		1918
214447	02/08/24	BKTUN005 Bkt Uniforms	305.94		1918
214448	02/08/24	BOBCA005 Bobcat Of Roanoke	1,099.98		1918
214449	02/08/24	CARR0020 Carroll-Grayson-Galax Solid wa	0.00	02/08/24 VOID	0
214450	02/08/24	CARR0020 Carroll-Grayson-Galax Solid wa	42,333.32	02/08/24 VOID	1918 (Reason: system error)
214451	02/08/24	CENT0015 Century Link	166.58		1918
214452	02/08/24	CHOIC005 Choice Printing Services, LLC	5,578.00		1918
214453	02/08/24	CINTA005 Cintas Corp, #532	2,714.11		1918
214454	02/08/24	COMCA015 COMCAST BUSINESS	5,698.69	02/08/24 VOID	1918 (Reason: system error)
214455	02/08/24	CTMMO005 CTM Motorsports LLC	85.00		1918
214456	02/08/24	DLPTW005 Dlp Twin Co Reg Hospital, Llc	216.38		1918
214457	02/08/24	EMERG005 EMERGENCY MEDICAL PRODUCTS	407.24		1918
214458	02/08/24	FERGU010 FERGUSON ENTERPRISES INC.	265.99		1918
214459	02/08/24	FIELD005 Fielder Electric Motor Repair	16.19		1918
214460	02/08/24	FITZG005 Fitzgerald Peterbilt II, LLC	652.15		1918
214461	02/08/24	FLEET005 Fleetpride	1,242.78		1918
214462	02/08/24	FRIES005 Fries Fire Department	1,886.38		1918
214463	02/08/24	GAZET005 Gazette Press, Inc	150.00		1918
214464	02/08/24	GBOIL005 G&B OIL COMP, INC.	776.48		1918
214465	02/08/24	GRAIN010 Grainger	49.60		1918
214466	02/08/24	GRAY0055 Grayson Co School Board	13,281.65		1918
214467	02/08/24	GRAY0060 Grayson Co Sheriff's Office	670.50		1918
214468	02/08/24	GREAT010 Great American Financial Serv.	289.90		1918
214469	02/08/24	HENRY005 Henry Schein	45.28		1918
214470	02/08/24	HIGHC005 High Country Springs, Llc	65.00		1918
214471	02/08/24	HRGAR005 H & R Garage	135.00		1918
214472	02/08/24	HURTP005 HURT & PROFFITT	23,285.00		1918
214473	02/08/24	INDE0015 Independence Tire Co	37.86		1918
214474	02/08/24	JESSI055 Jessica Vaughan	50.00		1918
214475	02/08/24	JIMMY010 JIMMY HALL	50.00		1918
214476	02/08/24	KIMBA010 KIMBALL MIDWEST	248.00		1918
214477	02/08/24	LEISU005 LEISURE MEDIA 360	2,152.00		1918
214478	02/08/24	LORIW005 Lori Warren	250.00		1918
214479	02/08/24	MIKEJ005 Mike Johnson	50.00		1918
214480	02/08/24	MTR00025 Mt Rogers Vol Fire & Rescue	3,352.83		1918
214481	02/08/24	NAPAA010 Napa Auto Parts	908.93		1918
214482	02/08/24	NTAIN005 Nta, Inc.	24.18		1918
214483	02/08/24	PAPER005 Paper Clip	0.00	02/08/24 VOID	0
214484	02/08/24	PAPER005 Paper Clip	34,674.83	02/08/24 VOID	1918 (Reason: system error)
214485	02/08/24	PAXT0005 Gal Gazette/Bedford Bulletin	476.60		1918
214486	02/08/24	PITNE025 Pitney Bowes Inc	265.58		1918

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
100	GENERAL				Continued
214487	02/08/24	PRIN0015 Printelect	346.97		1918
214488	02/08/24	PSYCH005 Psychological Health Roanoke	240.00		1918
214489	02/08/24	RENEE015 Renee Nester	129.55		1918
214490	02/08/24	ROBIN035 Robin Vaught	50.00		1918
214491	02/08/24	SALLY020 Sally Richardson	225.00		1918
214492	02/08/24	SOUT0015 Southeast Energy, Inc	1,396.80		1918
214493	02/08/24	SOUTH030 Southwest Soils, Inc.	184.00		1918
214494	02/08/24	SPILL005 Spilman Thomas & Battle, PLLC	650.00		1918
214495	02/08/24	SPRIN005 Spring Valley Graphics	337.50		1918
214496	02/08/24	SUNT0010 Truist	0.00	02/08/24 VOID	0
214497	02/08/24	SUNT0010 Truist	25,766.07		1918
214498	02/08/24	SUSA0020 Susan Hodges	266.66		1918
214499	02/08/24	THEGU005 The Gun Shop	5,338.99		1918
214500	02/08/24	THEPE015 The Peterbilt Store Roanoke	43.61		1918
214501	02/08/24	THOMA045 Thomas R Revels	5.10		1918
214502	02/08/24	TIFFA005 TIFFANY P BOYER	50.00		1918
214503	02/08/24	TOWN0020 Town Of Troutdale - Water	800.00		1918
214504	02/08/24	TOWNP005 Town Police Supply	1,001.00		1918
214505	02/08/24	TRAVI055 Travis Belton	1,000.00		1918
214506	02/08/24	TREA0010 Treasurer Of Virginia,M.E.	20.00		1918
214507	02/08/24	TREAS075 Treasurer Of Virginia	120.00		1918
214508	02/08/24	TRICO005 Tri-County Glass, Inc	306.95		1918
214509	02/08/24	TROUT005 Troutdale Vol Fire & Rescue	4,315.29		1918
214510	02/08/24	TYWES005 Ty Weston Hash	1,000.00		1918
214511	02/08/24	VAELE005 Va Electoral Board Association	2,250.00		1918
214512	02/08/24	VIRG0035 Virginia Tech - Bursar'S Offic	15,011.91		1918
214513	02/08/24	VISIO005 Vision Government Solutions	5,607.25		1918
214514	02/08/24	WORDS005 Wordsprint, Inc.	1,253.56		1918
214515	02/08/24	XEROX005 Xerox Corporation	147.61		1918
214516	02/08/24	APPAL020 Appalacian Power (ASAP)	300.00		1919
214517	02/08/24	BANKO005 Bank Of Marion - Visa	204.00		1919
214518	02/08/24	BANKO010 BANK OF MARION	3,040.49		1919
214519	02/08/24	COMM0015 Commission On Vasap	713.73		1919
214520	02/08/24	DONNA015 Donna B. Hill	330.23		1919
214521	02/08/24	HIGH0015 Highlands Center	300.00		1919
214522	02/08/24	KISER005 Kiser Computer Consulting, Llc	280.00		1919
214523	02/08/24	TOWN0015 Town Of Marion	100.00		1919
214524	02/08/24	APPAL005 Appalachian Power	1,175.15		1920
214525	02/08/24	CARR0020 Carroll-Grayson-Galax Solid wa	35,213.75		1920
214526	02/08/24	CLARK005 CLARKE POWER SERVICES, INC.	88.53		1920
214527	02/08/24	COMCA015 COMCAST BUSINESS	793.69		1920
214528	02/08/24	LOWES005 Lowe'S Home Centers	109.10		1920
214529	02/08/24	MANSF005 Mansfield Oil Company	7,119.57		1920
214530	02/08/24	PAPER005 Paper Clip	0.00	02/08/24 VOID	0
214531	02/08/24	PAPER005 Paper Clip	1,914.83		1920
214532	02/08/24	XEROX005 Xerox Corporation	560.06		1920
214533	02/14/24	AFLAC005 Aflac	88.06		1921
214534	02/14/24	ANTH0010 Anthem - Health	7,904.71		1921
214535	02/14/24	ANTH0010 Anthem - Health	151.98		1921
214536	02/14/24	ANTH0015 Anthem - Dental	574.20		1921
214537	02/14/24	BOSTO005 Boston Mutual Life Ins Co	10.14		1921
214538	02/14/24	DSSFL005 DSS FLOWER FUND	90.00		1921

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
100	GENERAL				Continued
214539	02/14/24	GRAY0105 Grayson Co Treasurer'S Office	115.84		1921
214540	02/14/24	MINNE005 Minnesota Life	150.70		1921
214541	02/14/24	NTALI005 NTA LIFE	67.63		1921
214542	02/14/24	SKYLI005 DSS Christmas Club	1,670.00		1921
214543	02/14/24	VAAS0015 VACORP	159.72		1921
214544	02/14/24	VACU0005 VA CREDIT UNION, INC	266.30		1921
214545	02/14/24	WASHI010 WASHINGTON NATIONAL	29.39		1921
214546	02/15/24	ANTH0015 Anthem - Dental	12.47		1925
214547	02/20/24	ANGEL045 Angela Biram	30,000.00		1928
214548	02/20/24	GRAYS115 Grayson Co Economic Develpment	46,083.20		1928
214549	02/20/24	MCALL005 McALLISTER MILLS, INC	75,000.00		1928
214550	02/21/24	1STDE005 1ST DEFENSE PEST CONTROL, LLC	75.00		1930
214551	02/21/24	AANDA005 A and A Bail Bonds	5,000.00		1930
214552	02/21/24	ADAMS005 Adams Building Supply	603.91		1930
214553	02/21/24	AMAZO005 Amazon Capital Services, Inc.	0.00	02/21/24 VOID	0
214554	02/21/24	AMAZO005 Amazon Capital Services, Inc.	1,723.42		1930
214555	02/21/24	APPAL005 Appalachian Power	8,337.54		1930
214556	02/21/24	ARCET005 ARC 3 GASES	50.69		1930
214557	02/21/24	BKTUN005 Bkt Uniforms	809.89		1930
214558	02/21/24	BLUE3005 Blue 360 Media, LLC	994.80	02/21/24 VOID	1930 (Reason: wrong amount)
214559	02/21/24	BRIGH005 brightspeed	148.26		1930
214560	02/21/24	CARQU005 Carquest Of Alleghany	99.13		1930
214561	02/21/24	CINTA005 Cintas Corp, #532	495.14		1930
214562	02/21/24	COPPE005 Copperhead Graphics	1,880.00		1930
214563	02/21/24	DONNI015 Donnie Ramey	29,820.10		1930
214564	02/21/24	DORIS015 Doris G Cornett	125.00		1930
214565	02/21/24	DRUGT005 DRUGTEST RESOURCES VA LLC	3,000.00		1930
214566	02/21/24	FLEET005 Fleetpride	209.98		1930
214567	02/21/24	FOODC005 Food City, Store #866	381.83		1930
214568	02/21/24	FRIE0010 Fries Community Center	5,000.00		1930
214569	02/21/24	GBOIL005 G&B OIL COMP, INC.	1,940.15		1930
214570	02/21/24	GOODY005 GOODYEAR COMMERCIAL TIRE	1,452.16		1930
214571	02/21/24	GRANI010 Granite Telecommunications,LLC	2,547.46		1930
214572	02/21/24	GRAY0040 Grayson/Galax Health Dept.	91.98		1930
214573	02/21/24	HIGHC005 High Country Springs, Llc	30.85		1930
214574	02/21/24	HURTP005 HURT & PROFFITT	6,152.50		1930
214575	02/21/24	INDE0015 Independence Tire Co	17.12		1930
214576	02/21/24	LOWES005 Lowe'S Home Centers	59.96		1930
214577	02/21/24	MANNM005 Mann Media, dba Our State	3,000.00		1930
214578	02/21/24	MANSF005 Mansfield Oil Company	11,232.66		1930
214579	02/21/24	MARYT010 Mary Tomlinson	195.00		1930
214580	02/21/24	MGLPR005 MGL Printing Solutions	1,036.00		1930
214581	02/21/24	NAPAA010 Napa Auto Parts	460.53		1930
214582	02/21/24	NEWR0025 New River Valley Juvenile Dete	7,750.00		1930
214583	02/21/24	NEWR0030 New River Valley Reg Jail	87,740.10		1930
214584	02/21/24	NTAIN005 Nta, Inc.	24.18		1930
214585	02/21/24	NWCDI005 Nwcd, Inc	356.27		1930
214586	02/21/24	OMNIL005 OMNILINK Systems	488.00		1930
214587	02/21/24	PAPER005 Paper Clip	1,014.25		1930
214588	02/21/24	PFMFI005 PFM Financial Advisors LLC	23,930.14		1930
214589	02/21/24	PIED0010 Piedmont Truck Center, Inc	307.06		1930
214590	02/21/24	PITNE005 Pitney Bowes	197.01		1930

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
100	GENERAL				Continued
214591	02/21/24	PMGNE005 PMG Newspapers, Central NC/VA	488.85		1930
214592	02/21/24	ROYAL005 Royal Oil Company	1,371.92		1930
214593	02/21/24	RUGB0010 Rugby Rescue Squad	400.00		1930
214594	02/21/24	SANDR070 Sandra L Terry	2,625.00		1930
214595	02/21/24	SANDS005 Sands Anderson Pc	1,350.00		1930
214596	02/21/24	SPILL005 Spilman Thomas & Battle, PLLC	1,975.00		1930
214597	02/21/24	THEGA010 THE GAZETTE/DECLARATION	33.99		1930
214598	02/21/24	TOWN0010 TOWN OF INDEPENDENCE	1,139.14		1930
214599	02/21/24	TRACY005 Tracy Anderson	602.07		1930
214600	02/21/24	UNIVE010 UNIVERSAL AD ASSOCIATES	610.00		1930
214601	02/21/24	WATTS005 D's Trophies	416.00		1930
214602	02/21/24	WORDS005 Wordsprint, Inc.	406.00		1930
214603	02/21/24	XEROX005 Xerox Corporation	258.08		1930
214604	02/21/24	BLUE3005 Blue 360 Media, LLC	184.80		1931
214605	02/27/24	ANTH0015 Anthem - Dental	12.47		1933
214606	02/28/24	AFLAC005 Aflac	88.06		1935
214607	02/28/24	ANTH0010 Anthem - Health	7,904.71		1935
214608	02/28/24	ANTH0010 Anthem - Health	151.98		1935
214609	02/28/24	ANTH0015 Anthem - Dental	563.40		1935
214610	02/28/24	BOSTO005 Boston Mutual Life Ins Co	10.14		1935
214611	02/28/24	DSSFL005 DSS FLOWER FUND	90.00		1935
214612	02/28/24	GRAY0105 Grayson Co Treasurer's Office	115.84		1935
214613	02/28/24	MINNE005 Minnesota Life	128.38		1935
214614	02/28/24	NTALI005 NTA LIFE	67.63		1935
214615	02/28/24	SKYLI005 DSS Christmas Club	1,670.00		1935
214616	02/28/24	VAAS0015 VACORP	159.72		1935
214617	02/28/24	VACU0005 VA CREDIT UNION, INC	266.30		1935
214618	02/28/24	WASHI010 WASHINGTON NATIONAL	29.39		1935
214619	02/28/24	GRAYS120 Grayson CO PSA Fund	25,000.00		1936
214620	02/28/24	GRAYS125 Grayson Co Cap Improvement Fund	250,000.00		1936
214621	02/29/24	AFLAC005 Aflac	646.62		1937
214622	02/29/24	AMER0010 American Heritage Life Ins Co	47.58		1937
214623	02/29/24	ANTH0010 Anthem - Health	64,584.53		1937
214624	02/29/24	ANTH0015 Anthem - Dental	4,088.56		1937
214625	02/29/24	BOSTO005 Boston Mutual Life Ins Co	635.56		1937
214626	02/29/24	GRAY0105 Grayson Co Treasurer's Office	1,337.85		1937
214627	02/29/24	ING00005 Ing	100.00		1937
214628	02/29/24	MINNE005 Minnesota Life	758.99		1937
214629	02/29/24	VAAS0015 VACORP	824.33		1937
214630	03/01/24	ANTH0010 Anthem - Health	3,010.84		1943
214631	03/05/24	PROFE010 PROFESSIONAL COMM	402,036.76		1945
214632	03/06/24	1908C005 1908 Courthouse Foundation	450.00		1946
214633	03/06/24	ACTIV005 Active911, Inc.	2,760.00		1946
214634	03/06/24	ADAMS005 Adams Building Supply	0.00	03/06/24 VOID	0
214635	03/06/24	ADAMS005 Adams Building Supply	0.00	03/06/24 VOID	0
214636	03/06/24	ADAMS005 Adams Building Supply	1,667.31		1946
214637	03/06/24	AMAZO005 Amazon Capital Services, Inc.	724.80		1946
214638	03/06/24	AMORT005 A.Morton Thomas and Associates	1,050.00		1946
214639	03/06/24	ANTON005 Antonina Marino	115.35		1946
214640	03/06/24	APPAL005 Appalachian Power	0.00	03/06/24 VOID	0
214641	03/06/24	APPAL005 Appalachian Power	9,318.66		1946
214642	03/06/24	ARCET005 ARC 3 GASES	549.46		1946

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
100	GENERAL				Continued
214643	03/06/24	BAYW0015 Baywood Rescue Squad, Inc.	4,156.22		1946
214644	03/06/24	BAYW0015 Baywood Rescue Squad, Inc.	6,026.61		1946
214645	03/06/24	BLUER020 BLUE RIDGE MUSIC CENTER	2,250.00		1946
214646	03/06/24	BOUND005 Bound Tree Medical LLC	1,009.25		1946
214647	03/06/24	BRIGH005 brightspeed	1,059.97		1946
214648	03/06/24	BYRDS005 Byrd'S Auto & Body Shop	1,110.00		1946
214649	03/06/24	CARQU005 Carquest Of Alleghany	21.34		1946
214650	03/06/24	CARR0020 Carroll-Grayson-Galax Solid Wa	31,171.90		1946
214651	03/06/24	CASKI005 Caskie Graphics, Inc	628.76		1946
214652	03/06/24	CENT0015 Century Link	175.47		1946
214653	03/06/24	CHOIC005 Choice Printing Services, LLC	7,097.00		1946
214654	03/06/24	CINTA005 Cintas Corp, #532	0.00	03/06/24 VOID	0
214655	03/06/24	CINTA005 Cintas Corp, #532	2,435.60		1946
214656	03/06/24	CITY0010 City Of Galax	38,239.06		1946
214657	03/06/24	COMCA015 COMCAST BUSINESS	917.00		1946
214658	03/06/24	COMP0015 Computer Project Of Illinois,	396.00		1946
214659	03/06/24	COREM005 CORE & MAIN	45.32		1946
214660	03/06/24	CREAT010 CREATIVE CAKES & CATERING	3,315.00		1946
214661	03/06/24	DISTR005 District III Governmental Coop	1,386.75		1946
214662	03/06/24	ELEC0010 Election Systems & Software	674.00		1946
214663	03/06/24	ELIZA075 Elizabeth J Hash	470.06		1946
214664	03/06/24	ELKC0010 Elk Creek Rescue Squad	2,330.61		1946
214665	03/06/24	ELKCR005 Elk Creek Volunteer Fire Dept	1,013.92		1946
214666	03/06/24	EMERG005 EMERGENCY MEDICAL PRODUCTS	778.20		1946
214667	03/06/24	FERGU010 FERGUSON ENTERPRISES INC.	1,795.92		1946
214668	03/06/24	FRIES005 Fries Fire Department	18,747.27		1946
214669	03/06/24	GALA0025 Galax Grayson Ems	75,227.87		1946
214670	03/06/24	GALLS005 GALLS, LLC	141.61		1946
214671	03/06/24	GAZET005 Gazette Press, Inc	125.00		1946
214672	03/06/24	GBOIL005 G&B OIL COMP, INC.	519.15		1946
214673	03/06/24	GIGAB005 GigaBeam Networks, LLC	814,012.61		1946
214674	03/06/24	GOODY005 GOODYEAR COMMERCIAL TIRE	2,540.99		1946
214675	03/06/24	GRAIN010 Grainger	1,211.34		1946
214676	03/06/24	GRAY0055 Grayson Co School Board	5,566.35		1946
214677	03/06/24	GRAY0060 Grayson Co Sheriff's Office	694.24		1946
214678	03/06/24	GRAY0105 Grayson Co Treasurer's Office	71.50		1946
214679	03/06/24	GRAYS005 Grayson Co C.A.T.E. Center	20.00		1946
214680	03/06/24	GREAT010 Great American Financial Serv.	289.90		1946
214681	03/06/24	HASHB005 Hash Brothers Garage, LLC.	150.00		1946
214682	03/06/24	HIGHC005 High Country Springs, Llc	52.00		1946
214683	03/06/24	HILLS005 Hill Studio Pc	570.00		1946
214684	03/06/24	HOLTZ005 Holtz Industries Inc	119.80		1946
214685	03/06/24	HOMED005 Home Depot Usa. Inc.	1,058.20		1946
214686	03/06/24	HURTP005 HURT & PROFFITT	10,728.55		1946
214687	03/06/24	INDE0015 Independence Tire Co	82.41		1946
214688	03/06/24	INDE0020 Independence Vol Fire Dept	8,693.58		1946
214689	03/06/24	INDE0025 Independence Vol Rescue Squad	30,215.61		1946
214690	03/06/24	INTOX005 Intoximeters, Inc	860.00		1946
214691	03/06/24	JEANL005 JEAN-LOUIS RHEAULT	1,000.00		1946
214692	03/06/24	JLZEH005 J.L. Zeh & Associates	550.00		1946
214693	03/06/24	JONES025 JONES EXCAVATIONS LLC	7,375.00		1946
214694	03/06/24	KATEI010 KATE, INK	285.00		1946

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
100	GENERAL				Continued
214695	03/06/24	KIMBA010 KIMBALL MIDWEST	384.65		1946
214696	03/06/24	KINGS005 Kings Tire Service	917.50		1946
214697	03/06/24	KINGS010 Kings Towing and Recovery	385.00		1946
214698	03/06/24	KYLEY005 Kyle Yuditsky	390.00		1946
214699	03/06/24	LANTZ005 Lantz Const	196.30		1946
214700	03/06/24	LAURA040 Laura Bryant	89.10		1946
214701	03/06/24	LAURI005 Laurie Ellis	87.14		1946
214702	03/06/24	LOWES005 Lowe's Home Centers	857.71		1946
214703	03/06/24	MANSF005 Mansfield Oil Company	0.00	03/06/24 VOID	0
214704	03/06/24	MANSF005 Mansfield Oil Company	23,277.24		1946
214705	03/06/24	MARKA025 Mark Andrew Sarver	750.00		1946
214706	03/06/24	MCCRE005 McCreary's Body Shop	8,432.79		1946
214707	03/06/24	MEGAN005 MEGAN BARNES	45.00		1946
214708	03/06/24	MGLPR005 MGL Printing Solutions	622.00		1946
214709	03/06/24	MTRO0020 Mt Rogers Planning Dist Comm	15,000.00		1946
214710	03/06/24	MTRO0025 Mt Rogers Vol Fire & Rescue	3,457.27		1946
214711	03/06/24	MTROG005 Mt Rogers Community Service Bd	16,250.00		1946
214712	03/06/24	NAPAA010 Napa Auto Parts	742.41		1946
214713	03/06/24	NEWR0010 New River Soil & Water Conserv	6,000.00		1946
214714	03/06/24	NEXTG005 NextGen MRO Solutions LLC	669.71		1946
214715	03/06/24	NWCDI005 Nwcd, Inc	547.91		1946
214716	03/06/24	PAPER005 Paper Clip	0.00	03/06/24 VOID	0
214717	03/06/24	PAPER005 Paper Clip	1,628.33		1946
214718	03/06/24	PEACH010 PEACH BOTTOM LANDSCAPING, LLC	600.00		1946
214719	03/06/24	PENNC005 PennCare	143.28		1946
214720	03/06/24	PITNE020 Pitney Bowes Global Financial	197.01		1946
214721	03/06/24	PMGNE005 PMG Newspapers, Central NC/VA	1,578.30		1946
214722	03/06/24	PRIN0015 Printelect	5,542.92		1946
214723	03/06/24	PROF0010 Professional Networks, Inc	35.00		1946
214724	03/06/24	RECOV005 Recovery Through Fitness	3,300.00		1946
214725	03/06/24	RENEE015 Renee Nester	6.03		1946
214726	03/06/24	ROBYN005 Robyn Dillon	900.00		1946
214727	03/06/24	RUGB0010 Rugby Rescue Squad	5,762.61		1946
214728	03/06/24	RUGBY005 Rugby Vol Fire Department	3,724.16		1946
214729	03/06/24	SALLY020 Sally Richardson	75.00		1946
214730	03/06/24	SNAP0020 Snap On Tools, K&G Ent	186.40		1946
214731	03/06/24	STAPL015 Staples, Inc.	304.50		1946
214732	03/06/24	STARW005 Starwind Software, Inc.	7,800.00		1946
214733	03/06/24	SUMMI005 Summit Publishing Llc	3,850.00		1946
214734	03/06/24	SUNT0010 Truist	0.00	03/06/24 VOID	0
214735	03/06/24	SUNT0010 Truist	0.00	03/06/24 VOID	0
214736	03/06/24	SUNT0010 Truist	27,793.49		1946
214737	03/06/24	THEGA010 THE GAZETTE/DECLARATION	33.99		1946
214738	03/06/24	THEGU005 The Gun Shop	2,959.90		1946
214739	03/06/24	THEPE015 The Peterbilt Store Roanoke	717.05		1946
214740	03/06/24	TOWN0010 TOWN OF INDEPENDENCE	96.48		1946
214741	03/06/24	TRACY040 Tracy Cornett	8.40		1946
214742	03/06/24	TREA0010 Treasurer Of Virginia,M.E.	20.00		1946
214743	03/06/24	TREAS080 Treasurer Of Va.	1,119.00		1946
214744	03/06/24	TROUT005 Troutdale Vol Fire & Rescue	5,150.77		1946
214745	03/06/24	TRUC0010 Truck Service Enterprise, Inc	67.45		1946
214746	03/06/24	UNIFI005 Unifirst Corporation	129.19		1946

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
100	GENERAL				Continued
214747	03/06/24	UNITE015 United Industrial Services of	465.00		1946
214748	03/06/24	USCEL005 Us Cellular	0.00	03/06/24 VOID	0
214749	03/06/24	USCEL005 Us Cellular	1,003.07		1946
214750	03/06/24	VAAS0015 VACORP	25,035.00		1946
214751	03/06/24	VEMA0005 VEMA	100.00		1946
214752	03/06/24	VIRGI055 VIRGINIA UTILITY PROTECTION SE	33.35		1946
214753	03/06/24	VOTER005 Voter Registrar's Assoc Of Va	270.00		1946
214754	03/06/24	WALKE005 walkers welding & Muffler Shop	102.40		1946
214755	03/06/24	XEROX005 Xerox Corporation	72.07		1946
214756	03/06/24	APPAL020 Appalacian Power (ASAP)	200.00		1947
214757	03/06/24	BANKO005 Bank Of Marion - Visa	597.40		1947
214758	03/06/24	COMM0015 Commission On Vasap	1,008.42		1947
214759	03/06/24	DONNA015 Donna B. Hill	247.53		1947
214760	03/06/24	ELAVO005 ELAVON	270.62		1947
214761	03/06/24	HIGH0025 Highlands Community Service Bo	300.00		1947
214762	03/06/24	KISER005 Kiser Computer Consulting, Llc	280.00		1947
214763	03/06/24	NEWR0030 New River Valley Reg Jail	87,556.85		1947
214764	03/06/24	PAMWI005 Pam Williams	63.28		1947
214765	03/06/24	TOWN0015 Town Of Marion	100.00		1947
214766	03/06/24	INDE0020 Independence Vol Fire Dept	1,110.34		1948
214767	03/06/24	LANTZ005 Lantz Const	652.20		1948
214768	03/06/24	VADEP005 Va Dept Of Motor Vehicles	3,675.00		1948

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	312	19	2,714,430.37	83,701.64
Direct Deposit:	0	0	0.00	0.00
Total:	312	19	2,714,430.37	83,701.64

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	312	19	2,714,430.37	83,701.64
Direct Deposit:	0	0	0.00	0.00
Total:	312	19	2,714,430.37	83,701.64

Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
General Fund	4-100	1,113,257.97	5,000.00	95,528.47	1,213,786.44
	4-112	4,984.80	0.00	0.00	4,984.80
Broadband	4-114	1,260,784.61	0.00	0.00	1,260,784.61
CAPITAL IMPROVEMENT	4-355	35,972.60	0.00	0.00	35,972.60
Water - PSA FUND	4-501	76,736.03	0.00	44.71	76,780.74
DMV/RETURNED CHECKS	4-607	4,723.74	0.00	0.00	4,723.74
	Year Total:	2,496,459.75	5,000.00	95,573.18	2,597,032.93
	X-225	75.00	0.00	0.00	75.00
County Anthem Insurance Fund	X-251	3,010.84	0.00	0.00	3,010.84
ASAP	X-714	8,367.62	0.00	0.00	8,367.62
	X-734	105,000.00	0.00	0.00	105,000.00
	X-763	943.98	0.00	0.00	943.98
	Year Total:	117,397.44	0.00	0.00	117,397.44
Total of All Funds:		2,613,857.19	5,000.00	95,573.18	2,714,430.37

Totals by Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
General Fund	100	1,113,257.97	5,000.00	95,528.47	1,213,786.44
	112	4,984.80	0.00	0.00	4,984.80
Broadband	114	1,260,784.61	0.00	0.00	1,260,784.61
	225	75.00	0.00	0.00	75.00
County Anthem Insurance Fund	251	3,010.84	0.00	0.00	3,010.84
CAPITAL IMPROVEMENT	355	35,972.60	0.00	0.00	35,972.60
Water - PSA FUND	501	76,736.03	0.00	44.71	76,780.74
DMV/RETURNED CHECKS	607	4,723.74	0.00	0.00	4,723.74
ASAP	714	8,367.62	0.00	0.00	8,367.62
	734	105,000.00	0.00	0.00	105,000.00
	763	943.98	0.00	0.00	943.98
Total of All Funds:		<u>2,613,857.19</u>	<u>5,000.00</u>	<u>95,573.18</u>	<u>2,714,430.37</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
General Fund	4-100	1,113,257.97	0.00	0.00	0.00	1,113,257.97
	4-112	4,984.80	0.00	0.00	0.00	4,984.80
Broadband	4-114	1,260,784.61	0.00	0.00	0.00	1,260,784.61
CAPITAL IMPROVEMENT	4-355	35,972.60	0.00	0.00	0.00	35,972.60
Water - PSA FUND	4-501	76,736.03	0.00	0.00	0.00	76,736.03
DMV/RETURNED CHECKS	4-607	4,723.74	0.00	0.00	0.00	4,723.74
Year Total:		2,496,459.75	0.00	0.00	0.00	2,496,459.75
	X-225	75.00	0.00	0.00	0.00	75.00
County Anthem Insurance Fund	X-251	3,010.84	0.00	0.00	0.00	3,010.84
ASAP	X-714	8,367.62	0.00	0.00	0.00	8,367.62
	X-734	105,000.00	0.00	0.00	0.00	105,000.00
	X-763	943.98	0.00	0.00	0.00	943.98
Year Total:		117,397.44	0.00	0.00	0.00	117,397.44
Total of All Funds:		2,613,857.19	0.00	0.00	0.00	2,613,857.19

Grayson County

Grayson County
Network Authority



Commonwealth
of Virginia

RESOLUTION OF THE GRAYSON COUNTY NETWORK AUTHORITY AUTHORIZING ENTRY OF FUNDING AGREEMENT (UScellular Communications Project Grant)

WHEREAS, the Grayson County Network Authority (the "Authority"), is a political subdivision duly created and validly existing under the Virginia Wireless Service Authorities Act, Va. Code §§ 15.2-5431.1 et seq., and Grayson County, Virginia (the "County") is a political subdivision duly created and validly existing under the laws of the Commonwealth of Virginia; and

WHEREAS, the Authority intends to provide a grant (the "Grant") to the United States Cellular Corporation, d/b/a UScellular to fund the acquisition and installation of electronics, antenna equipment, and other personal property necessary or convenient to the provision of communications services on three communications towers to be located in the western portion of the County (the "Project"); and

WHEREAS, the Authority is presently negotiating, and intends to enter, a Grant Agreement providing for the terms and conditions of the Grant to UScellular to fund the Project, in accordance with the Public Private Education Facilities and Infrastructure Act of 2002, Va. Code §§ 56-575.1 et seq.; and

WHEREAS, the Authority wishes to approve entry of a Funding Agreement with the County, in which the County will provide a portion of the proceeds received under a Local Lease Acquisition Agreement and Financing Lease (the "Financing Lease") to the Virginia Resources Authority under the terms and conditions set forth in the Funding Agreement. The Funding Agreement has been provided to the Board of Directors of the Authority, and made a part of the records of this meeting.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AUTHORITY, as follows:

1. The Authority hereby approves the form of the Funding Agreement provided to the Board of Directors at this meeting and authorizes and the directs the Chairman of the Board of Directors of the Authority to execute the Funding Agreement, subject to such additions, amendments, and omissions as may be necessary, the propriety of which shall be conclusively established by the Chairman’s execution of the Funding Agreement. The maximum amount to be provided to the Authority under the Funding Agreement shall not exceed \$1,310,000.

2. The authorization in operative clause 1. is contingent upon approval and authorization of the Funding Agreement by the County, and upon the County’s receipt under the Financing Lease of sufficient proceeds to fund its obligations under the Funding Agreement. If not adopted by the Board of Supervisors of the County at its meeting on March 14, 2024, or on such other date as such meeting may be continued to in accordance with law, if under the Financing Lease the County does not receive sufficient proceeds to fund the County’s obligations, the authorization in operative clause 1. shall be void.

3. This Resolution is effective upon adoption.

ADOPTED this 7th day of March, 2024.

ATTEST:



 Stephen A. Boyer, Clerk
 Grayson County Network Authority



 R. Brantley Ivey, Chair
 Grayson County Network Authority

CERTIFICATE OF VOTES

The record of the roll-call vote by the members of the Network Authority of Grayson County, Virginia, on the foregoing Resolution, duly adopted by the Authority upon a roll-call vote at a public meeting held on March 7th, 2024, as follows:

<u>Name</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
R. Brantley Ivey	✓			
Michael S. Hash	✓			
Tracy A. Anderson	✓			
Mary E. Dickenson Tomlinson	✓			
Mitchell D. Cornett	✓			

Grayson County

Grayson County
Board of Supervisors



Commonwealth
of Virginia

RESOLUTION OF THE GRAYSON COUNTY BOARD OF SUPERVISORS IN SUPPORT FOR THE VIRGINIA OPIOID ABATEMENT AUTHORITY COOPERATIVE PARTNERSHIP GRANT FUNDING

WHEREAS, the Grayson County Board of Supervisors seeks to mitigate and abate the impacts of the opioid epidemic throughout Grayson County; and

WHEREAS, the mission of the Virginia Opioid Abatement Authority (OAA) is to abate and remediate the opioid epidemic in the Commonwealth through financial support in the form of grants, donations, or other assistance; and

WHEREAS, the OAA operates a financial assistance program to support certain cooperative partnerships of cities and/or counties in Virginia that implement regional efforts to treat, prevent, and reduce opioid use disorder and the misuse of opioids; and

WHEREAS, Grayson County joins other Southwest Virginia cities/counties who have committed to work together to develop and jointly submit an application for regional cooperative partnership funding from the OAA for the nonprofit organization, *the Appalachian Center for Hope, Inc.*, which will provide treatment for substance use disorder; and

WHEREAS, all Southwest Virginia partnership cities/counties are located within the same region, Region 3, of the Department of Behavioral Health and Developmental Services; and

WHEREAS, Grayson County agrees they will execute any required operational agreement formalizing the cooperating partnership if the application for financial assistance is approved; and

WHEREAS, Grayson County supports the request for grant funding from the OAA for Fiscal Year 2025, with plans by the partnership to apply for renewal funds for fiscal years 2026-2029; and

NOW, THEREFORE, BE IT RESOLVED, the Grayson County Board of Supervisors hereby authorizes Stephen A. Boyer, Grayson County Administrator, to execute the grant application to the Virginia Opioid Abatement Authority, and to execute all documents in connection therewith.

ADOPTED this 14th day of March, 2024.

ATTEST:

Stephen A. Boyer, Clerk
Grayson County Board of Supervisors

R. Brantley Ivey, Chair
Grayson County Board of Supervisors

CERTIFICATE OF VOTES

The record of the roll-call vote by the members of the Board of Supervisors of Grayson County, Virginia, on the foregoing Resolution, duly adopted by the Board upon a roll-call vote at a public meeting held on March 14th, 2024, as follows:

<u>Name</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
R. Brantley Ivey				
Michael S. Hash				
Tracy A. Anderson				
Mary E. Dickenson Tomlinson				
Mitchell D. Cornett				

Grayson County

Grayson County
Board of Supervisors



Commonwealth
of Virginia

RESOLUTION

COMMUNITY IMPACT GRANT FOR GRAYSON LANDCARE dba THE FREE MARKET

WHEREAS, the Grayson County Board of Supervisors recognizes Grayson LandCare dba The Free Market as a community asset for their role in recycling by receiving usable items that people no longer need and offering them for free to people who can put them to use; and,

WHEREAS, the Board also recognized that Grayson LandCare dba The Free Market is a 501 (c) 3 non-profit entity, and wishes to support their efforts through creative and resourceful means; and,

WHEREAS, the Board shall establish a Community Impact Grant (CIG) to be used as the instrument to provide assistance to this organization; and,

WHEREAS, the Community Impact Grant (CIG) will be provided to Grayson LandCare dba The Free Market on an annual basis in an amount not greater than the amount tendered in real estate tax on the real property owned by the organization for that calendar year and agreed upon by the Board; and

NOW THEREFORE, BE IT RESOLVED, that the Grayson County Board of Supervisors will support Grayson LandCare dba The Free Market through a Community Impact Grant to further assist their efforts in recycling within Grayson County, Virginia.

Adopted this 14th day of March 2024 in the County of Grayson, Virginia.

By: _____

R. Brantley Ivey, Chair
Grayson County Board of Supervisors

Attest: _____

Stephen A. Boyer, Clerk
Grayson County Board of Supervisors

Grayson County
Board of Supervisors



Commonwealth
of Virginia

RESOLUTION

COMMUNITY IMPACT GRANT FOR NEW RIVER WILDLIFE & CONSERVATION CLUB

WHEREAS, the Grayson County Board of Supervisors recognizes New River Wildlife & Conservation Club as a community asset; and,

WHEREAS, the Board also recognized that New River Wildlife & Conservation Club is a 501 (c) 3 non-profit entity, and wishes to support their efforts through creative and resourceful means; and,

WHEREAS, the Board shall establish a Community Impact Grant (CIG) to be used as the instrument to provide assistance to this organization; and,

WHEREAS, the Community Impact Grant (CIG) will be provided to New River Wildlife & Conservation Club on an annual basis in an amount not greater than the amount tendered in real estate tax on the real property owned by the organization for that calendar year and agreed upon by the Board; and

NOW THEREFORE, BE IT RESOLVED, that the Grayson County Board of Supervisors will support New River Wildlife & Conservation Club through a Community Impact Grant to further assist their efforts in wildlife and conservation within Grayson County, Virginia.

Adopted this 14th day of March 2024 in the County of Grayson, Virginia.

By: _____

R. Brantley Ivey, Chair
Grayson County Board of Supervisors

Attest: _____

Stephen A. Boyer, Clerk
Grayson County Board of Supervisors



NOTICE OF PUBLIC HEARING ON PROPOSED PLAN OF FINANCE THE RUGBY VOLUNTEER RESCUE SQUAD AND FIRE DEPARTMENT, INC.

Notice is hereby given that the Grayson County Board of Supervisors (the "Board"), will conduct a Public Hearing on March 14, 2024, at 6:05 p.m., or as soon thereafter as practical, in the boardroom of the Grayson County Courthouse, 129 Davis Street, Independence, Virginia, for the purpose of hearing public comment pertaining to the application of the Rugby Volunteer Rescue Squad and Fire Department, Inc. (the "Borrower"), Virginia nonprofit nonstock corporation (the "Borrower"), whose address is 53 Rugby Road, Mouth of Wilson, VA 24363, for a loan to be secured by the Borrower in a principal amount of up to \$415,000.00 bonds (the "Bonds") as part of a plan of finance to assist the Borrower in financing certain of the costs of (a) the acquisition and equipping of one (1) Fouts Brothers Freightliner M106 2000 gallon Pumper Tanker which will be located at the fire house of the Borrower. Approval by the County of Grayson shall not entail any financial obligation or indebtedness of the County. The Property to be acquired will be owned, operated and principally used by the Borrower for the benefit of the residents of Grayson County, by providing emergency fire protection and first-responder services and thereby promote the public good and general health, safety and welfare of the County. All or a portion of the indebtedness is expected to be issued as "qualified 501(c)(3) bonds" as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the "Code"). The Borrower is exempt from the payment of federal income tax under Section 501(c)(3) of the Code.

The issuance of the Bonds as requested by the Borrower will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia, the County of Grayson, Virginia, or any other political subdivision of the Commonwealth of Virginia, including the Board, and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof will be pledged to the payment of the Bonds.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Code. All interested persons are invited to attend the public hearing. The hearing shall provide the fullest opportunity for the expression of opinion, for argument on the merits, and for the introduction of documentary evidence pertinent to the plan of finance, the issuance of the proposed Bonds and the financing in question.

Anyone having questions on this matter or needing assistance to attend this meeting should contact the Office of the County Administrator: 276-773-2471.

BY THE ORDER OF THE GRAYSON COUNTY BOARD OF SUPERVISORS



GRAYSON COUNTY, VIRGINIA

MEMORANDUM

DATE: February 5, 2024 (BOS Mtg. 3/14)
TO: Grayson County Board of Supervisors
FROM: Jada C. Black, Director of Planning and Zoning
RE: Application Special Use Permit, LandPlus RV Resorts, Inc.-Cool Breeze Campground

SUBJECT

Application No. 20240001 is a request for an additional amendment to the current Special Use Permit approved in 2013 to include the addition of 11 recreational lots for sale. (Phase II, Section III) The current parcel size is 12.67, identified as Tax Map No. 96-A-22, and located at 2330 Edmonds Road, Galax, VA 24333.

The property is zoned Rural Farm (RF) and is not designated in the Enterprise Zone or Opportunity Zone, and no Historical Structures were identified within the proximity of the subject parcels.

DESCRIPTION

- **Property Owner:** Robert Sells, LandPlus RV Resorts, Inc.
- **Location:** 2330 Edmonds Road (Route 613) Galax
- **Area:** Approximately 12.67 acres +/-
- **Frontage:** 30' Right-of-Way through 96-A-21 off of Edmonds Road and owned by LandPlus RV Resorts, LLC
- **Utilities:** Private Sewer and Public Water
- **Topography:** Relatively level, graded and seeded
- **Zoning Classification:** Rural Farm
- **Existing Development:** Campground/PUD
- **Proposed Development:** Addition of 11 recreational lots

GENERAL INFORMATION - LOCATION, SITE PLAN, ROAD ACCESS, ETC.

Parking and Access: Phase II, Section III will utilize their own parking area on the lots. The access road will be from Edmonds Road. A 30' access easement was granted in Deed Book 567, Pg 218 in addition to an approved VDOT Commercial Permit recorded on plat M-1237.

Street Design: Private street design will not be brought into the VDOT system. Private streets are already in existence, 20' wide, passable surface, with a stone surface.

Lots: Lots will be approximately 4,000 sq feet to meet the PUD requirements of the Zoning Ordinance.

Management: Lots will be sold individually for separate ownership. Control of development, common area, and standards will be through the Cool Breeze Village Property Owners Association, Inc. Bylaws and Covenants are available for review and attached to this document.

Water and Sewer: Water will be provided by the Grayson County Fairview Water System. Sewer will be common-use septic tanks already in place for the proposed lots; however, lots 55 & 56 will require an additional septic system to be installed at a later date.

Uses: Sites will be sold individually. Owners will be allowed to continue to place recreational vehicles, including park homes, on these proposed sites with restrictions by the Association for Aesthetic and Quality Control of Development. Accessory structures will be allowed within the limits set in the covenants and in line with Grayson County Building Department standards. Utility, water and sewer connections will be permitted. All accessory structures, utility connections, decks and patios will be designed for disconnection/portability. Restrictions to prevent permanent living/permanent placement will be in the covenants and monitored by the Association.

Impact to surrounding area: Area southeast of site is Deer Creek Motor Coach Resort. South/ West is Edmonds Rd. with residential areas across the road and adjacent on south side near Meadow Creek Rd. Most of the development will be behind the current campground to the North, adjacent property is pasture.

Recommendation: Recommends approval for the amendment to the Special Use Permit for Tax Map No. 96-A-22,36 to allow the creation of the 11 additional recreational lots.

ATTACHMENTS

- Application
- Application Attachment Letter
- Recorded Site Plan
- Proposed Site Plan
- By-Laws
- Restrictive Covenants
- PC Recommendation Letter



Special Use Permit Application - Form 0300
 Department of Planning and Community Development
 P.O. Box 217, Independence, VA 24348
 Voice 276-773-200 Fax-276-773-3673

www.graysoncountyva.gov
COMPLETE ALL INFORMATION
INCOMPLETE APPLICATIONS CAN NOT BE ACCEPTED

The Planning Commission will study the Special Use Permit or Comprehensive Plan (15.2-2232) review requests to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following as thoroughly as possible. Use additional space if necessary.

It is the Applicant's responsibility to ensure that the project is feasible. A consultation with the Planning Director is encouraged to ensure the application is complete.

1. The Applicant is the: X Owner Agent for Owner

Applicant: Last Name, First	Sells, Robert President, LandPlus RV Resorts, Inc.	
Mailing Address:	2796 Hickory Tree Rd. Winston Salem , NC 27127	
Phone Number:	336-972-3200	
Email Address:	robert@coolbreezecampground.com	
PropertyOwner : (If Different from Above)	LandPlus RV Resorts, Inc. DBA: Cool Breeze Campground	
Mailing Address:	2796 Hickory Tree Rd. Winston Salem, NC 27127	
Phone Number:	276-236-0300	
Email Address:	robert@coolbreezecampground.com	
Tax Map Number:	96-A-22	Parcel Size in Acreage: 12.67

2. Describe how the subject property(ies) is currently being used.

Since the purchase of this 12.67 acre tract in January of 2004 the property has been used as a Campground / PUD with a total of 25 sites with Power, Water and Sewer to each site. The adjoining tract 96-A-21A has been used for a Campground with 25 sites since 2002. This parcel sits along Edmonds. Rd. and will not have any changes from its present use.

3. Describe the proposed project (uses to be changed, added, or expanded as part of the project, including the number of employees and hours of operation)

We are requesting the addition of Section 3 with eleven new sites. Four of these sites have been in use since 2013. The use of these sites will not change. These sites will be added to the Planned Unit Development Cool Breeze Village. They will now be subject to the Property Owners Association and The Restrictive Covenants on record in Deed Book 567 Page 219 in the Clerk's Office of Grayson County from October 2013. Since these sites will be privately owned there will be no employees or operating hours.

4. List and describe each proposed structure to be constructed or enlarged as part of this project. Each description must include the use of each structure, heights (ft. or stories), and sizes (sq. ft.) based on outside dimensions.

These sites will be restricted to one RV of no more than Four Hundred Sq. Ft. as stated in the Restrictive Covenants recorded in Deed Book 567 Page 219 in the Clerk's Office of Grayson County. These Restrictive Covenants also include Setbacks, Patios, Storage Buildings, Fencing, and several other items to protect adjacent sites and the surrounding area. (Copy Attached)

5. List and describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as the impacts on public services and facilities, including noise, water/sewer, roads, schools, churches, business, parks/recreation and fire, and rescue.

This request will not have any additional impact on this or any surrounding properties. These sites will be used as they have for the last ten years. All Power, Water and Septic Systems are already installed. No new streets will be added. All approvals have been met by VDOT and Grayson County Health Dept.

6. Is the project use consistent with the Comprehensive Plan? Specifically, reference comprehensive plan goals.

This Phase of Cool Breeze Village will be an addition to Phase One Sections One & Two. It was addressed on the Master Plan which is recorded as Plat M-2137 in the Clerk's Office of Grayson County. It was also presented to both the Planning Commission & the Board Of Supervisors in 2013. These sites will become part of Cool Breeze Village and will be subject to the Restrictive Covenants and the Property Owners Association. (Copies Attached)

7. Will the project require a permit from other licensing agencies (e.g. Department of Environmental Quality, VA Department of Energy, VA Department of Social Service, Virginia Department of Motor Vehicles. Yes No If yes, please explain.

All requirements from other Agencies were met in 2013 when the first Phases were complete.

8. SITE PLAN

The level of needed detail may vary depending on the nature, size, and complexity of the proposed project. The Planning Director may grant exemptions or require additional information depending on the nature of the project. The following items shall be addressed:

- Title of the Project
- Lot size in acres, showing right of ways, easements, road access, entrances •
Zoning District
- List of all adjoining properties with names of owners, tax map numbers, and those directly across any public right-of-way, including those in adjacent jurisdictions
- Utilities
- Parking areas
- Vegetative Buffers
- Natural water courses and 100-year flood plain limits, if applicable
- Fences
- Proposed and Existing structure locations
 - Show linear distance from proposed and existing structures to property lines and roadways

An aerial site plan is preferred and is available at the Grayson County GIS at <https://www.webqis.net/va/grayson/>.

For Commercial and Industrial projects, a stamped (engineered) site plan is required to address the requirements above and other items deemed necessary by the Planning Director. Examples of requests may be typography of the project area with contours intervals of two feet or less, approximate location and sizes of sanitary and storm sewers, water mains, culverts, and underground structures, existing or planned, in or near the project, traffic analysis or traffic impact study.

The Director may waive requirements for items determined unnecessary to review the project or proposal, based on the proposal application submission.

APPLICATION PROCESS

The Special Use Permit application will be reviewed by the Grayson County Planning Commission at their regular monthly meeting. If recommended for approval, the application will proceed to a review by the Grayson County Board of Supervisors. The application may take 2 - 3 months for approval. The State Code of Virginia, 1950 requires that a Public Hearing be held for both the Planning Commission and the Board of Supervisors to review a Special Use Permit. A Public Hearing notice will be issued in the paper announcing the Public Hearing and all adjoining landowners will be notified by certified mail. In order to process the request a complete application, required to rezone fee, and a current site plan or survey representing the property must be submitted to the Zoning Department at least 3 weeks prior to the Planning Commission meeting date.

Applicants are encouraged to research the potential of the site for the ability to meet all local, state and federal regulations prior to applying for a Special Use Permit. This should include a review of the project by Virginia Department of Transportation for the ability to meet commercial entrance requirements, Virginia Department of Health and/or provider of well and septic services, discussion with the Grayson County Building Official, review of Erosion and Sediment Control Plan where grading is involved and conversations with adjacent landowners about any affect on their property.

Any changes to the application once it is received must be submitted at least 7 days prior to the meeting of the Planning Commission. The Applicant or a representative must be present at the meeting at which the application for rezone is considered. If the decision of the Planning Commission or Board of Supervisors is to be appealed, the Applicant should submit an appeal of the decision per State Code of Virginia, 1950, as amended.

APPLICATION FEES

Must accompany the application and are as follows:

- **Special Use Permit Fee \$55.00 + certified letter fee**

The application fee will be assessed based on (cost of certified letters) x (number of the properties) required to be sent to adjoining landowners asrequired by the Code of Virginia for Public Hearing notice requirements.

APPLICANT AND OWNER CERTIFICATION OF SIGNATURE

I certify that the information listed on this application is true and correct to the best of my belief and knowledge. By signing this application, I agree to permit duly authorized representative(s) of any regulatory or advisory agency to enter upon the subject property at reasonable times to inspect and photograph site conditions, both in reviewing a proposal to issue a permit(s) and after permit issuance to determine compliance with the permit

If the Applicant and Owner are different individuals, both must sign. If Applicant is the same, please sign as Owner.

Applicant Signature _____ Date: _____
 Owner Signature Robert Selts _____ Date: 1-8-24

STAFF NOTES:

OFFICE USE ONLY - Special Use Permit Application - Form 0300 - Revised 05/07/12

Property ownership and zone review *Yes* Rural Farm
Application, and site plan submitted on *1/8/24*
Fee: Paid on: *253.28*
Building Official Consulted: *N/A*
VDOT Consulted: *N/A*
Public Hearing notice for PC sent: *1/5/24 + 1/12/24*
PC Recommendation: Date: *01/23/2024*

Floodplain Review: *Yes*
Public Hearing notice for BOS sent:
BOS recommendation: Date:
Disqualified use review:
Conditions for approval:
Zoning Administrator: *Black*
Letter sent to applicant:
Permit Number: *20240001*

Attachment to Cool Breeze Village Special Use Permit Application

Tax Parcel 96-A-22 / 12.67 Acres
2330 Edmonds Rd. Galax, VA 24333
LandPlus RV Resorts, Inc, owner
January 8, 2024

Below is a description of the Special Use Application for a Planned Unit Development Phases 1 & 2 Sections 1 - 3 of Cool Breeze Village.

LandPlus RV Resorts, Inc purchased this tract on January 13, 2004. It was an expansion to the original Cool Breeze Campground that was opened in 2002 with 25 sites, Bathhouse & Office. The front 25 sites will continue to be used for nightly rentals as they have been for over 20 years.

The Grayson County Board of Supervisors approved a Special Use Permit on August 11, 2004 for LandPlus RV Resorts, Inc to operate a campground with 63 sites on this 12.67 acre tract. Only 25 sites were ever developed and used for nightly rentals on this tract. The majority of the tract was maintained as a mowed grassy field.

In early 2013 LandPlus RV Resorts, Inc. started the process of converting the 12.67 acres tract and the 25 sites into a Planned Unit Development. The sole purpose of this was to be able to sell the individual sites to prospective buyers. This went through the Grayson County Planning Commission and was approved on March 19, 2013. The Grayson County Board of Supervisors approved the revision to the 2004 Special Use Permit on April 11, 2013.

This newly formed PUD named Cool Breeze Village included the whole 12.67 acre tract. The Special Use Permit was approved as presented with the Master Plat showing a total of 60 Sites. Plats of Section 1 & 2 were also approved. All three plats were signed and recorded in the Grayson County Clerk's Office as listed below.

Master Plat M-2137 = 60 Sites Total

Section 1 M-2138 = 11 Sites Total

Section 2 M-2139 = 12 Sites Total

Also there was a 30 foot Access Easement from Edmonds Rd to this 12.67 acre tract to service Cool Breeze Village. It is recorded in Deed Book 567 Page 217 - 218 and gives the property owners of Cool Breeze Village ingress, egress and utility access through Cool Breeze Campground.

The Declaration of Restrictive Covenants for Cool Breeze Village is recorded in Deed Book 567 Pages 219 - 225 governs all this 12.67 acre tract and limits the uses, type of RV's, landscaping and many other items to ensure or enhance the value of investments made by purchasers of Sites. There is also Cool Breeze Village Property Owners Association, LLC that oversees the activity and manages the Sites and Commonly owned property. This type management of Cool Breeze Village includes maintenance of the streets, landscaping, utilities, etc. and goes over and above anything listed on the Special Use Permit.

As I remember being present at these meetings in 2013 we were told to include all the sites we thought we could ever develop on this 12.67 acre tract and include them in a Master Plan. That plat M-2137 shows 60 sites which is over and above what can be developed when reserving area for onsite septic systems. We were also told by both Planning Commission and Board of Supervisors that as long as we did not exceed our site count of 60 we would only need to bring a new plat for additional sections to the Planning Commission for approval. I don't have minutes from those meetings, only what we were asked to include and record on the plats. These were approved and signed by the Chairman of both Planning Commission & Board of Supervisors. Now we are being asked to revisit both the Planning Commission and Board of Supervisors along with a Public Hearing to get these 11 sites that were on the Master Plan approved. This should have been a very simple process. I know PUD's are not a common thing in Grayson County. Cool Breeze Village has lots of regulations through its Restrictive Covenants and Property Owners Association and is a very well kept neighborhood. I think the adjoining property owners and the surrounding community can agree.

Any questions or concerns can be directed to me.

Robert Sells, President
LandPlus RV Resorts, Inc.
Manger, Cool Breeze Village
Property Owners Association

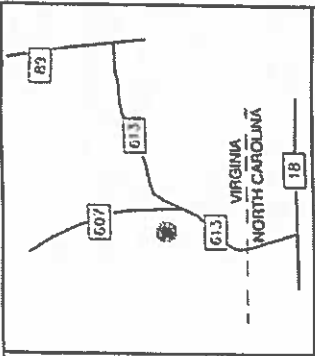
276-236-0300

DALTON-WALKER ASSOCIATES, P.C.
SURVEYORS
117 N. MAIN STREET
GALAX, VA 24333
(276) 236-0632
(276)236-0561 fax

Job Number PO31202
Date 1/23/13
Checked: JW
Drawn: JAS
Crew: DEW
Scale: 1"=100'

SURVEY FOR
COOL BREEZE VILLAGE
PHASE I & II
(SECTIONS I & II)
OLDTOWN MAGISTERIAL DISTRICT
GRAYSON COUNTY, VIRGINIA
SHEET 1 OF 3

M-2137



SECTION I = 0.6760 ACRES
SECTION II = 1.1207 ACRES
TOTAL SUBDIVIDED AREAS(LOTS) = 1.9967 ACRES
OPEN AREA = 10.6785 ACRES
TOTAL AREA OF TAX PARCEL 96-A-22 = 12.6782 ACRES

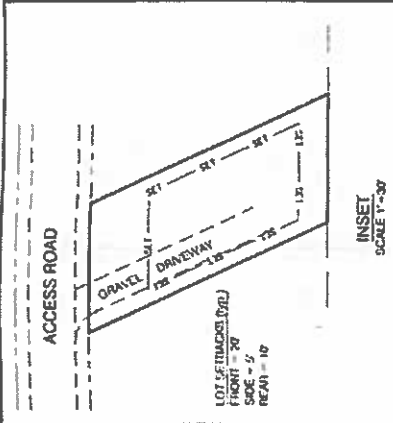
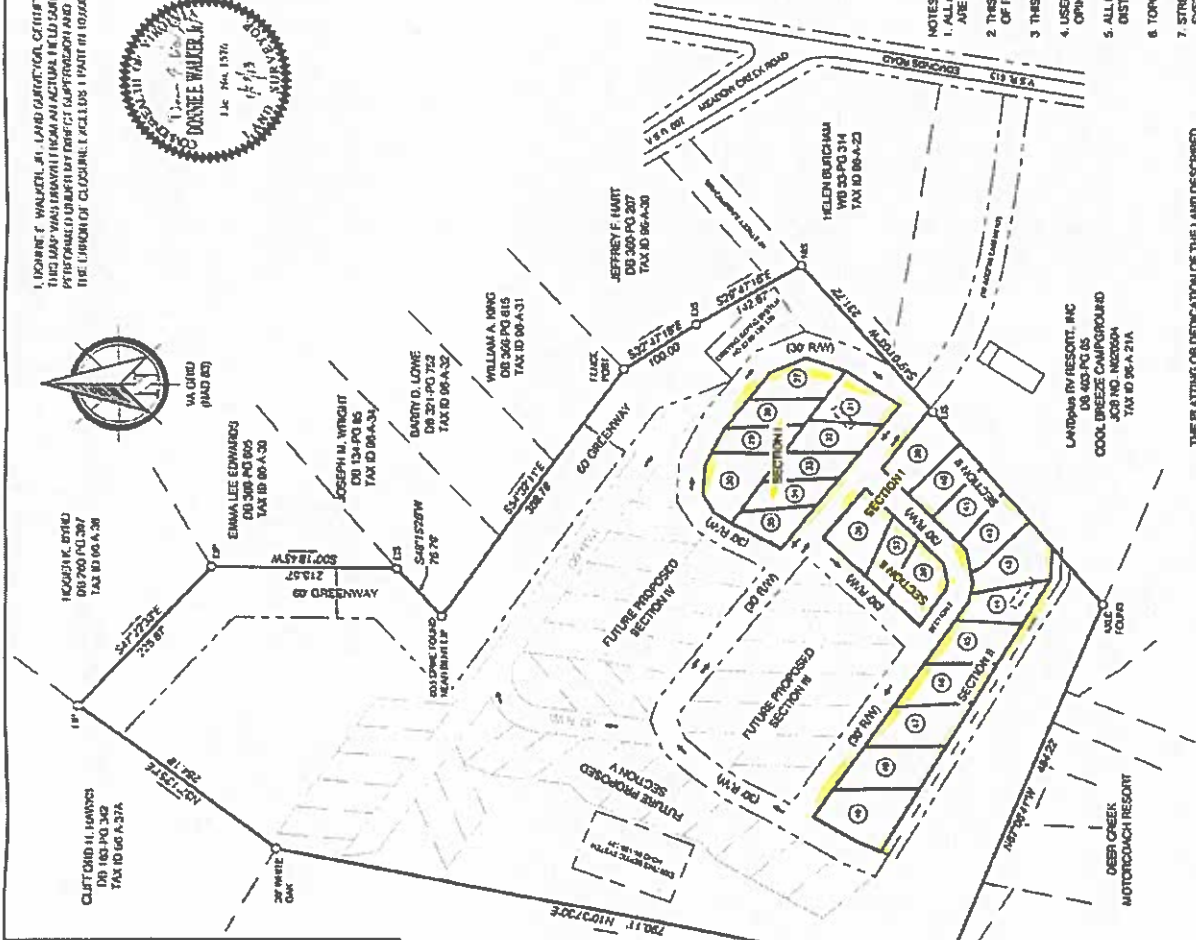
THIS PLANNED URBAN DEVELOPMENT KNOWN AS COOL BREEZE VILLAGE - PHASE I (SECTIONS I & II) SUBDIVISION IS APPROVED BY THE UNDERGROUND ACCORDANCE WITH THE VIRGINIA ZONING REGULATIONS AND MUST BE COMMITTED TO RECORD

CEMETERIAL PLANNING COMMISSION DATE
HEALTH OFFICER DATE
SUBDIVISION AGENT DATE
VOT OFFICIAL DATE
COMMUNAL BOARD OF SUPERVISORS DATE

- NOTES
1. ALL AREAS ARE DERIVED FROM COORDINATE COMPUTATIONS AND ARE ROUNDED TO THE VALUE EXPRESSED
 2. THIS PROPERTY IS SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS OF RECORD, OR RESTRICTIVE COVENANTS
 3. THIS SURVEY DOES NOT CERTIFY LEGAL TITLE TO THE LAND ITSELF
 4. USERS OF THIS PLAY SHOULD OBTAIN A CURRENT LEGAL TITLE OPINION TO OWNERSHIP TO THE BOUNDARIES.
 5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 6. TOPOGRAPHIC SURVEY IS NOT REQUIRED BY GRAYSON COUNTY
 7. STREETS WILL NOT BE ACCEPTED INTO THE V.D.O.T. HIGHWAY SYSTEM NOR BE MAINTAINED BY V.D.O.T.
 8. STREETS DESIGNED TO 20' WIDE SURFACE WITH 4' BURN-IN STONE. STREETS WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
 9. LOTS IN SECTION I WILL BE SERVED BY EXISTING SEPTIC SYSTEM HO-10-05-138-120
 10. LOTS IN SECTION II WILL BE SERVED BY EXISTING SEPTIC SYSTEM HO-10-05-138-121
 11. TAX PARCEL 96-A-22 IS ZONED RURAL RESIDENTIAL AND THE SURROUNDING PROPERTIES ARE ZONED RURAL FARM
 12. RESTRICTIONS FOR THE DIVISION SHOWN HEREON HAVE BEEN RECORDED IN DEED BOOK 257 PAGE 213

I, ROBERT T. WALKER, JR., LAND SURVEYOR, CERTIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE LINES OF CLOSURE BELIEVED A PART IN 10/20/09

ROBERT T. WALKER, JR.
LAND SURVEYOR
117 N. MAIN STREET
GALAX, VA 24333



SYMBOL LEGEND

1	SECTION I
2	SECTION II
3	SECTION III
4	SECTION IV
5	SECTION V
6	SECTION VI
7	SECTION VII
8	SECTION VIII
9	SECTION IX
10	SECTION X
11	SECTION XI
12	SECTION XII
13	SECTION XIII
14	SECTION XIV
15	SECTION XV
16	SECTION XVI
17	SECTION XVII
18	SECTION XVIII
19	SECTION XIX
20	SECTION XX
21	SECTION XXI
22	SECTION XXII
23	SECTION XXIII
24	SECTION XXIV
25	SECTION XXV
26	SECTION XXVI
27	SECTION XXVII
28	SECTION XXVIII
29	SECTION XXIX
30	SECTION XXX

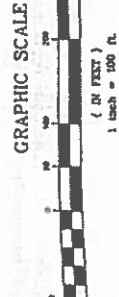
AREA TABLE SECTION I

LOT	AREA
27	0.0025 AC
28	0.0087 AC
29	0.0020 AC
30	0.1022 AC
31	0.0005 AC
32	0.0714 AC
33	0.0068 AC
34	0.0020 AC
35	0.0018 AC
36	0.0055 AC
37	0.0090 AC

AREA TABLE SECTION II

LOT	AREA
37	0.0034 AC
38	0.0036 AC
39	0.0757 AC
40	0.0770 AC
41	0.0009 AC
42	0.0009 AC
43	0.1074 AC
44	0.0004 AC
45	0.0052 AC
46	0.0088 AC
47	0.1059 AC
48	0.1146 AC
49	0.1271 AC

TOTAL SITES
SECTION I = 11
SECTION II = 12
FUTURE PROPOSED SECTION III = 10
FUTURE PROPOSED SECTION IV = 10
FUTURE PROPOSED SECTION V = 17



SOURCE OF TITLE
BEING ALL OF THE SAME PROPERTY CONVEYED TO LANDLUS RY RESORTS, INC BY EMMA LEE EDWARDS IN DEED BOOK 418 PAGE 651 DATED JANUARY 13, 2004
TAX ID 96-A-22

THE PLATTING OR DEDICATION OF THE LAND DESCRIBED ON THIS PLAY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEE, IF ANY

Robert Selts
6-12-13
DATE

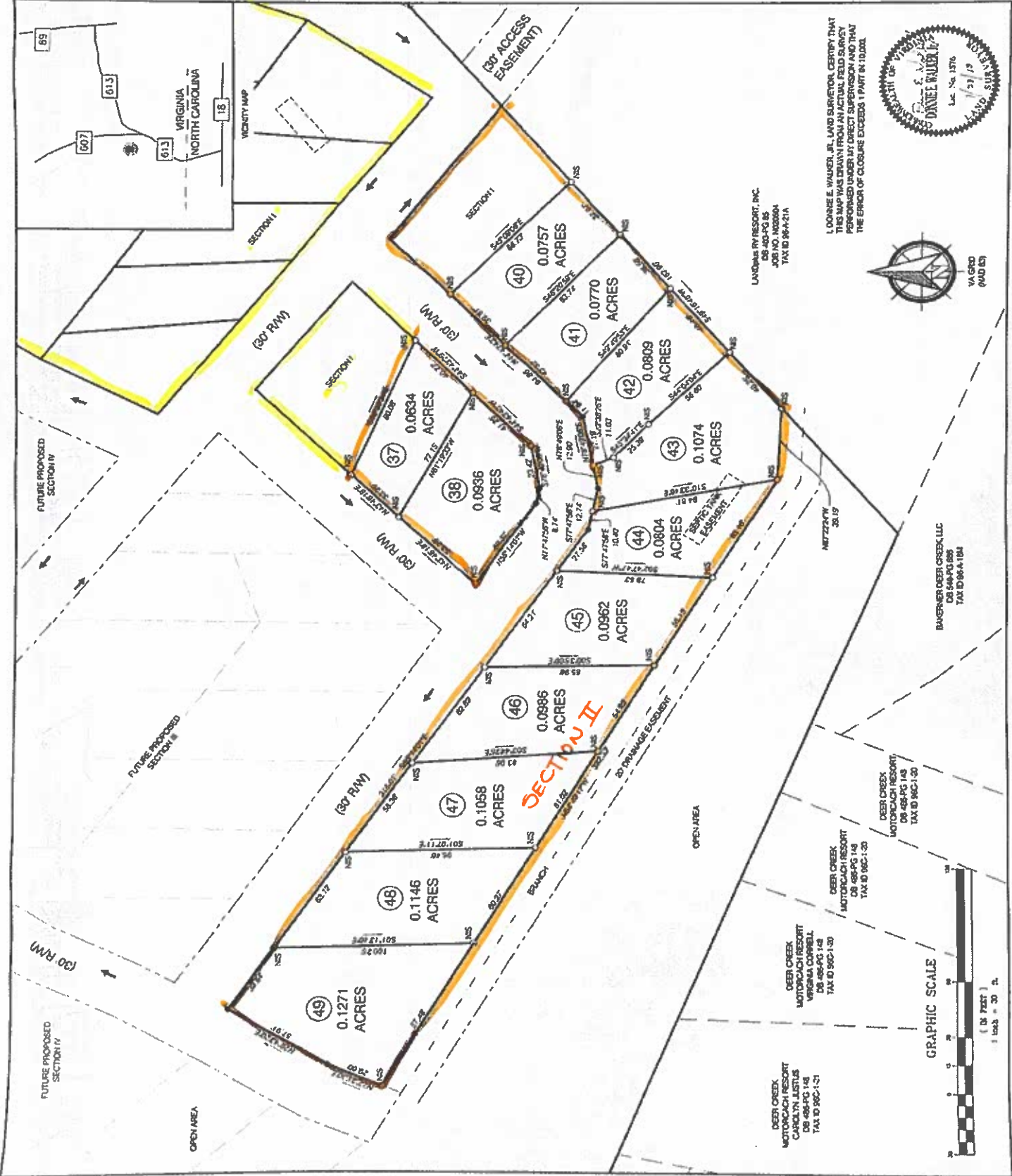
SUBSCRIBED BEFORE ME THIS 12th DAY OF April 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES January 31, 2015

EMMA LEE EDWARDS
Notary Public
Cemeterial District of Virginia
37125
1/23/13

SURVEY FOR
COOL BREEZE VILLAGE
 PHASE I
 (SECTIONS I & II)
 OLD TOWN MAGISTERIAL DISTRICT
 GRAYSON COUNTY, VIRGINIA

Job Number: POS 1202
 Date: 1/23/13
 Checked: JAS
 Drawn: JAS
 Scale: 1" = 30'
 Date: 1/23/13

DALTON-WALKER ASSOCIATES, P.C.
 SURVEYORS
 117 N. MAIN STREET
 GALAX, VA 24333
 (276) 236-0632
 (276) 236-0591ax



COOL BREEZE VILLAGE PHASE I (SECTIONS I & II) OLDTOWN MAINTENANCE DISTRICT GRAYSON COUNTY, VIRGINIA

SURVEY FOR SHEET 2 OF 3

Crew: DEW
Drawn: JAS
Checked: RW
Scale: 1"=20'

Job Number: P031202
Date: 1/23/13

DALTON-WALKER ASSOCIATES, P.C.
SURVEYORS
117 N. MAIN STREET
GALAX, VA 24333
(276) 236-0632
(276) 236-0596 fax



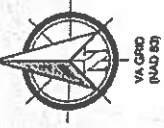
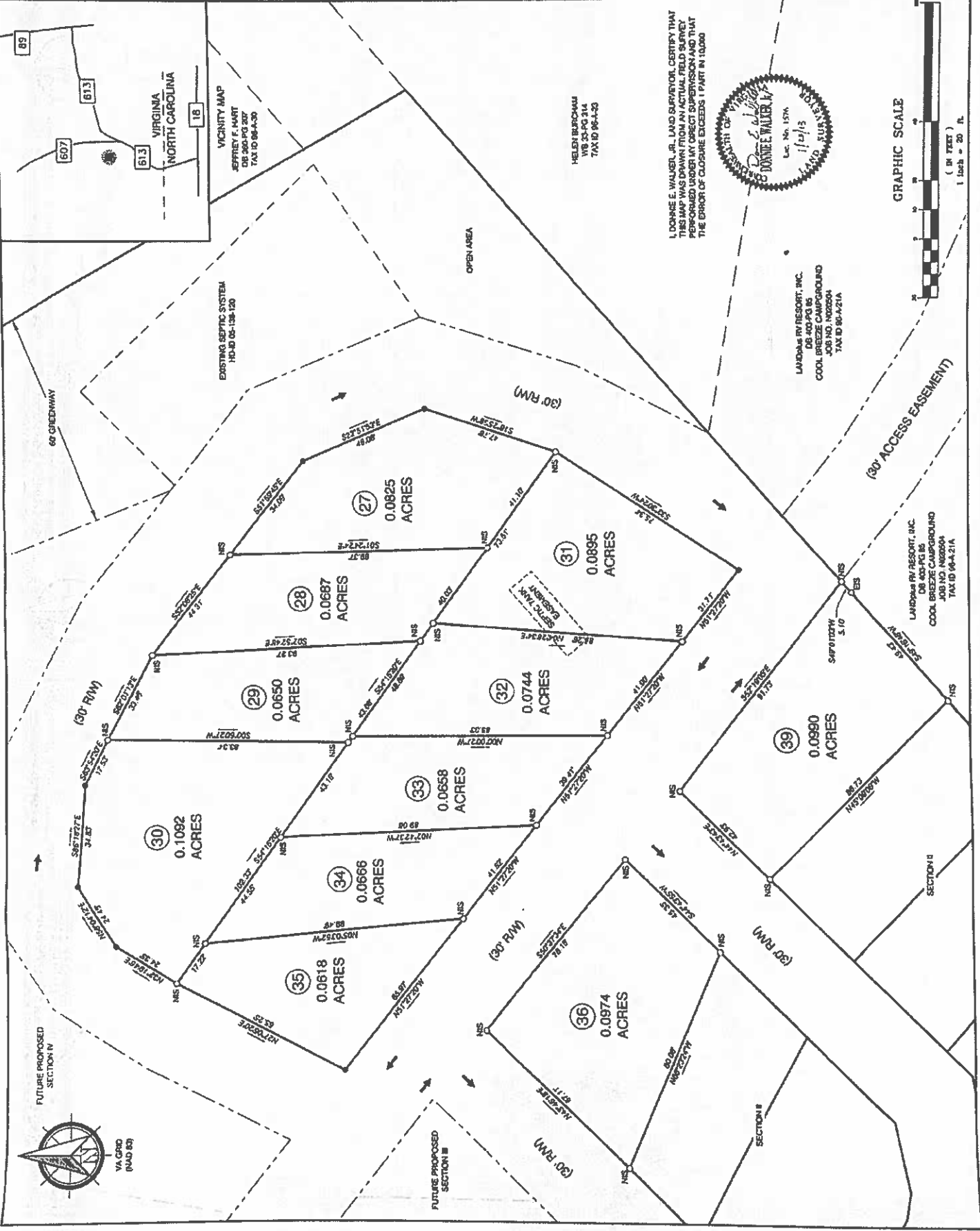
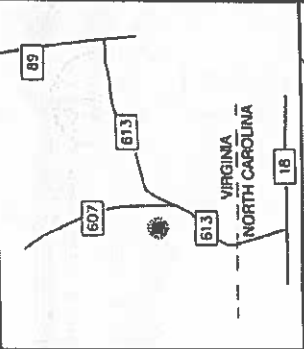
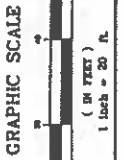
I, DONALD E. WALKER, JR., LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE ERROR OF CLOSURE EXCEEDS 1 PART IN 10,000



LANDLIPS RV RESORT, INC.
DB 400-PO-16
COOL BREEZE CAMPGROUND
JOB NO. H026004
TAX ID 80-A-21A

HELEN BURKHAM
WB 33-PO 314
TAX ID 86-1-30

VICINITY MAP
JEFFREY E. HART
DB 300-PO 207
TAX ID 86-A-30



**BY-LAWS
OF
COOL BREEZE VILLAGE PROPERTY OWNERS ASSOCIATION, LLC**

ARTICLE I

NAME AND LOCATION

The name of the Corporation is Cool Breeze Village Property Owners Association, LLC, hereinafter referred to as the "Association". The principal office of the corporation shall be located at 2330 Edmonds Rd. Galax VA. 24333 Grayson County, Virginia, and being situated in the Oldtown Magisterial District of Grayson County, Virginia, and shown on a Plat recorded as M-2137, and being a portion of the land conveyed to LandPlus RV Resorts, Inc. recorded in Deed Book 418 Page 851. See also Deed Book 567 Page 217 wherein LandPlus RV Resorts, Inc. conveyed a thirty (30) foot access easement from Cool Breeze Campground to Route 613 (Edmonds Road) as shown on said plat.

ARTICLE II

DEFINITIONS

Association: shall mean Cool Breeze Village Property Owners Association, LLC, a non-profit corporation responsible for the operation of the property for the benefit of the members of the Association. The Association shall have all powers and duties granted to or imposed upon it by this Declaration and the Bylaws of the Association.

Architectural Committee: shall mean the developer of Cool Breeze Village and or the committees created by Cool Breeze Village Property Owners Association, LLC to over see and manage the improvements placed on the sites governed by these restrictive covenants, and to create guidelines to preserve and to protect against any unnecessary active.

Lot or Lots / Site or Sites: shall mean and refer to any plot of land as shown on the recorded plat of Cool Breeze Village, with the exception of the plots of land labeled "Common Property"

Common Property: are all those areas of land that are located within the area known as Cool Breeze Village that are not deeded to a private entity. The "Common Property" includes, but is not limited to the following: the sewage collection systems, the roads,

pathways, bathhouses, designated recreation facilities in the recreation areas, parking areas, drainage facilities, and any other areas which are for the common benefit and enjoyment of the Owner and which are conveyed or leased as "Common Property."

Common Utilities: are all underground / aboveground electrical power systems, water systems, cable tv systems, sewer systems, septic tanks, Wi-Fi network for internet, common lighting and storm drainage.

Developer: shall mean LandPlus RV Resorts. Inc. its successors and assigns.

Owner of Site or Owners of Site: hereinafter referred to as Owner, shall mean and refer to the owner of record whether one or more persons, firms, associations, partnerships, corporations or other legal entities, in the fee simple title to any lot / site, but the term "Owner" shall not mean and refer to any lessee or tenant of the owner of record.

Family: shall consist of owner(s), their children, their parents, their grandparents and their grandchildren.

Guest(s): are invited person(s) who accompany the Owner to Cool Breeze Village.

Occupant(s): shall mean the person(s) other than the Owner in possession of the Lot / Site.

PUD: Shall mean Planned Unit Development as approved by the Grayson County Planning Commission under the Subdivision Ordinance in Article VII and conforms to Virginia Condominium Act 55-79-39 to 55-79-103.

Phase: Any lots, sites or common area, which are simultaneously made subject to the provisions in these covenants, either now or at a later date. Any additional phases added shall be contained to and shown on the original recorded plat of Cool Breeze Village.

Recreational Vehicle or RV'S: shall mean those vehicles described in these covenants as Eligible Recreational Vehicle.

Declarant: shall mean and refer to Cool Breeze Village Property Owners Association, LLC, its successors and assigns.

Declaration: shall mean and refer to any Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded or to be recorded in the Clerk's Office of Grayson County, Virginia.

Member: shall mean and refer to those persons or entities entitled to membership with voting rights as provided in the Declaration and in Article III, Section 1 of these By-Laws.

ARTICLE III

MEMBERSHIP AND PROPERTY RIGHTS

Section 1. Membership. Every owner of a Site, which is subject to assessments, shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Site subject to assessment. Members / Owners shall be entitled to one (1) vote for each Site in which they hold the interest required for membership. Each site shall have one vote.

Section 2. Property Rights. Each Member shall be entitled to the use and enjoyment of the Common Property as provided in the Declaration. Any Member may delegate his rights of enjoyment of the Common Property to the members of his family, his guest or occupants of lease.

ARTICLE IV

MEETINGS OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the Members shall be held between April 1 2014 and October 31 2014, and each subsequent regular annual meeting of the Members shall be held between April 1st and October 31th of each year thereafter, at the hour of 7:00 o'clock p.m. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday. The meetings of members and managers may be held at such places within the Common Wealth of Virginia, County of Grayson, as may be designated by the Managers.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board of Managers, or upon written request of one-fourth (1/4) of the Members entitled to vote.

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 10 days before such meeting to each member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting. Waiver by a Member in writing of the notice required herein, signed by him before or after such Meeting, shall be equivalent to the giving of such notice.

Section 4. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast sixty percent (60%) of the votes of Membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Site.

**ARTICLE V
BOARD OF MANAGERS, SELECTION, TERM OF OFFICE**

Section 1. Number. A Board of two (2) Managers, who need not be members of the Association, shall manage the affairs of this Association.

Section 2. Term of Office. At the first annual meeting, and at each annual meeting thereafter, the Members shall elect two (2) Managers for a term of one year, or until their successors are properly chosen.

Section 3. Removal. Any Manager may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. In the event of death, resignation or removal of a Manager, his successor shall be selected by the remaining members of the Board, and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No Manager shall receive compensation for any service he may render to the Association as a Manager. However, any Manager may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The Managers shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Managers. Any action so approved shall have the same effect as though taken at a meeting of the Managers.

ARTICLE VI

NOMINATION AND ELECTION OF MANAGERS

Section 1. Nomination. A Nominating Committee shall make nomination for election to the Board of Managers. Nominations for election to the Board may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Managers, and two or more Members of the Association. The Board of Managers prior to each annual meeting shall appoint the Nominating Committee until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Managers as it shall, in its discretion, determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members or non-members.

Section 2. Election. Election to the Board of Managers shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VII

MEETINGS OF MANAGERS

Section 1. Regular Meeting. Regular meetings of the Board of Managers shall be held quarterly, or at such other periodic intervals as may be established by the Board of Managers from time to time, without notice, at such place and hour as may be fixed from time to time by resolution of the board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special Meetings of the Board of Managers shall be held when called by the President of the Association, or by any two Managers, after not less than three (3) days' notice to each Manager.

Section 3. Quorum. A majority of the number of Managers shall constitute a quorum from the transaction of business. Every act or decision done or made by a majority of the Managers present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VIII

POWERS AND DUTIES OF THE BOARD OF MANAGERS

Section 1. Powers. The Board of Managers shall have power to:

(a) Adopt and publish rules and regulations governing the use of the Common Property, Eligible Recreational Vehicle Guidelines, Motor Vehicles, and the personal conduct of the Members, and their guests thereon;

(b) Suspend the voting rights and any other rights of a Member during any period in which such Member shall be in default in the payment of any assessment, dues or charges levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty(60)days for an infraction of published rules and regulations;

(c) Exercise for the Association all powers, duties and authority vested in or delegated to this Association, and not reserved to the membership by other provisions of these By- Laws, the Articles of Incorporation, or the Declaration;

(d) Declare the office of a member of the Board of Managers to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Managers;

(e) Employ a manager, an independent contractor, or such other employees as they deem necessary, to prescribe their duties; and

(f) Employ attorneys to represent the Association when deemed necessary.

Section 2. Duties. It shall be the duty of the Board of Managers to:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or any special meeting, when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;

(b) Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

(c) As more fully provided in the Declaration, to:

(1) Fix the amount of the annual assessment against each Site at least thirty (30) days in advance of each annual assessment period;

(2) Send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) Foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) Procure and maintain adequate liability insurance covering the Association, its managers, officers, agents and employees and to procure and maintain adequate hazard insurance on any real and personal property owned by the Association;

(f) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

(g) Cause any Site, Common Property and Recreation Area, trails, walkways, and access easements to the Recreation Area to be maintained on a weekly basis or as necessary.

ARTICLE IX

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a President and Vice-President, who shall at all times be members of the Board of Managers, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Managers and following each annual meeting of the Members.

Section 3. Term. The officers of this Association shall be (1) year unless they shall sooner resign, or shall be removed, or otherwise be disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. The Board may remove any officer from office with or without cause. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date and receipt of such notice or at any later time specified therein, and unless otherwise specifies therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer replaced.

Section 7. Multiple Offices. The same person may hold the offices of Secretary and Treasurer. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

PRESIDENT

(a) The President shall preside at all meetings of the Board of Managers; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

VICE-PRESIDENT

(b) The Vice-President shall act in the place and stead of the President in the event of his absence, disability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

(c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the Association together with their addresses and shall perform such other duties as required by the Board.

TREASURER

(d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Managers; shall authorize payment of all checks and co-sign promissory notes of the Association; keep proper books of account; and shall prepare an annual budget and statement of income and expenditures to be presented to the membership of its annual meeting and deliver a copy of each to the members.

ARTICLE X

COMMITTEES

The Board of Managers shall appoint an Architectural Committee as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Managers shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE XI

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XII

ASSESSMENTS

As more fully provided in the Declaration, each Member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments, which are not paid when due, shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten percent (10%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest costs and reasonable attorney's fees of any such action shall be added to the amount of such assessments. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Property, Recreation Area, or abandonment of his Site. The initial annual assessment shall be \$ 900.00 per year, per Site. The Property Owners Association shall make an annual determination as to what the annual assessment shall be for each Site for the following year and shall notify each owner of the new assessment.

ARTICLE XIII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: Cool Breeze Village Property Owners Association, LLC., Grayson County, Virginia.

ARTICLE XIV

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the Members, by a vote of three-fourths (3/4) of all Members.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XV

MISCELLANEOUS

Section 1. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Section 2. No part of the net earnings of the organization shall inure to the benefit of, its members, managers, officers, or other persons except that the organization shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the exempt purposes of the organization.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the fully elected and acting Secretary of Cool Breeze Village Property Owners Association, LLC. a Virginia corporation, and

THAT the foregoing By-Laws constitute the original By-Laws of the corporation as duly adopted at a meeting of the Board of Directors hereof, held on the 10^m day of October, 2013.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 31 day of October, 2013.

Robert Sells, Secretary

(Corporate Seal)

County of Grayson
State of VA
The foregoing instrument was acknowledged
before me this 31st day of Oct
2013, by Robert Sells
(Name of person seeking acknowledgment)
Evelyn B. Osborne
Notary Public
My Commission expires: 11-30-2014
Notary ID: 317902



VIRGINIA
GRAYSON COUNTY

DECLARATION OF RESTRICTIVE COVENANTS FOR
COOL BREEZE VILLAGE

Plat Book M-2137 Page m-2139
in the Clerk's Office of Grayson County
Tax ID 96-A-22

31 THIS DECLARATION OF RESTRICTIVE COVENANTS, made and entered into this day of October 2013, by and between LANDPLUS RV RESORTS, INC., a North Carolina Corporation, hereinafter called "Developer"; and Prospective Purchasers of sites inclusive, as shown and delineated on a Plat entitled Cool Breeze Village located in Oldtown Magisterial District of Grayson County, Virginia

WITNESSETH

THAT WHEREAS, The said Developer has heretofore acquired title to a certain tract of land by deed recorded in Deed Book 418, Page 851, Clerk's office of Grayson County; which has been developed as a Recreational Vehicle Resort / Subdivision, as shown on a certain plat map entitled COOL BREEZE VILLAGE which said is recorded in the Clerk's office of Grayson County in Plat Book M-2137 Page m-2139 and,

WHEREAS, The said Developer intends to convey said sites as the same are shown and delineated on the plat map, by deeds, deeds of trust, mortgage, and other instruments to various persons, firms and/or Corporations, subject to the restrictions and covenants herein set forth and declared:

- A. For the purpose of insuring the best use and the most appropriate development and improvement of the described sites.
- B. To protect the owners of the subdivided sites against any improper that will impair or depreciate the value of their property and/or other sites in the subdivision.
- C. To guard against poorly designed and proportioned structures and structures built of improper or unsuitable materials.
- D. To preserve, so far as practical, the natural beauty of said lands.
- E. To encourage and secure the use of Recreational Vehicles thereon, with appropriate location thereof on said sites and to secure and maintain proper setbacks from streets, and adequate free space between structures.
- F. In general, to provide adequately for a high type and quality of improvement on said property and thereby to enhance the value of investments made by purchase of sites therein.

NOW THEREFORE, The Developer hereby declares that the sites shown and designated on the Plat herein referred to shall be held, transferred, sold and conveyed subject to these restrictive covenants.

DEFINITIONS

As used in this Declaration, the following definitions shall prevail:

Association: shall mean Cool Breeze Village Property Owners Association, LLC, a non-profit corporation responsible for the operation of the property for the benefit of the members of the Association. The Association shall have all powers and duties granted to or imposed upon it by this Declaration and the Bylaws of the Association.

Architectural Committee: shall mean the developer of Cool Breeze Village and or the committees created by Cool Breeze Village Property Owners Association, LLC. to oversee and manage the improvements placed on the sites governed by these restrictive covenants, and to create guidelines to preserve and to protect against any unnecessary or offensive active.

Accessory Structures: shall mean any structure, building or improvements other than the primary eligible recreational vehicle and shall include all storage buildings, outdoor kitchens and decks. All accessory structures must be approved by the Architectural Committee and may require a building permit from Grayson County Inspections Department.

Common Property: are all those areas of land that are located within the area known as Cool Breeze Village that are not deeded to a private entity. The "Common Property" includes, but is not limited to the following: the sewage collection systems, the roads, pathways, bathhouses, designated recreation facilities in the recreation areas, parking areas, drainage facilities, and any other areas which are for the common benefit and enjoyment of the Owner and which are conveyed or leased as "Common Property."

Common Utilities: are all underground / aboveground electrical power systems, water systems, cable tv systems, sewer systems, septic tanks, Wi-Fi network for internet, common lighting and storm drainage.

Developer: shall mean LandPlus RV Resorts, Inc. its successors and assigns.

Improvements: are all structures or landscaping of every type placed or constructed on any site including, but not limited to, utility buildings, underground installations, slope alterations, berms, driveways, parking areas, fences, screening, retaining walls, stairs, decks, windbreaks, planting of trees, shrubs, signs or utilities.

Lot or Lots / Site or Sites: shall mean and refer to any plot of land as shown on the recorded plat of Cool Breeze Village, with the exception of the plots of land labeled "Common Property"

Family: shall consist of owner(s), their children, their parents, their grandparents and their grandchildren.

Guest(s): are invited person(s) who accompany the Owner to Cool Breeze Village.

Occupant(s): shall mean the person(s) other than the Owner in possession of the Lot / Site.

Owner of Site or Owners of Site: hereinafter referred to as Owner, shall mean and refer to the owner of record whether one or more persons, firms, associations, partnerships, corporations or other legal entities, in the fee simple title to any lot / site, but the term "Owner" shall not mean and refer to any lessee or tenant of the owner of record. Owners shall be members of the Association and shall be subject to a annual assessment fee as designated in Article XII of the By-Laws of Cool Breeze Village Property Owners Association, LLC.

PUD: Shall mean Planned Unit Development as approved by the Grayson County Planning Commission under the Subdivision Ordinance In Article VII and conforms to Virginia Condominium Act 55-79-39 to 55-79-103.

Phase: Any lots, sites or common area, which are simultaneously made subject to the provisions in these covenants, either now or at a later date. Any additional phases added shall be contained to and shown on the original recorded plat of Cool Breeze Village.

Recreational Vehicle or RV'S: shall mean those vehicles described in these covenants as Eligible Recreational Vehicle.

Restrictions and Uses of Sites / Lots

1. **Residential Only:** No site shall be used for anything other than residential purposes and such residences shall consist only of Eligible Recreational Vehicles as defined herein, No business shall be operated from any site.
2. **Use of Sites / Lots:** each site may be used by the owner, their family, or guest. Only one RV, and Only one storage building, and Only one deck or patio that may contain an outdoor kitchen may be allowed on a site. Site may be gravel, concrete or concrete pavers although setback requirements must be meet. Owner may rent / lease said site and must employ Cool Breeze Campground to manage the rent / lease of said site upon owners absents. Any rent / lease must be on a nightly basis and all renters must abide by all restrictions and rules. Park Homes shall not be rented or leased at any time. All guest or occupants must check-in at office before occupying any site. No Site / Lot shall be used as a permanent residents.
3. **Eligible Recreational Vehicle:** All RV's placed on any site / lot must meet the classifications listed below and have a RVIA seal. Any RV not occupied for thirty days shall be removed from site with the exception of those RV's designated as Park Homes.
 - **Motorhome, Motorcoach or Bus Conversion** must be Class A, B or C Gas or Diesel, shall have an overall length of no less than 34 feet. Must have a current license tag and be in a road worthy condition and shall not be placed on site as a permanent fixture.
 - **Fifth Wheel towable trailers** shall have an overall length of no less than 36 feet. Must have a current license tag and be in a road worthy condition and shall not be placed on site as a permanent fixture.

- **Park Homes must be built to ANSI Standard A119.5 code and be RPTIA approved. Must have less than 400 sq. ft. of heated living space, must leave axles attached to unit, wheels and tongue can be removed and stored under unit. All Park Homes and setup must be approved by the Architectural Committee prior to the arrival of said unit. All Park Homes must be underpinned within 60 days of setup and all setup materials used must be approved by the Architectural Committee. A permit must be obtained from Grayson County Building Inspections Department for set up, utility connections and any freestanding decks or accessory structures.**
4. **Age / Appearance Guidelines:** The Architectural Committee shall have the right to approve or disapprove any RV based on but not limited to the age or appearance of the RV. The RV shall be kept clean, neat and in a well-maintained condition at all times. Park Homes shall be new when placed and set-up on site. The Architectural Committee shall adopt further guidelines and rules for the continued management of the development and use of the PUD under the authority of the Property Owners Association.
 5. **Accessory Structures:** All storage or accessory buildings shall not be built permanently to the site, must remain movable (on skids), be underpinned and be approved by the Architectural Committee. No accessory building shall be larger than 200 sq. ft. enclosed under roof. Such buildings shall be properly installed and placed within the designated area on the lot in order to comply with all setback restrictions provided herein. All buildings must be built of new materials, Shall not have living quarters of any type including bathrooms or sleeping area.
 6. **Decks and Patios:** Only Park Homes may have a deck that must be freestanding and not attached to the Park Home. It shall not be higher than the floor level of the Park Home and shall not be greater than 400 sq. ft. of area. Decks maybe constructed from treaded lumber or materials such as trek or pvc. All patios must be ground level, must remain inside the site setback restrictions as set forth herein and may be constructed from concrete or pavers. Decks and Patios shall comply with the approval of the Architectural Committee and Grayson County. Motorhomes and Fifth Wheel towable trailers are not allowed to have freestanding decks.
 7. **Outdoor Kitchen:** shall be permitted so long as all plans are approved by the Architectural Committee and must remain inside the site setback restrictions as set forth herein. A permit maybe required from Grayson County Building Inspections Department.
 8. **Set Back Restrictions:** All Recreational Vehicles, decks and buildings shall be placed on the site no closer than 5 feet from the side property line, 10 feet from the back property line or side street property line, and 20 feet from the front street property line.
 9. **Subdivision of Sites:** No recreational vehicles shall be placed on less than one (1) lot / site and no lot / site shall be subdivided except that two (2) owners may subdivide a lot / site between them, but only one (1) recreational vehicles shall be placed on the combined original and subdivided portion of any lots / site.
 10. **Landscaping:** Every site shall be landscaped only according to plans approved by the Architectural Committee. Every site shall be maintained thereafter in a well-kept condition free of weeds, trash, debris or materials that are unsanitary or unsightly. The Association will be responsible for the maintenance of the grass / lawn on all sites and common property on a weekly basis. Any excavation made in connection with the construction, maintenance or repair of any improvements shall be backfilled, and disturbed ground shall be leveled, graded and seeded, as approved by the Architectural Committee.

11. **Prohibited Recreational Vehicle, Structures & Items:** No RV designed or classified as permanent living quarters, No permanent accessory buildings, screened rooms, clothes lines, any type of flag over 15 sq. ft. in size, fireworks of any type, carports, metal awnings, or covers for RV's. Only eligible RV's are allowed on any site. Any RV classified as Popup, Tent, Travel Trailer or Mobile Homes are prohibited. All RV's must be fully self-contained and have connections for Power, Water and Sewer.
12. **Motor Vehicles:** which create loud and obnoxious noises shall not be operated in the PUD. Golf carts shall be permitted providing a person who has a valid driver's license operates it and the owner has registered said vehicle with the Association. It shall be the sole responsibility of the owner to provide liability coverage on all vehicles. The Association shall have no responsibility or liability for any damage to property or personal injury resulting from an uninsured vehicle of any type and all owners of sites hereby indemnify and hold harmless the developer and the Property Owners Association from all claims and damages arising from the operation of all motor vehicles on the premises.
13. **Construction and Setup:** No improvements, construction or unit setup shall commence without the consent and approval of the Architectural Committee and must comply to all applicable laws, ordinances, and regulations with Grayson County. After commencement of construction of any improvements the work thereon shall be diligently and continuously prosecuted so that such improvements shall not remain uncompleted for any substantial period of time. The owner of each site shall at all times keep public and private streets and right-of-ways free from any dirt, mud, garbage, trash or other debris resulting from construction of improvements.
14. **Utilities / Connections:** Each site shall have one power pedestal that contains a 50 / 30 / 20 amp receptacle and breaker for each. There shall also be a Cable TV connection on each power pedestal. Each site shall have one freeze proof water connection and one four-inch sewer connection. The Association shall maintain a Wi-Fi network for internet access that shall cover the entire PUD. Site owners shall be responsible for the proper connections to the utilities. All utility equipment / connections shall be the property of the Association; any alterations to this equipment must be approved by the Association or Architectural Committee.
15. **Utility Cost:** Each site shall be sub-metered for power and billed to the owner, payable on a monthly basis to the Association. The common utility service for water, sewer, trash / dumpster and Wi-Fi network shall be paid by the Association and included in the yearly maintenance fee. Any additional utilities contracted by the site owner shall be the full expense of the site owner.
16. **Fences and Screening:** No permanent fence of any kind shall be allowed and only portable or movable small pet enclosures with a maximum height of 3 feet will be allowed. The Architectural Committee must approve any type of screening manmade or natural.
17. **Antennas / Dishes:** Radio and / or television towers, dishes or antenna may not be erected or placed on any site. Only those antennas and satellite dishes affixed to the RV and / or the Accessory Building shall be allowed provided the same do not exceed twenty-eight (28) inches in diameter.
18. **Outside Items:** such as but not limited to bird feeders, birdhouses, birdbaths, tables, chairs, lawn furniture, and outside decorations of any type shall be permitted but within the Architectural Committee's sole discretion to determine whether any such item is

unreasonable. When sites are unoccupied all outside items and or furniture shall be stored inside Accessory Buildings or removed from sites.

19. **Campfires:** are permitted in approved fire rings or fireplaces only and must be attended at all times. The burning of any type of trash is prohibited.
20. **Quiet Time:** will be observed between 10:00pm and 7:00am
21. **Approval of RV and Improvements:** No RV, Deck, Patio or Improvement of any kind shall be erected or allowed to remain in this PUD unless it shall be in harmony with the existing improvement in the PUD, and unless plans and specifications have been submitted to and approved in writing by the Association or Architectural Committee. Refusal of approval of plans may be based upon the sole and uncontrolled discretion of the Association or Architectural Committee upon any grounds, including purely aesthetic consideration. One copy of all plans and related data must be furnished to the Association or Architectural Committee for their records, if no action is taken by the Association or Architectural Committee within 30 days after plans are submitted to them, the owner of the site may then proceed to build without approval if the design of the building is in harmony with the existing structures in the PUD.
22. **Animals:** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any site, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes and provided they are not permitted to become a nuisance to the PUD. The owner must properly dispose of all animal waste. Please do not allow your pet to go on our trees or shrubs. All pets must be maintained on a leash or in fenced area at all times and must not be left unattended. They are not allowed in any common building, office or bathhouse.
23. **Garbage and Refuse Disposal:** No site shall be used or maintained as a dumping ground for refuse or rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers or placed in the dumpster. The Association shall maintain a dumpster provided by Grayson County Solid Waste and collected on a weekly basis.
24. **Nuisances:** No noxious or offensive activity shall be carried on upon any site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
25. **Sewer Systems:** The sewer systems in this PUD are constructed in accordance to the Virginia Department of Health and approved by Grayson County Health Department. These systems shall be owned and maintained by the Association and classified as common utilities.
26. **Water Systems:** The water service in the PUD is provided by Grayson County via the Fairview Water System and included in the yearly assessment fee payable to the Association. All water lines shall be owned and maintained by the Association and classified as common utilities.
27. **Streets:** All streets in this PUD have been constructed as private streets. The developer has dedicated a perpetual non-exclusive 30 foot wide right of way, as shown on the recorded plat. All streets within the platted PUD shall be common property owned by the Association and shall be maintained by the Association at the cost of the Association. Virginia Department of Transportation (VDOT) has approved the entrance of this PUD as a commercial entrance.

28. **Easements:** Easements for installation and maintenance of common utilities and drainage facilities are reserved as shown on the recorded plat and the Association shall have the right to grant to persons, firms and corporations providing such common utilities easements for the installation and maintenance of the same as shown on the recorded plat, Drainage flow shall not be obstructed nor be divided from drainage or utility easements as designated on the recorded plat. Owners use of their respective sites shall be subject to those designated easements.

29. **Enforcement:** Enforcement shall be by proceedings at law or in equity against any persons violating or attempting to violate any covenant either to restrain violation or to recover damage. If it shall become necessary to enforce any provision contained herein in any court of law, then and in that event, the person, firm or corporation violating such provision and against whom such proceeding is constituted shall be responsible for payment of all cost and attorney fees incurred in enforcing such provisions.

30. **Modification:** The restrictive and protective covenants and conditions set forth herein may be modified or terminated with the written consent of all of the owners of seventy-five percent of the numbered sites in the subdivision. Said consent shall be by written instrument duly executed, acknowledged, and recorded in the Clerk's Office of Grayson County. Any modifications to these restrictive covenants shall not change the general scheme of the PUD. If for any reason the following numbered restrictions are changed approval from the Grayson County Planning Commission must be granted, number 1, 2, 3, or 11 and allowable density, open space requirements and other major design features as shown on the approved plat.

IN TESTIMONY WHEREOF, The party of the first has signed and sealed the Declaration of Restrictive Covenants and Conditions this 31 Day of October 2013

LANDPLUS RV RESORTS, INC.

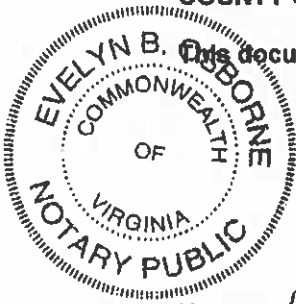
By: Robert L. Sells
Robert L. Sells President

STATE OF VIRGINIA
COUNTY OF GRAYSON

This document was signed before me in the aforesaid County on October, 31 2013

By: Robert Sells, President of
LandPlus RV Resorts, Inc

Evelyn B Osborne



Notary: Evelyn B Osborne

My Commission expires: 11-30-2014

Registration No. 317902

INSTRUMENT #130002221
RECORDED IN THE CLERK'S OFFICE OF
GRAYSON ON
OCTOBER 31, 2013 AT 09:32AM

SUSAN M. HERRINGTON, CLERK
RECORDED BY: SPH

DELIVERED

OCT 31 2013
Robert Sells

VIRGINIA
GRAYSON COUNTY

DECLARATION OF RESTRICTIVE COVENANTS FOR
COOL BREEZE VILLAGE

Plat Book M-2137 Page M-2139
In the Clerk's Office of Grayson County
Tax ID 96-A-22

31 THIS DECLARATION OF RESTRICTIVE COVENANTS, made and entered into this day of October 2013, by and between LANDPLUS RV RESORTS, INC., a North Carolina Corporation, hereinafter called "Developer"; and Prospective Purchasers of sites inclusive, as shown and delineated on a Plat entitled Cool Breeze Village located in Oldtown Magisterial District of Grayson County, Virginia

WITNESSETH

THAT WHEREAS, The said Developer has heretofore acquired title to a certain tract of land by deed recorded in Deed Book 418, Page 851, Clerk's office of Grayson County; which has been developed as a Recreational Vehicle Resort / Subdivision, as shown on a certain plat map entitled COOL BREEZE VILLAGE which said is recorded in the Clerk's office of Grayson County in Plat Book M-2137 Page M-2139 and,

WHEREAS, The said Developer intends to convey said sites as the same are shown and delineated on the plat map, by deeds, deeds of trust, mortgage, and other instruments to various persons, firms and/or Corporations, subject to the restrictions and covenants herein set forth and declared:

- A. For the purpose of insuring the best use and the most appropriate development and improvement of the described sites.
- B. To protect the owners of the subdivided sites against any improper that will impair or depreciate the value of their property and/or other sites in the subdivision.
- C. To guard against poorly designed and proportioned structures and structures built of improper or unsuitable materials.
- D. To preserve, so far as practical, the natural beauty of said lands.
- E. To encourage and secure the use of Recreational Vehicles thereon, with appropriate location thereof on said sites and to secure and maintain proper setbacks from streets, and adequate free space between structures.
- F. In general, to provide adequately for a high type and quality of improvement on said property and thereby to enhance the value of investments made by purchase of sites therein.

NOW THEREFORE, The Developer hereby declares that the sites shown and designated on the Plat herein referred to shall be held, transferred, sold and conveyed subject to these restrictive covenants.

DEFINITIONS

As used in this Declaration, the following definitions shall prevail:

Association: shall mean Cool Breeze Village Property Owners Association, LLC, a non-profit corporation responsible for the operation of the property for the benefit of the members of the Association. The Association shall have all powers and duties granted to or imposed upon it by this Declaration and the Bylaws of the Association.

Architectural Committee: shall mean the developer of Cool Breeze Village and or the committees created by Cool Breeze Village Property Owners Association, LLC. to oversee and manage the improvements placed on the sites governed by these restrictive covenants, and to create guidelines to preserve and to protect against any unnecessary or offensive active.

Accessory Structures: shall mean any structure, building or improvements other than the primary eligible recreational vehicle and shall include all storage buildings, outdoor kitchens and decks. All accessory structures must be approved by the Architectural Committee and may require a building permit from Grayson County Inspections Department.

Common Property: are all those areas of land that are located within the area known as Cool Breeze Village that are not deeded to a private entity. The "Common Property" includes, but is not limited to the following: the sewage collection systems, the roads, pathways, bathhouses, designated recreation facilities in the recreation areas, parking areas, drainage facilities, and any other areas which are for the common benefit and enjoyment of the Owner and which are conveyed or leased as "Common Property."

Common Utilities: are all underground / aboveground electrical power systems, water systems, cable tv systems, sewer systems, septic tanks, Wi-Fi network for Internet, common lighting and storm drainage.

Developer: shall mean LandPlus RV Resorts, Inc. its successors and assigns.

Improvements: are all structures or landscaping of every type placed or constructed on any site including, but not limited to, utility buildings, underground installations, slope alterations, berms, driveways, parking areas, fences, screening, retaining walls, stairs, decks, windbreaks, planting of trees, shrubs, signs or utilities.

Lot or Lots / Site or Sites: shall mean and refer to any plot of land as shown on the recorded plat of Cool Breeze Village, with the exception of the plots of land labeled "Common Property"

Family: shall consist of owner(s), their children, their parents, their grandparents and their grandchildren.

Guest(s): are invited person(s) who accompany the Owner to Cool Breeze Village.

Occupant(s): shall mean the person(s) other than the Owner in possession of the Lot / Site.

Owner of Site or Owners of Site: hereinafter referred to as Owner, shall mean and refer to the owner of record whether one or more persons, firms, associations, partnerships, corporations or other legal entities, in the fee simple title to any lot / site, but the term "Owner" shall not mean and refer to any lessee or tenant of the owner of record. Owners shall be members of the Association and shall be subject to a annual assessment fee as designated in Article XII of the By-Laws of Cool Breeze Village Property Owners Association, LLC.

PUD: Shall mean Planned Unit Development as approved by the Grayson County Planning Commission under the Subdivision Ordinance in Article VII and conforms to Virginia Condominium Act 55-79-39 to 55-79-103.

Phase: Any lots, sites or common area, which are simultaneously made subject to the provisions in these covenants, either now or at a later date. Any additional phases added shall be contained to and shown on the original recorded plat of Cool Breeze Village.

Recreational Vehicle or RV'S: shall mean those vehicles described in these covenants as Eligible Recreational Vehicle.

Restrictions and Uses of Sites / Lots

1. **Residential Only:** No site shall be used for anything other than residential purposes and such residences shall consist only of Eligible Recreational Vehicles as defined herein, No business shall be operated from any site.
2. **Use of Sites / Lots:** each site may be used by the owner, their family, or guest. Only one RV, and Only one storage building, and Only one deck or patio that may contain an outdoor kitchen may be allowed on a site. Site may be gravel, concrete or concrete pavers although setback requirements must be meet. Owner may rent / lease said site and must employ Cool Breeze Campground to manage the rent / lease of said site upon owners absents. Any rent / lease must be on a nightly basis and all renters must abide by all restrictions and rules. Park Homes shall not be rented or leased at any time. All guest or occupants must check-in at office before occupying any site. No Site / Lot shall be used as a permanent residents.
3. **Eligible Recreational Vehicle:** All RV's placed on any site / lot must meet the classifications listed below and have a RVIA seal. Any RV not occupied for thirty days shall be removed from site with the exception of those RV's designated as Park Homes.
 - Motorhome, Motorcoach or Bus Conversion must be Class A, B or C Gas or Diesel, shall have an overall length of no less than 34 feet. Must have a current license tag and be in a road worthy condition and shall not be placed on site as a permanent fixture.
 - Fifth Wheel towable trailers shall have an overall length of no less than 36 feet. Must have a current license tag and be in a road worthy condition and shall not be placed on site as a permanent fixture.

- Park Homes must be built to ANSI Standard A119.5 code and be RPTIA approved. Must have less than 400 sq. ft. of heated living space, must leave axles attached to unit, wheels and tongue can be removed and stored under unit. All Park Homes and setup must be approved by the Architectural Committee prior to the arrival of said unit. All Park Homes must be underpinned within 60 days of setup and all setup materials used must be approved by the Architectural Committee. A permit must be obtained from Grayson County Building Inspections Department for set up, utility connections and any freestanding decks or accessory structures.
- 4. **Age / Appearance Guidelines:** The Architectural Committee shall have the right to approve or disapprove any RV based on but not limited to the age or appearance of the RV. The RV shall be kept clean, neat and in a well-maintained condition at all times. Park Homes shall be new when placed and set-up on site. The Architectural Committee shall adopt further guidelines and rules for the continued management of the development and use of the PUD under the authority of the Property Owners Association.
- 5. **Accessory Structures:** All storage or accessory buildings shall not be built permanently to the site, must remain movable (on skids), be underpinned and be approved by the Architectural Committee. No accessory building shall be larger than 200 sq. ft. enclosed under roof. Such buildings shall be properly installed and placed within the designated area on the lot in order to comply with all setback restrictions provided herein. All buildings must be built of new materials, Shall not have living quarters of any type including bathrooms or sleeping area.
- 6. **Decks and Patios:** Only Park Homes may have a deck that must be freestanding and not attached to the Park Home. It shall not be higher than the floor level of the Park Home and shall not be greater than 400 sq. ft. of area. Decks maybe constructed from treaded lumber or materials such as trek or pvc. All patios must be ground level, must remain inside the site setback restrictions as set forth herein and may be constructed from concrete or pavers. Decks and Patios shall comply with the approval of the Architectural Committee and Grayson County. Motorhomes and Fifth Wheel towable trailers are not allowed to have freestanding decks.
- 7. **Outdoor Kitchen:** shall be permitted so long as all plans are approved by the Architectural Committee and must remain inside the site setback restrictions as set forth herein. A permit maybe required from Grayson County Building Inspections Department.
- 8. **Set Back Restrictions:** All Recreational Vehicles, decks and buildings shall be placed on the site no closer than 5 feet from the side property line, 10 feet from the back property line or side street property line, and 20 feet from the front street property line.
- 9. **Subdivision of Sites:** No recreational vehicles shall be placed on less than one (1) lot / site and no lot / site shall be subdivided except that two (2) owners may subdivide a lot / site between them, but only one (1) recreational vehicles shall be placed on the combined original and subdivided portion of any lots / site.
- 10. **Landscaping:** Every site shall be landscaped only according to plans approved by the Architectural Committee. Every site shall be maintained thereafter in a well-kept condition free of weeds, trash, debris or materials that are unsanitary or unsightly. The Association will be responsible for the maintenance of the grass / lawn on all sites and common property on a weekly basis. Any excavation made in connection with the construction, maintenance or repair of any improvements shall be backfilled, and disturbed ground shall be leveled, graded and seeded, as approved by the Architectural Committee.

11. **Prohibited Recreational Vehicle, Structures & Items:** No RV designed or classified as permanent living quarters, No permanent accessory buildings, screened rooms, clothes lines, any type of flag over 15 sq. ft. in size, fireworks of any type, carports, metal awnings, or covers for RV's. Only eligible RV's are allowed on any site. Any RV classified as Pop-up, Tent, Travel Trailer or Mobile Homes are prohibited. All RV's must be fully self-contained and have connections for Power, Water and Sewer.

12. **Motor Vehicles:** which create loud and obnoxious noises shall not be operated in the PUD. Golf carts shall be permitted providing a person who has a valid driver's license operates it and the owner has registered said vehicle with the Association. It shall be the sole responsibility of the owner to provide liability coverage on all vehicles. The Association shall have no responsibility or liability for any damage to property or personal injury resulting from an uninsured vehicle of any type and all owners of sites hereby indemnify and hold harmless the developer and the Property Owners Association from all claims and damages arising from the operation of all motor vehicles on the premises.

13. **Construction and Setup:** No Improvements, construction or unit setup shall commence without the consent and approval of the Architectural Committee and must comply to all applicable laws, ordinances, and regulations with Grayson County. After commencement of construction of any improvements the work thereon shall be diligently and continuously prosecuted so that such improvements shall not remain uncompleted for any substantial period of time. The owner of each site shall at all times keep public and private streets and right-of-ways free from any dirt, mud, garbage, trash or other debris resulting from construction of improvements.

14. **Utilities / Connections:** Each site shall have one power pedestal that contains a 50 / 30 / 20 amp receptacle and breaker for each. There shall also be a Cable TV connection on each power pedestal. Each site shall have one freeze proof water connection and one four-inch sewer connection. The Association shall maintain a Wi-Fi network for internet access that shall cover the entire PUD. Site owners shall be responsible for the proper connections to the utilities. All utility equipment / connections shall be the property of the Association; any alterations to this equipment must be approved by the Association or Architectural Committee.

15. **Utility Cost:** Each site shall be sub-metered for power and billed to the owner, payable on a monthly basis to the Association. The common utility service for water, sewer, trash / dumpster and Wi-Fi network shall be paid by the Association and included in the yearly maintenance fee. Any additional utilities contracted by the site owner shall be the full expense of the site owner.

16. **Fences and Screening:** No permanent fence of any kind shall be allowed and only portable or movable small pet enclosures with a maximum height of 3 feet will be allowed. The Architectural Committee must approve any type of screening manmade or natural.

17. **Antennas / Dishes:** Radio and / or television towers, dishes or antenna may not be erected or placed on any site. Only those antennas and satellite dishes affixed to the RV and / or the Accessory Building shall be allowed provided the same do not exceed twenty-eight (28) inches in diameter.

18. **Outside Items:** such as but not limited to bird feeders, birdhouses, birdbaths, tables, chairs, lawn furniture, and outside decorations of any type shall be permitted but within the Architectural Committee's sole discretion to determine whether any such item is

unreasonable. When sites are unoccupied all outside items and or furniture shall be stored inside Accessory Buildings or removed from sites.

19. **Campfires:** are permitted in approved fire rings or fireplaces only and must be attended at all times. The burning of any type of trash is prohibited.
20. **Quiet Time:** will be observed between 10:00pm and 7:00am
21. **Approval of RV and Improvements:** No RV, Deck, Patio or Improvement of any kind shall be erected or allowed to remain in this PUD unless it shall be in harmony with the existing improvement in the PUD, and unless plans and specifications have been submitted to and approved in writing by the Association or Architectural Committee. Refusal of approval of plans may be based upon the sole and uncontrolled discretion of the Association or Architectural Committee upon any grounds, including purely aesthetic consideration. One copy of all plans and related data must be furnished to the Association or Architectural Committee for their records. If no action is taken by the Association or Architectural Committee within 30 days after plans are submitted to them, the owner of the site may then proceed to build without approval if the design of the building is in harmony with the existing structures in the PUD.
22. **Animals:** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any site, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes and provided they are not permitted to become a nuisance to the PUD. The owner must properly dispose of all animal waste. Please do not allow your pet to go on our trees or shrubs. All pets must be maintained on a leash or in fenced area at all times and must not be left unattended. They are not allowed in any common building, office or bathhouse.
23. **Garbage and Refuse Disposal:** No site shall be used or maintained as a dumping ground for refuse or rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers or placed in the dumpster. The Association shall maintain a dumpster provided by Grayson County Solid Waste and collected on a weekly basis.
24. **Nuisances:** No noxious or offensive activity shall be carried on upon any site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
25. **Sewer Systems:** The sewer systems in this PUD are constructed in accordance to the Virginia Department of Health and approved by Grayson County Health Department. These systems shall be owned and maintained by the Association and classified as common utilities.
26. **Water Systems:** The water service in the PUD is provided by Grayson County via the Fairview Water System and included in the yearly assessment fee payable to the Association. All water lines shall be owned and maintained by the Association and classified as common utilities.
27. **Streets:** All streets in this PUD have been constructed as private streets. The developer has dedicated a perpetual non-exclusive 30 foot wide right of way, as shown on the recorded plat. All streets within the platted PUD shall be common property owned by the Association and shall be maintained by the Association at the cost of the Association. Virginia Department of Transportation (VDOT) has approved the entrance of this PUD as a commercial entrance.

28. **Easements:** Easements for installation and maintenance of common utilities and drainage facilities are reserved as shown on the recorded plat and the Association shall have the right to grant to persons, firms and corporations providing such common utilities easements for the installation and maintenance of the same as shown on the recorded plat, Drainage flow shall not be obstructed nor be divided from drainage or utility easements as designated on the recorded plat. Owners use of their respective sites shall be subject to those designated easements.

29. **Enforcement:** Enforcement shall be by proceedings at law or in equity against any persons violating or attempting to violate any covenant either to restrain violation or to recover damage. If it shall become necessary to enforce any provision contained herein in any court of law, then and in that event, the person, firm or corporation violating such provision and against whom such proceeding is constituted shall be responsible for payment of all cost and attorney fees incurred in enforcing such provisions.

30. **Modification:** The restrictive and protective covenants and conditions set forth herein may be modified or terminated with the written consent of all of the owners of seventy-five percent of the numbered sites in the subdivision. Said consent shall be by written instrument duly executed, acknowledged, and recorded in the Clerk's Office of Grayson County. Any modifications to these restrictive covenants shall not change the general scheme of the PUD. If for any reason the following numbered restrictions are changed approval from the Grayson County Planning Commission must be granted, number 1, 2, 3, or 11 and allowable density, open space requirements and other major design features as shown on the approved plat.

IN TESTIMONY WHEREOF, The party of the first has signed and sealed the Declaration of Restrictive Covenants and Conditions this 31 Day of October 2013

LANDPLUS RV RESORTS, INC.

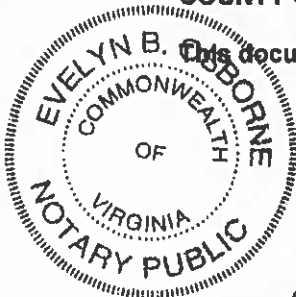
By: Robert L. Sells
Robert L. Sells President

STATE OF VIRGINIA
COUNTY OF GRAYSON

This document was signed before me in the aforesaid County on October, 31 2013

By: Robert Sells, President of
LandPlus RV Resorts, Inc

Evelyn B Osborne



Notary: Evelyn B Osborne

My Commission expires: 11-30-2014

Registration No. 317902

INSTRUMENT #130002221
RECORDED IN THE CLERK'S OFFICE OF
GRAYSON ON
OCTOBER 31, 2013 AT 09:32AM

SUSAN M. HERRINGTON, CLERK
RECORDED BY: DPH

DELIVERED

OCT 31 2013
Robert Sells



Planning & Community Development

129 Davis Street
P.O. Box 217
Independence, Virginia 24348
(276) 773-2000
(276) 236-8149
FAX: (276) 773-0305

January 24, 2024

Mr. Robert Sells
LandPlus RV Resorts, Inc.
2796 Hickory Tree Road
Winston Salem, NC 27127

**RE: Special Use Permit – Cool Breeze Campground Amendment
Tax Map no. 96-A-22, 36**

Dear Mr. Sells,

On January 23, 2024, the Grayson County Planning Commission reviewed the application for a revision to the Special Use Permit issued in 2004 for Cool Breeze Campground with conditions on the 12.6-acre tract also identified at tax map number 96-A-22, 36 and located at 2330 Edmonds Road, Galax, VA 24333.

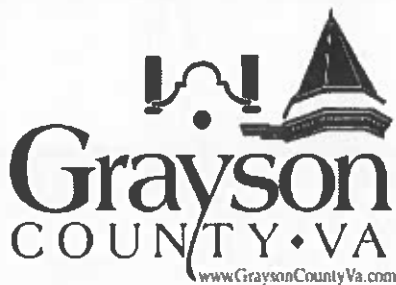
The application and site plan for the addition of eleven (11) recreational lots was approved as presented with a recommendation to proceed with submission to the Grayson County Board of Supervisors for final consideration at their March meeting.

We look forward to working with you and are available to answer any questions you may have as you move forward with this project.

Respectfully,

A handwritten signature in blue ink, appearing to read "J. Black", is written over the word "Respectfully,".

Jada C. Black, CZO
Director of Planning & Zoning



PUBLIC HEARING NOTICE

Notice is hereby given that the Grayson County Board of Supervisors will hold a public hearing. The purpose of this hearing is to consider amendments to the Grayson County Comprehensive Plan. The proposed amendments involve the adoption of Utility Scale Renewable Energy Policies. The public hearing is scheduled to be held on Thursday, March 14, 2024, at 6:05 p.m. or as soon thereafter, in the Grayson County Courthouse Boardroom, 129 Davis Street, Independence, VA 24348.

A copy of the full text of the amendments to the Comprehensive Plan is on file in the office of the Department of Planning and Community Development, County Office Building, Suite 202, Independence, VA 24348. The amendments can also be viewed online at the Grayson County Government website at www.graysoncountyva.gov.

Anyone wishing to provide comment on the proposed amendments must be present at this meeting or may submit comments to the Planning and Community Development Department, P.O. Box 217, Independence, VA 24348 prior to the public hearing.



MEMORANDUM

Community Development Division

To: Grayson County Planning Commission
From: Michael Zehner, AICP, CFM, ENV SP, Director of Planning and
Community Development
Linds Edwards, ENV SP, Planner II
Date: February 9, 2024
Subject: Comprehensive Plan Amendment for Utility-Scale Renewable
Energy Facilities Policies; Zoning Ordinance Text Amendment for the
Regulation of Solar Energy and Wind Energy Generating Facilities

INTRODUCTION

Attached for the Board of Supervisor's review and for public hearings are a *Utility-Scale Renewable Energy Facilities Policies* document as an amendment to the County's Comprehensive Plan, along with a text amendment to the County's Zoning Ordinance to amend regulations for solar energy and wind energy generating facilities. Summaries of these two documents are as follows:

COMPREHENSIVE PLAN AMENDMENT

The *Utility-Scale Renewable Energy Facilities Policies* document would serve as an amendment of the County's Comprehensive Plan, to be added as an addendum to the Plan. This document provides the general background and strategies relative to renewable energy, along with specific policies and future land use considerations for utility-scale solar facilities and utility-scale wind facilities. The adoption of policies in the County's Comprehensive Plan are recommended to support the adoption and potential future amendment of regulations within the County's Zoning Ordinance, as well as to help to inform the public, applicants, the Planning Commission, and the Board of Supervisors in their consideration of future discretionary land use applications (i.e., Special Use Permits).

ZONING ORDINANCE TEXT AMENDMENT

The attached Zoning Ordinance text amendment proposes amendments separated into six (6) parts, as follows:

- Part I: This part of the text amendment ordinance would insert terms and definitions into Article 2 of the Zoning Ordinance that are specific to the regulation of solar energy and wind energy generating facilities.

The Berkley Group - Memorandum
Comprehensive Plan Amendment for Utility-Scale Renewable Energy Facilities
Policies; Zoning Ordinance Text Amendment for the Regulation of Solar Energy
and Wind Energy Generating Facilities Grayson County, VA
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- Part II: This part of the text amendment ordinance would amend existing regulations applicable to wind turbines/towers and solar photovoltaic and solar thermal systems, replacing existing regulations with new regulations. Additionally, the amendments ensure that current allowances for hydropower systems and combustion units remain unchanged.
- Part III: This part of the text amendment ordinance would amend provisions contained in Article 3 for communication towers to ensure that these regulations are clear and do not apply to towers used for wind energy generating facilities.
- Part IV: This part of the text amendment ordinance would amend Article 4 of the Zoning Ordinance to specify in what districts solar and wind facilities are allowed, both accessory as the varying scales of utility-scale solar and wind facilities. The amendments additionally ensure that current allowances for combustion units and hydropower systems remain unchanged.
- Part V: This part of the text amendment ordinance would amend Article 5 of the Zoning Ordinance to update procedures for the consideration of Special Use Permits. Principally, these amendments would update the standards applicable to the Planning Commission's and Board of Supervisor's review and action on Special Use Permit applications.
- Part VI: This part of the text amendment ordinance provides standard effectiveness and severability provisions for the amendments.

PLANNING COMMISSION ACTION

Following separate public hearings and deliberations on the Comprehensive Plan and Zoning Ordinance text amendments at the Planning Commission's December 19, 2023 meeting, the Commission voted to recommend approval of the amendments to the Comprehensive Plan by resolution, and voted to recommend approval of the text amendments to the Board of Supervisors with the stipulation that the area of projects was properly addressed and/or defined within the amendments.

The project area definitions were revised and presented to the Commission within a memorandum from the Berkley Group dated January 8, 2024. The Planning Commission considered its action further at a meeting on January 23, 2024 and agreed that the changes recommended were consistent with their recommendation of adoption to the Board of Supervisors. These changes have

The Berkley Group - Memorandum
Comprehensive Plan Amendment for Utility-Scale Renewable Energy Facilities
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been incorporated within the version of the text amendment presented to the Board of Supervisors.

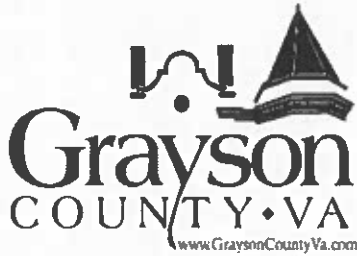
ADDITIONAL CONSIDERATIONS

In addition to the proposed amendments to the County's Comprehensive Plan and Zoning Ordinance, attached for the Board's review are an introductory memo regarding an overview of the considerations associated with the regulation of solar and wind facilities, dated October 19, 2022, along with a presentation made to the Planning Commission on December 20, 2022.

BOARD ACTION

Pursuant to Section 15.2-2229, of the Code of Virginia, "In acting on any amendments to the [comprehensive] plan, the governing body shall act within 90 days of the local planning commission's recommending resolution." The Planning Commission's issued its recommending resolution on December 19, 2023, requiring the Board to act on the amendment no later than March 18, 2024. We would recommend that the Board conduct the public hearing on the proposed amendment to the Comprehensive Plan at their meeting on March 14, 2024, and consider taking action on the proposed amendment at the meeting, or at least before March 18, 2024.

With regard to the proposed text amendment to the Zoning Ordinance, while it is anticipated that the Board will hold the required public hearing on the amendment at its meeting on March 14, 2024, the Board is not required to act on the amendment within a certain period of time.



PUBLIC HEARING NOTICE

Notice is hereby given that the Grayson County Board of Supervisors will hold a public hearing to consider text amendments to the Grayson County Zoning Ordinance concerning the regulation of solar energy and wind energy generating facilities, along with other amendments for renewable energy to clarify their regulation, amendments to clarify the regulation of communication towers separate from towers associated with wind energy generating facilities, and to update procedures for consideration of special use permits.

The public hearing is scheduled to be held as part of the Board of Supervisors meeting to be conducted on Thursday, March 14, 2024, at 6:05 p.m., or as soon thereafter, in the Grayson County Courthouse Boardroom, 129 Davis Street, Independence, VA 24348.

A copy of the full text of the amendments to the Zoning Ordinance is on file in the office of the Department of Planning and Community Development, County Office Building, Suite 202, Independence, VA 24348. The amendments can also be viewed online at the Grayson County Government website at www.graysoncountyva.gov.

Anyone wishing to provide comments on the proposed changes must be present at this meeting or may submit comments to the Planning and Community Development Department. P.O. Box 217, Independence, VA 24348 prior to the public hearing.

Addendum: Utility-Scale Renewable Energy Facilities Policies

Utility-Scale Renewable Energy Facilities

Nationally, the United States has seen a dramatic increase in renewably generated energy in the last few decades. With respect to solar, since 2010 installed solar photovoltaic capacity has grown from about two gigawatts (GW) to approximately 130 GW at the end of the first half of 2022. For wind generated energy over this same period there has been an increase from 40 GW to 144 GW. These increases are due to many factors:

1. The cost of solar energy facility technology has decreased dramatically (80%) since 2010;
2. Growing demand for renewably generated energy from the private sector;
3. Instability in the availability and costs of traditional fossil fuels due to geopolitical conditions;
4. State policies and incentives to achieve carbon emissions goals and to reduce reliance upon fossil fuels; and
5. Economic and financial opportunity for landowners, especially farmers.

For solar, the growth in solar energy generation capacity in Virginia has similarly increased, with installed solar capacity increasing from 17 megawatts (MW) in 2014, to 470 MW in 2020, and further increases, along with increases in wind energy generation, are supported by State policies and regulations. The Commonwealth's 2018 Virginia Energy Plan called for targets of 3,000 MW of solar plus onshore wind capacity to be deployed by 2022, and 5,500 MW by 2028. Anticipated capacities were increased by the adoption of the 2020 Clean Energy Act requiring Dominion Energy Virginia and American Electric Power (aka Appalachian Power) to produce 100 percent (100%) of their electricity from renewable sources by 2045 and 2050, respectively, based upon an aggregate capacity of 16,100 MW of solar and onshore wind declared to be "in the public interest." As a result, potential interest in both solar and wind energy generation facilities has increased within the State, and specifically for wind, especially in localities that may have the wind resources to support the development of utility-scale facilities.

With large amounts of affordable and undeveloped land, and existing and upgraded electric transmission infrastructure, interest in the construction of utility-scale solar and wind in the County has and will likely increase in response to Virginia's directive to the two principal utility companies operating in the state to transition to renewable energy sources. More akin in form to industrial development than traditional agricultural uses historically seen in more rural areas of the County, it will be necessary to consider the size, scale, design, and siting of these uses to ensure that they are compatible with existing residential and commercial uses, and do not negatively impact the County's agricultural, environmental, and recreational resources.



General Land Use Strategies for Renewable Energy

With regard to the broad consideration of renewable energy, the County has enacted the following general land use strategies:

- Discourage inappropriate development and land uses that may have detrimental impacts to prime farmland, rich natural habitats and resources, and the County's outdoor recreational resources.
- Balance the opportunities and the impacts of the future of renewable energy, and specifically utility-scale solar and wind development.
- Explore agreements for compatible projects that can assist with the deployment of broadband and other county services.
- The potential development of residential, commercial, industrial, and solar and wind developments in rural areas must be carefully planned to avoid loss of open space and important natural resources.
- Consistent with the requirements of § 15.2-2288.7., Local regulation of solar facilities., of the Code of Virginia, the County allows roof-mounted, as well as ground-mounted solar installations as accessory uses; this tool is important in helping facilitate sustainable, environmentally friendly development.

Utility-Scale Solar Facilities

Utility-scale solar projects can create a large footprint on the landscape and do not directly contribute to the local economy or provide jobs for the community over the long-term in a way that a comparably sized manufacturing or commercial facility would. But it can be argued that these projects do contribute to the power grid and may reduce overall rates and can be designed for minimal visual and environmental impact. Certainly, property purchase and lease payments to property owners have been seen to meet and supplement, if not surpass, dwindling revenues from agricultural and forestry activities, and increased tax revenues from projects can be used to address public funding gaps and cost increases, deferred maintenance of infrastructure or facilities, or fund other projects or expansion of services in the community that may contribute to the overall quality of life.

Future Land Use Considerations

The County will consider utility-scale solar facilities, through the review of a Special Use Permit, in the Rural Farm (RF) and Industrial (IND) zoning districts only. In addition to the regulations and standards for utility-scale solar facilities within the Zoning Ordinance (See Map 14.1 Utility-Scale Solar & Wind Siting Considerations), and requirements and standards applicable to the consideration of all Special Use Permits as outlined in Article 5 of the Zoning Ordinance, Special Use Permit applications for utility-scale solar facilities must be evaluated based upon the following criteria. Conditions may be imposed upon individual Special Use Permits to ensure consistency with these criteria, compliance with regulations and standards contained in the Zoning Ordinance, and/or to mitigate potential or anticipated negative impacts associated with the design or location of a facility; individual Special Use Permit applications may be denied



where one or more of these criteria cannot be met, outright or through the imposition of conditions.

1. Active components (i.e., solar panels, substations, inverters, and the like) or developed features (i.e., fences, gates, maintenance/operations buildings, etc.) of utility-scaled solar facilities shall not be in such close proximity to, in their location or design, the following so as to negatively impact their use, value, or importance individually or to the County:
 - a. residences;
 - b. historic, cultural, recreational, and environmentally sensitive areas and resources; and
 - c. scenic view-sheds and vistas.
2. Facilities, including fencing and support equipment, should be significantly screened from the ground-level view of adjacent properties and rights-of-way by a buffer zone at least 150 feet wide that shall consist of natural vegetation and landforms and/or be landscaped with plant materials consisting of an evergreen and deciduous mix at least six feet in height at the time of planting. Landscaping materials should be native to the County and exclude the use of invasive species. Additional screening and/or setbacks may be proposed or required to mitigate for the potential impacts of a project owing to the location or design.
3. Scenic view-sheds and vistas are important recreational and economic resources for the County, and the location and design of facilities should not detract from the existing value, aesthetics, or rural character of view-sheds or vistas.
4. A minimum distance of two miles should be provided between utility-scale solar energy facilities.
5. Solar panels included as part of the same facility should be required to be sited on contiguous parcels to limit fragmentation and preserve rural character.
6. The area of solar panel coverage for any single solar facility project may not exceed 65 percent of the total acreage of the project.
7. Facilities should avoid development of areas of Forest Conservation Values or Ecological Cores rated high to outstanding as defined by the Virginia Department of Conservation and Recreation and/or another equivalent state department.
8. Facilities should avoid development of areas identified as Class IV or Class V for agricultural suitability as defined by the Virginia Department of Conservation and Recreation Agricultural Model and/or areas actively farmed within two years



preceding an application, unless portions of the parcels utilized for the facility will continue to be farmed.

9. Wildlife corridors should be incorporated in the design of facilities and the latest guidance of state environmental departments should be considered; for instance, the Virginia Department of Wildlife Resources has Solar Energy Facility Guidance which includes recommendations for wildlife passages and fencing.
10. Facilities should be located a minimum distance of 1 mile from any Town or City boundary, or from properties in the Rural Residence (RR), Highland/Recreation-Public (HR-P), or Shoreline Recreation (SR) zoning districts.
11. Facilities planned for transmission line interconnection, as opposed to those to be connected into the local distribution network, should be located within 2 miles of transmission line corridors. Any generation lead lines (gen-tie) lines should be located underground or buffered to block visibility from roadways.
12. Facilities should provide maximum economic benefits to the County as demonstrated by thorough economic analysis.

Utility-Scale Wind Facilities

While Grayson County does not currently have any large- or utility-scale wind energy facilities, there is interest in siting facilities within the County given the potential viability based upon wind resources. Similar to utility-scale solar facilities, utility-scale wind facilities can have a significant impact on the landscape, however, different from solar, this is due to the height and number of turbines, as well as elevated siting needs, all of which combine to increase their visibility. Also similar to utility-scale solar facilities, utility-scale wind facilities do not directly contribute to the local economy or provide jobs for the community over the long-term, but it can be argued that these projects do contribute to the power grid and may reduce overall rates, and property purchase and lease payments to property owners may meet and supplement, if not surpass, dwindling revenues from agricultural and forestry activities, and increased tax revenues from projects can be used to address public funding gaps and cost increases, deferred maintenance of infrastructure or facilities, or fund other projects or expansion of services in the community that may contribute to the overall quality of life.

Future Land Use Considerations

Given the potential of wind resources to support utility-scale wind, and the potential financial benefits, the County will consider allowing utility-scale wind facilities through the review of a Special Use Permit in limited circumstances and within the Rural Farm (RF) zoning district only. Given reduced visual impacts, and the potential for more direct benefits, the County will more broadly consider ensuring that small-scale roof- or distributed scale wind facilities can easily be permitted and installed as accessory uses to residential and commercial uses.



In addition to the regulations and standards for utility-scale wind facilities within the Zoning Ordinance (See Map 14.1 Utility-Scale Solar & Wind Siting Considerations), and requirements and standards applicable to the consideration of all Special Use Permits as outlined in Article 5 of the Zoning Ordinance, Special Use Permit applications for utility-scale wind facilities must be evaluated based upon the following criteria. Conditions may be imposed upon individual Special Use Permits to ensure consistency with these criteria, compliance with regulations and standards contained in the Zoning Ordinance, and/or to mitigate potential or anticipated negative impacts associated with the design or location of a facility; individual Special Use Permit applications may be denied where one or more of these criteria cannot be met, outright or through the imposition of conditions.

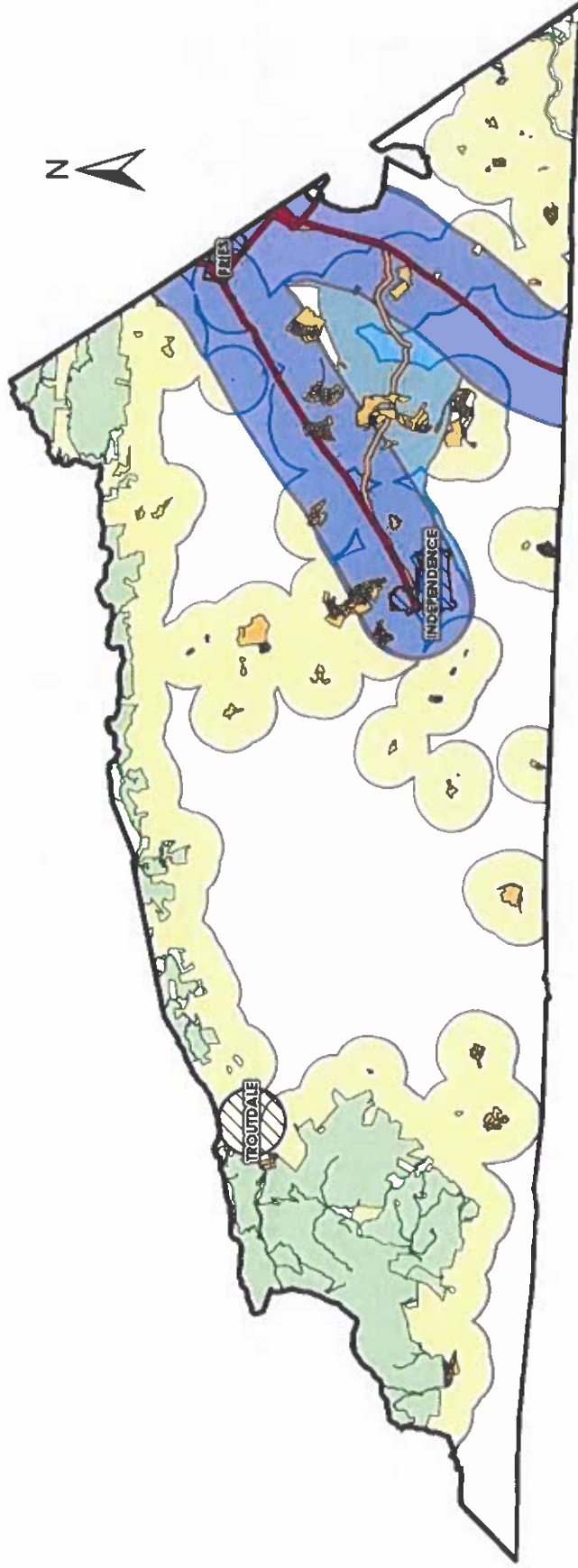
1. The siting of facilities on gray fields and brownfields is preferred; however, the siting on undeveloped agricultural or forested land may be appropriate based upon consistency with other standards.
2. Facilities planned for transmission line interconnection, as opposed to those to be connected into the local distribution network, should be located within 2 miles of transmission line corridors. Any generation lead lines (gen-tie) lines should be located underground or buffered to block visibility from roadways.
3. Facilities and developed features should not be in such close proximity to, in their location or design, the following so as to negatively impact their use, value, or importance individually or to the County:
 - a. residences;
 - b. historic, cultural, recreational, and environmentally sensitive areas and resources; and
 - c. scenic view-sheds and vistas.
4. Facilities, including fencing and support equipment, should be significantly screened from the ground-level view of adjacent properties and rights-of-way by a buffer zone at least 150 feet wide that shall consist of natural vegetation and landforms and/or be landscaped with plant materials consisting of an evergreen and deciduous mix at least six feet in height at the time of planting. Landscaping materials should be native to the County and exclude the use of invasive species. Additional screening and/or setbacks may be proposed or required to mitigate for the potential impacts of a project owing to the location or design.
5. Scenic view-sheds and vistas are important recreational and economic resources for the County, and the location and design of facilities should not detract from the existing value, aesthetics, or rural character of view-sheds or vistas.
6. A minimum distance of five miles should be provided between utility-scale wind energy facilities.



7. Facilities should avoid development of areas of Forest Conservation Values or Ecological Cores rated high to outstanding as defined by the Virginia Department of Conservation and Recreation and/or another equivalent state department.
8. Facilities should avoid development of areas identified as Class IV or Class V for agricultural suitability as defined by the Virginia Department of Conservation and Recreation Agricultural Model and/or areas actively farmed within two years preceding an application, unless portions of the parcels utilized for the facility will continue to be farmed.
9. Facilities should be located a minimum distance of 1 mile from any Town or City boundary, or from properties in the Rural Residence (RR), Highland/Recreation-Public (HR-P), or Shoreline Recreation (SR) zoning districts.
10. Facilities should provide maximum economic benefits to the County as demonstrated by thorough economic analysis.



Map 14.1 Utility-Scale Solar & Wind Siting Considerations

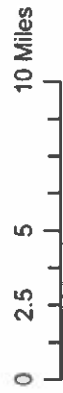


Municipal Boundaries and Zoning

- Grayson County
- Town and City Boundaries
- Highland Recreation Public
- Rural Residential
- Shoreline Recreational

Grayson County Solar and Wind Facility Development Guidelines

- Transmission Lines
- Proposed Transmission Line Extension
- Transmission Line 2 Mile Buffer
- Proposed Transmission Line Extension 2 Mile Buffer
- Municipal Boundaries and Zoning 1 Mile Buffer



COUNTY OF GRAYSON, VIRGINIA

AUDIT PRESENTATION
FOR THE YEAR ENDED JUNE 30, 2023
MARCH 14, 2024



CONTACT INFORMATION:
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SWICKHAM@RFCA.COM

(540) 552-7322 (RFCA)

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5-YEAR TREND INFORMATION – GOVERNMENT WIDE

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<i>Compounded Annual Growth Rate</i>
Primary Government Total						
Current Asset (excluding property tax receivable)	\$ 8,557,317	\$ 10,262,631	\$ 11,864,006	\$ 14,559,201	\$ 17,101,292	
Property Tax Receivable	11,311,049	13,312,193	12,628,458	12,979,013	13,104,951	
Non-Current Assets	25,432,281	25,403,059	24,907,646	24,971,134	24,358,739	
Total Assets	\$ 45,300,647	\$ 48,977,883	\$ 49,400,110	\$ 52,509,348	\$ 54,564,982	4.76%
Deferred Outflows of Resources	\$ 820,860	\$ 1,696,777	\$ 1,899,871	\$ 1,660,286	\$ 1,361,905	
Current Liabilities	\$ 1,946,106	\$ 3,444,652	\$ 2,411,689	\$ 4,054,259	\$ 4,794,943	
Non-Current Liabilities	20,506,663	20,294,036	19,667,094	15,668,028	15,120,769	
Total Liabilities	\$ 22,452,769	\$ 23,738,688	\$ 22,078,783	\$ 19,722,287	\$ 19,915,712	-2.95%
Deferred Inflows of Resources	\$ 10,455,764	\$ 10,543,849	\$ 10,788,758	\$ 13,664,055	\$ 12,167,177	
Net Investment in Capital Assets	\$ 9,719,290	\$ 11,164,115	\$ 11,698,480	\$ 12,580,211	\$ 13,531,941	
Restricted	138,724	130,118	199,581	440,487	420,766	
Unrestricted	3,354,960	5,097,890	6,534,379	7,762,594	9,891,291	31.04%
Total Net Position	\$ 13,212,974	\$ 16,392,123	\$ 18,432,440	\$ 20,783,292	\$ 23,843,998	15.90%
Current Ratio	4.40	2.98	4.92	3.59	3.57	

Source: Audited financial statements of Grayson County, VA for each respective year



5-YEAR TREND INFORMATION – GENERAL FUND

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<i>Compounded Annual Growth Rate</i>
Revenues:						
General property taxes	\$ 10,769,991	\$ 11,887,949	\$ 13,408,757	\$ 13,315,868	\$ 14,239,891	7.23%
Other local taxes	1,272,947	1,457,413	1,654,440	1,710,961	1,909,441	
Permits, privilege fees, and regulatory licenses	64,413	59,220	75,810	74,333	89,314	
Fines and forfeitures	20,376	13,445	13,965	14,528	14,252	
Revenue from the use of money and property	95,955	60,937	74,737	54,211	355,268	
Charges for services	1,695,547	2,136,725	2,131,851	2,279,953	2,265,274	
Miscellaneous	176,525	182,265	197,378	345,520	334,012	
Recovered costs	439,027	409,966	414,638	400,731	478,481	
Intergovernmental revenues	6,421,732	6,411,044	8,982,516	7,923,985	8,911,964	8.54%
Total revenues	20,956,513	22,618,964	26,954,092	26,120,090	28,597,897	8.08%

Source: Audited financial statements of Grayson County, VA for each respective year



5-YEAR TREND INFORMATION – GENERAL FUND

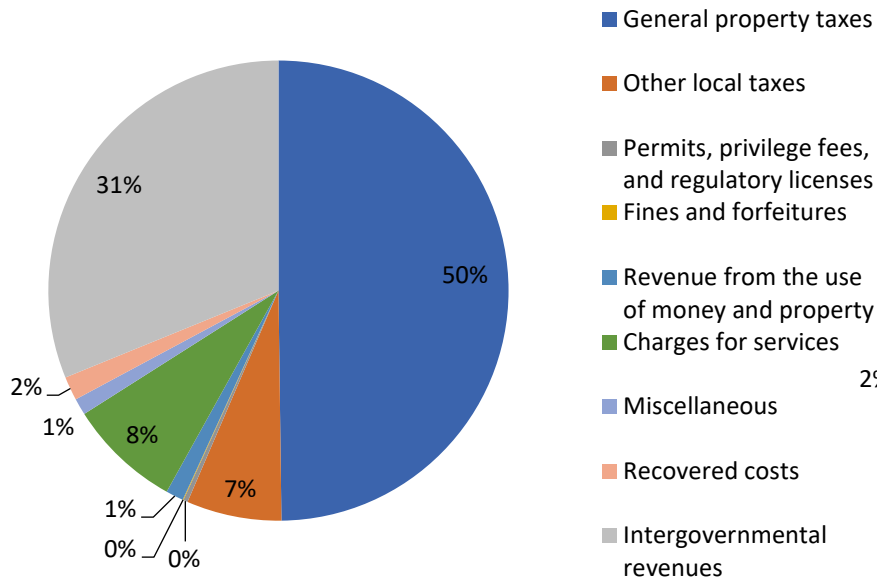
(CONT'D)

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<i>Compounded Annual Growth Rate</i>
Expenditures						
General government administration	1,547,977	1,610,789	1,874,975	2,126,432	2,034,556	7.07%
Judicial administration	994,811	1,000,097	1,032,482	1,133,351	1,174,482	4.24%
Public safety	4,411,831	4,375,698	5,536,722	4,938,748	5,808,917	7.12%
Public works	1,808,399	1,839,264	2,215,426	2,392,130	2,499,495	8.43%
Health and welfare	3,691,791	3,735,016	3,919,430	4,109,286	4,373,319	4.33%
Education	5,283,822	5,484,835	6,814,895	5,837,971	6,184,719	4.01%
Parks, recreation, and cultural	555,025	461,907	548,284	607,916	828,559	10.54%
Community development	1,144,783	735,634	987,183	1,251,377	1,346,483	4.14%
Total operating expenditures	19,438,439	19,243,240	22,929,397	22,397,211	24,250,530	5.69%
Capital projects	479,733	1,129,700	172,334	1,784,515	1,082,250	
Debt service:						
Principal retirement	1,060,011	990,528	811,945	800,439	1,420,599	
Interest and other fiscal charges	845,016	464,044	444,014	479,839	666,861	
Total Debt Service	1,905,027	1,454,572	1,255,959	1,280,278	2,087,460	2.31%
Total Expenditures	21,823,199	21,827,512	24,357,690	25,462,004	27,420,240	5.87%

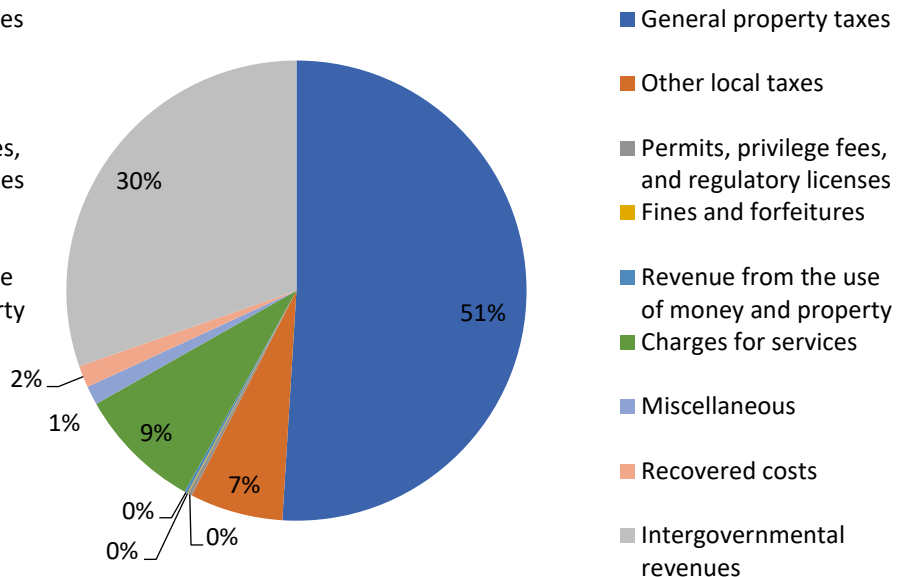
Source: Audited financial statements of Grayson County, VA for each respective year



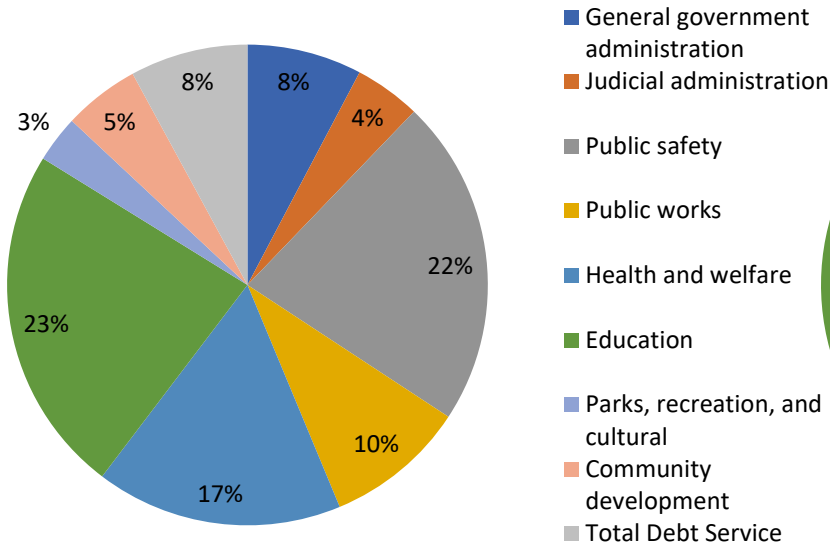
General Fund Revenues for Fiscal Year 2023



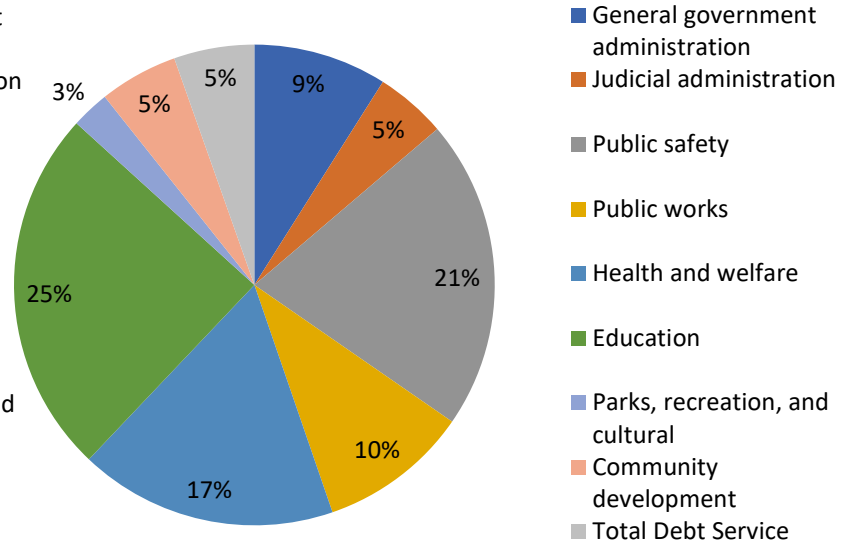
General Fund Revenues for Fiscal Year 2022



General Fund Operating & Debt Expenditures for Fiscal Year 2023



General Fund Operating & Debt Expenditures for Fiscal Year 2022



REVIEW OF COUNTY RESERVES

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<i>Compounded Annual Growth Rate</i>
Ending General Fund Balance	\$ 7,199,330	\$ 8,667,138	\$ 10,741,158	\$ 11,423,096	\$ 12,356,439	14.46%
Ending General Fund Cash Balance	\$ 5,957,710	\$ 7,363,791	\$ 9,008,714	\$ 10,563,937	\$ 12,735,640	
Total County operating expenditures (includes debt)	\$ 21,343,466	\$ 20,697,812	\$ 24,185,356	\$ 23,677,489	\$ 26,337,990	
School Board operating expenditures	19,725,821	20,649,612	22,985,895	26,469,970	29,053,516	10.16%
Transfer to School Board shown in County expenditures	(5,263,488)	(5,465,423)	(6,795,944)	(5,818,939)	(6,165,360)	4.03%
Net Government Operating Expenditures	\$ 35,805,799	\$ 35,882,001	\$ 40,375,307	\$ 44,328,520	\$ 49,226,146	8.28%
Ending Fund Balance as a % of Operating Expenditures	20.11%	24.15%	26.60%	25.77%	25.10%	
Ending Cash Balance as a % of Operating Expenditures	16.64%	20.52%	22.31%	23.83%	25.87%	
Unassigned Fund Balance	5,684,842	6,636,690	8,531,741	10,209,717	9,265,837	12.99%
Ending Unassigned FB as a % of Operating Expenditures	15.88%	18.50%	21.13%	23.03%	18.82%	4.35%

GFOA recommends a minimum unassigned fund balance of 2 months (or **16.67%**) of general operating expenditures as well as considering each local governments economics and planning (www.gfoa.org/fund-balance-guidelines-general-fund).

Source: Audited financial statements of Grayson County, VA for each respective year



REVIEW OF COUNTY DEBT BALANCES

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<i>Compounded Annual Growth Rate</i>
General Long-term Obligations						
General Obligation Debt	\$ 15,454,108	\$ 13,464,600	\$ 12,670,625	\$ 11,785,893	\$ 10,501,262	-9.21%
Financed Purchases	190,037	654,066	486,740	443,876	203,132	
Notes Payable	45,749	41,267	36,648	32,291	27,399	
Other Long-term Obligations	6,213,520	7,541,625	7,992,292	5,004,866	5,396,802	
County Long-term Obligations	\$ 21,903,414	\$ 21,701,558	\$ 21,186,305	\$ 17,266,926	\$ 16,128,595	-7.37%
School Long-term Obligations						
Other Long-term Obligations	\$ 17,013,030	\$ 17,805,288	\$ 20,369,025	\$ 12,323,920	\$ 14,599,586	
School Long-term Obligations	\$ 17,013,030	\$ 17,805,288	\$ 20,369,025	\$ 12,323,920	\$ 14,599,586	-3.75%
Total Long-term Obligations	\$ 38,916,444	\$ 39,506,846	\$ 41,555,330	\$ 29,590,846	\$ 30,728,181	-5.73%
Population (census or APA estimate)	15,533	15,533	15,445	15,445	15,445	
Debt per capita	\$ 2,505	\$ 2,543	\$ 2,691	\$ 1,916	\$ 1,990	
State Averages	\$ 3,991	\$ 4,222	\$ 4,501	\$ 3,766	\$ 3,766	

Source: Audited financial statements of Grayson County, VA for each respective year



SIGNIFICANT ESTIMATE – VIRGINIA RETIREMENT SYSTEM NET PENSION LIABILITY

The following table presents the net pension (asset) liability of the County and School Board using discount rates utilized by each pension plan as well as what the net pension (asset) liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	Discount Rate		
	(5.75%)	(6.75%)	(7.75%)
<u>Virginia Retirement System Plan</u>			
County's net pension liability (asset)	\$ 6,959,842	\$ 3,762,381	\$ 1,118,146
School Board's net pension liability (asset) (Teachers Pool)	\$ 18,846,107	\$ 10,551,679	\$ 3,798,191
School Board's net pension liability (asset) (Non-professional employees)	\$ 1,130,730	\$ 401,938	\$ (210,918)

-The County and School Board will present a net pension asset or liability for the difference between investments held in trust and the present value of projected pension benefits owed. Normally, the reported net pension asset or liability will be based on an actuarial valuation from the prior fiscal year. (i.e. net pension assets and liabilities reported at June 30, 2022 were based on measurement at June 30, 2021).

-Contributions to pension plans after the valuation date, but before the end of the fiscal year are not reported as expenses, rather they are reported as deferred outflows in the statement of net position (balance sheet).

-Investment earnings in any given year that exceed or fall short of each pension plan's projected earnings rate (6.75% for VRS) are reported as deferred inflows or outflows in the statement of net position (balance sheet) and amortized over future periods (currently 5 years).

-Changes in expected and actual experience and changes in proportion are reported as deferred inflows or outflows in the statement of net position and amortized over future periods (currently 5 years).

Source: Audited financial statements of Grayson County, VA for each respective year



UPCOMING STANDARDS FROM GASB

1. Statement No. 99, *Omnibus 2022*, addresses (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The effective dates differ based on the requirements of the Statement, ranging from April 2022 to for fiscal years beginning after June 15, 2023.
2. Statement No. 100, *Accounting Changes and Error Corrections – an amendment of GASB Statement No. 62*, provides more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability for accounting change and error corrections. The requirements of this Statement are effective for fiscal years beginning after June 15, 2023.
3. Statement No. 101, *Compensated Absences*, updates the recognition and measurement guidance for compensated absences. It aligns the recognition and measurement guidance under a unified model and amends certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023.

QUESTIONS?

We appreciate the opportunity to work with the County and really appreciate the efforts of the County staff to assist us during the audit.

Grayson County

Grayson County
Board of Supervisors



Commonwealth
of Virginia

RESOLUTION OF THE GRAYSON COUNTY BOARD OF SUPERVISORS ACCEPTING TRANSFER OF SHERIFF'S OFFICE PROPERTY TO GRAYSON COUNTY, VIRGINIA

WHEREAS, the Economic Development Authority of Grayson County, Virginia (the "Authority"), is a body politic and corporate and a political subdivision duly created and validly existing under the Industrial Development and Revenue Bond Act, Va. Code §§ 15.2-4900 et seq., and Grayson County, Virginia (the "County") is a political subdivision duly created and validly existing under the laws of the Commonwealth of Virginia; and

WHEREAS, the Authority is the owner of that certain real property known as the Grayson County Sheriff's Office, Grayson County Tax Map Nos. 73A2-A-41C, 73A2-2-6A, 73A2-2-11C (the "Property"); and

WHEREAS, Grayson County, Virginia, wishes to use the Property as collateral in a lease financing agreement with the Virginia Resources Authority in order to finance improvements to the County public safety radio system and improvements in the overall communications infrastructure in the western part of the County, and therefore has requested that the Authority transfer the Property to its ownership; and

WHEREAS, at its special meeting held on March 7th, 2024, the Board of Directors of the Authority directed the transfer of the Property to the County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GRAYSON COUNTY, VIRGINIA, as follows:

1. The Board of Supervisors, pursuant to Section 15.2-1803 of the Code of Virginia, 1950, as amended, approves the transfer of the Property from the Authority to the County by deed of gift, in substantially the form presented to the Board of Supervisors in this meeting.
2. The Chairman and Vice Chairman of the Board of Supervisors, and the County Administrator, any one of whom may act, is authorized and directed to accept the deed on behalf of the County of Grayson, Virginia.

3. This Resolution is effective upon adoption.

ADOPTED this 14th day of March 2024.

ATTEST:

Stephen A. Boyer, Clerk
Grayson County Network Authority

R. Brantley Ivey, Chair
Grayson County Network Authority

CERTIFICATE OF VOTES

The record of the roll-call vote by the members of the Board of Supervisors of Grayson County, Virginia, on the foregoing Resolution, duly adopted by the Board upon a roll-call vote at a public meeting held on March 14th, 2024, as follows:

<u>Name</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
R. Brantley Ivey				
Michael S. Hash				
Tracy A. Anderson				
Mary E. Dickenson Tomlinson				
Mitchell D. Cornett				

Grayson County

Grayson County
Board of Supervisors



Commonwealth
of Virginia

RESOLUTION OF THE GRAYSON COUNTY BOARD OF SUPERVISORS AUTHORIZING ENTRY OF FUNDING AGREEMENT (UScellular Communications Project Grant)

WHEREAS, the Grayson County Network Authority (the "Authority"), is a political subdivision duly created and validly existing under the Virginia Wireless Service Authorities Act, Va. Code §§ 15.2-5431.1 et seq., and Grayson County, Virginia (the "County") is a political subdivision duly created and validly existing under the laws of the Commonwealth of Virginia; and

WHEREAS, the Authority intends to provide a grant (the "Grant") to the United States Cellular Corporation, d/b/a UScellular to fund the acquisition and installation of electronics, antenna equipment, and other personal property necessary or convenient to the provision of communications services on three communications towers to be located in the western portion of the County (the "Project"); and

WHEREAS, the Authority is presently negotiating, and intends to enter, a Grant Agreement providing for the terms and conditions of the Grant to UScellular to fund the Project, in accordance with the Public Private Education Facilities and Infrastructure Act of 2002, Va. Code §§ 56-575.1 et seq.; and

WHEREAS, the County wishes to approve entry of a Funding Agreement with the Authority, in which the County will provide a portion of the proceeds received under a Local Lease Acquisition Agreement and Financing Lease (the "Financing Lease") to the Virginia Resources Authority under the terms and conditions set forth in the Funding Agreement. The Funding Agreement has been provided to the Board of Supervisors of the County and made a part of the records of this meeting.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GRAYSON COUNTY, VIRGINIA, as follows:

1. The County hereby approves the form of the Funding Agreement provided to the Board of Supervisors at this meeting, and authorizes and the directs the Chairman or Vice Chairman of the Board of Supervisors of the County or the County Administrator, any one of whom may act (an “Authorized Official”), to execute the Funding Agreement, subject to such additions, amendments, and omissions as may be necessary, the propriety of which shall be conclusively established by the Authorized Official’s execution of the Funding Agreement. The maximum amount to be provided to the Authority under the Funding Agreement shall not exceed \$1,310,000.

2. The authorization in operative clause 1. is contingent upon the County’s receipt under the Financing Lease of sufficient proceeds to fund its obligations under the Funding Agreement. If the under the Financing Lease the County does not receive sufficient proceeds to fund the County’s obligations, the authorization in operative clause 1. shall be void.

3. This Resolution is effective upon adoption.

ADOPTED this 14th day of March 2024.

ATTEST:

Stephen A. Boyer, Clerk
Grayson County Board of Supervisors

R. Brantley Ivey, Chair
Grayson County Board of Supervisors

CERTIFICATE OF VOTES

The record of the roll-call vote by the members of the Board of Supervisors of Grayson County, Virginia, on the foregoing Resolution, duly adopted by the Board upon a roll-call vote at a public meeting held on March 14th, 2024, as follows:

<u>Name</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
R. Brantley Ivey				
Michael S. Hash				
Tracy A. Anderson				
Mary E. Dickenson Tomlinson				
Mitchell D. Cornett				

Grayson County

Grayson County
Board of Supervisors



Commonwealth
of Virginia

RESOLUTION
OF THE GRAYSON COUNTY BOARD OF SUPERVISORS
APPROVING THE LEASE FINANCING OF CAPITAL IMPROVEMENTS
TO PUBLIC SAFETY RADIO COMMUNICATIONS SYSTEM AND FUNDING A GRANT
TO BE MADE BY THE GRAYSON COUNTY NETWORK AUTHORITY TO THE UNITED
STATES CELLULAR CORPORATION, AUTHORIZING THE LEASING OF COUNTY
FACILITIES, THE EXECUTION AND DELIVERY OF A PRIME LEASE AND A LOCAL
LEASE ACQUISITION AGREEMENT AND FINANCING LEASE,
AND OTHER RELATED ACTIONS.

The Board of Supervisors of Grayson County, Virginia (the "Board") has determined that it is in the best interest of Grayson County, Virginia (the "County") (a) to finance the costs of improvements to its public safety radio system and (b) to fund a grant proposed to be made by the Grayson County Network Authority (the "Network Authority") to the United States Cellular Corporation ("UScellular"), collectively referred to herein as the "Projects." The following financing arrangements, intended to provide funds sufficient to carry out the Projects, are collectively referred to as the "Financing."

Virginia Resources Authority (the "VRA") has indicated its willingness to issue its Series 2024A Infrastructure and State Moral Obligation Revenue Bonds (Virginia Pooled Financing Program) (the "VRA Bonds") and to provide a portion of the proceeds thereof, in an amount not less than the "Proceeds Requested," as defined in this resolution, to the County for the purposes described in (a) and (b) above and to pay certain related costs, in accordance with the terms of the "Financing Lease," defined below.

As used in this resolution, the term "Financing Lease" means a Local Lease Acquisition Agreement and Financing Lease (the "Financing Lease") dated as of March 15, 2024, or another date to be specified by VRA, between VRA and the County.

VRA has advised the County that the sale date of the VRA Bonds is tentatively scheduled for May 1, 2024, but may occur, subject to market conditions, at any time between April 15, 2024, and May 15, 2024, and that VRA's objective is to pay the County a purchase price for the Financing Lease which, in VRA's judgment, reflects its market value (the "Purchase Price Objective"), taking into consideration such factors as the purchase price received by VRA for the VRA Bonds, the underwriters' discount and other issuance costs of the VRA Bonds, and other market conditions relating to the sale of the VRA Bonds.

Such factors may result in the County receiving an amount other than the par amount of the aggregate principal components of the rental payments under the Financing Lease and consequently the aggregate principal components of the rental payments under the Financing Lease may be greater than the Proceeds Requested in order for the County to receive an amount of proceeds that is not less than the Proceeds Requested with respect to the Financing Lease.

VRA will make the Proceeds Requested available to the County upon certain terms and conditions, and the Board has determined to satisfy those terms and conditions, all in accordance with the following (the "Financing Documents"):

- (i) a Prime Lease whereby the County will lease the "Real Property," defined below, to VRA (the "Prime Lease");
- (ii) the Financing Lease whereby VRA will lease the Real Property to the County and the County will make rental payments to VRA; and
- (iii) the Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, whereby VRA will assign the rents it receives under the Financing Lease to its trustee for the payment of the VRA Bonds;

forms of which documents have been presented to the Board at this meeting and filed with the Board's records.

THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GRAYSON COUNTY:

1. Incorporation of Recitals. The recitals above are found and determined to be a part of this resolution.

2. Definitions. Whenever used in this resolution, unless a different meaning clearly appears from the context:

"Maximum Par Amount" means \$2,700,000.

"Proceeds Requested" means an amount sufficient to pay the costs of the Projects intended to be financed and to pay costs of issuance of the Financing Lease, or such other

amount requested by the County in writing and approved by VRA before pricing of the VRA Bonds.

“Real Property” means the County Sheriff’s Office at 304 Davis Street, Independence, Virginia, and all improvements on such real estate, as more particularly described in the Prime Lease.

3. Approval of Lease-Leaseback Arrangement. The lease-leaseback arrangement with VRA to accomplish the Financing is approved.

4. Approval of Prime Lease. The leasing of the Real Property by the County, as lessor, to VRA, as lessee, pursuant to the terms of the Prime Lease is approved.

5. Approval of the Financing Lease. The leasing of the Real Property by VRA, as lessor, to the County, as lessee, pursuant to the terms of the Financing Lease is approved.

6. Approval of the Terms of the Rental Payments.

The Rental Payments set forth in the Financing Lease shall be composed of principal and interest components and shall result in a stated interest under the Financing Lease not greater than 4.50% per annum (exclusive of “Supplemental Interest,” as defined in the Financing Lease), with a final maturity of rental payments of not later than December 31, 2040.

The principal components of the Rental Payments under the Financing Lease shall reflect an original principal amount not to exceed the Maximum Par Amount.

It is determined to be in the best interest of the County to accept the offer of VRA to enter into the Financing Lease with the County, subject to the terms and conditions set forth in this resolution, which Financing Lease shall be executed on behalf of the County by the Chairman or Vice Chairman of the Board (the “Chairman” and “Vice Chairman,” respectively) or the County Administrator, any of whom may act. Given the VRA Purchase Price Objective and market conditions, it may become necessary to enter into the Financing Lease with aggregate principal components of the Rental Payments greater than the Proceeds Requested.

The actions of the Chairman, Vice Chairman and the County Administrator, or any or all of them, in accepting the final terms of the Rental Payments shall be conclusive, and no further action shall be necessary on the part of the Board.

7. Other Payments under Financing Lease. The County agrees to pay all amounts required by the Financing Lease, including any amounts required by Section 5.1(b) of the Financing Lease, including the “Supplemental Interest,” as provided in such section.

8. Essentiality of the Real Property. The Real Property is found, determined and declared to be essential to the efficient operation of the County, and the County anticipates that

the Real Property will continue to be essential to the operation of the County during the term of the Financing Lease.

9. Annual Budget. While recognizing that it is not empowered to make any binding commitment to make Rental Payments and any other payments required under the Financing Leases beyond the current fiscal year, the Board states its intent to make annual appropriations for future fiscal years in amounts sufficient to make all such payments and recommends that future Boards do likewise during the term of the Financing Leases. The Board directs the County Administrator, or such other officer who may be charged with the responsibility for preparing the County's annual budget, to include in the budget request for each fiscal year during the term of the Financing Lease an amount sufficient to pay the Rental Payments and all other payments coming due under the Financing Lease during such fiscal year. If at any time during any fiscal year of the County throughout the term of the Financing Lease, the amount appropriated in the County's annual budget in any such fiscal year is insufficient to pay when due the Rental Payments and any other payments required under the Financing Lease, the Board directs the County Administrator, or such other officer who may be charged with the responsibility for preparing the County's annual budget, to submit to the Board at the next scheduled meeting, or as promptly as practicable but in any event within 45 days, a request for a supplemental appropriation sufficient to cover the deficit.

10. Rental Payments Subject to Appropriation. The County's obligation to make the Rental Payments and all other payments pursuant to the Financing Documents is specifically stated to be subject to annual appropriation therefor by the Board, and nothing in this resolution or the Financing Documents shall constitute a pledge of the full faith and credit or taxing power of the County or compel the Board to make any such appropriation.

11. Authorization of Financing Documents and Other Matters. The forms of the Financing Documents have been presented to the Board at this meeting and are approved. Either of the Chairman, the Vice Chairman or County Administrator is authorized to execute and deliver on behalf of the County the Financing Documents in substantially the forms submitted to the Board, with such changes, insertions or omissions as may be approved by the officer executing them, whose approval shall be evidenced conclusively by the execution and delivery of the Financing Documents. The Chairman, Vice Chairman, County Administrator and any other officer of the County are authorized to execute and deliver on behalf of the County such other instruments, documents or certificates, and to do and perform such things and acts, as they shall deem necessary or appropriate to carry out the transactions authorized by this resolution or contemplated by the Financing Documents, and all of the foregoing, previously done or performed by such officers of the County, are in all respects approved, ratified and confirmed.

12. Disclosure Documents. The Board authorizes and consents to the inclusion of information with respect to the County to be contained in VRA's Preliminary Official Statement and VRA's Official Statement in final form, both to be prepared in connection with the sale of each series of the VRA Bonds. If appropriate, such disclosure documents shall be distributed in such manner and at such times as VRA shall determine. The County Administrator is authorized

and directed to take whatever actions are necessary or appropriate to aid VRA in ensuring compliance with Securities and Exchange Commission Rule 15c2-12.

13. Tax Documents. The County Administrator, the Chairman or the Vice Chairman, any of whom may act, is authorized to execute a Nonarbitrage Certificate and Tax Compliance Agreement and/or any related document with respect to the Financing (the "Tax Documents") setting forth the expected use and investment of the proceeds of the VRA Bonds to be received by the County pursuant to the related Financing Documents and containing such covenants as may be necessary in order for the County and/or VRA to comply with the provisions of the Internal Revenue Code of 1986, as amended (the "Tax Code"), with respect to the VRA Bonds and the Financing Documents, including the provisions of Section 148 of the Tax Code and applicable regulations relating to "arbitrage bonds." The County covenants that the proceeds of the VRA Bonds to be received pursuant to the Financing Lease will be invested and expended as set forth in the Tax Documents, to be delivered simultaneously with the issuance and delivery of the Financing Lease, and that the County shall comply with the other covenants and representations contained therein.

14. Other Actions. All other actions of the officers of the County in conformity with the purpose and intent of this Resolution are hereby approved and confirmed. The officers of the County are authorized and directed to execute and deliver all certificates and instruments and to take all such further action as may be considered necessary or desirable in connection with the actions contemplated by this Resolution or the execution and delivery of the Financing Documents.

15. SNAP Investment Authorization. The County has previously received and reviewed the Information Statement (the "Information Statement") describing the State Non-Arbitrage Program of the Commonwealth of Virginia ("SNAP") and the Contract Creating the State Non-Arbitrage Program Pool I (the "Contract"), and the County has determined to authorize the County Administrator or other officer charged with the responsibility for managing the County's funds, to use SNAP in connection with the investment of the proceeds of the lease-leaseback transaction if the County Administrator or other officer charged with the responsibility for managing the County's funds determines that the use of SNAP is in the best interest of the County. The Board acknowledges that the Treasury Board of the Commonwealth of Virginia is not, and shall not be, in any way liable to the County in connection with SNAP, except as otherwise provided in the contract creating the investment program pool.

16. Authority of Officers and Agents. The officers and agents of the County shall do all acts and things required of them by this resolution and the Financing Documents for the complete and punctual performance of all the terms, covenants and agreements contained therein.

17. Limitation of Rights. Nothing expressed or mentioned in or to be implied from this resolution or the Financing Lease is intended or shall be construed to give to any person or company other than the parties to the Financing Lease any legal or equitable right, remedy or

claim under or in respect to this resolution or any covenants, conditions and agreements herein contained; this resolution and all of the covenants, conditions and agreements hereof being intended to be and being for the sole and exclusive benefit of such parties.

18. Limitation of Liability of Officials of County. No covenant, condition or agreement contained herein shall be deemed to be a covenant, agreement or obligation of a present or future member, officer, employee or agent of the County in his individual capacity, and neither the members of the County nor any officer thereof executing the Financing Lease shall be liable personally on the Financing Lease or be subject to any personal liability or accountability by reason of its execution. No member, officer, employee or agent of the County shall incur any personal liability with respect to any other action taken by him pursuant to this resolution or the Act, provided he acts in good faith.

19. Headings. Any headings in this resolution are solely for convenience of reference and shall not constitute a part of the resolution nor shall they affect its meaning, construction or effect.

20. Effective Date. This resolution shall take effect immediately.

ADOPTED this 14th day of March 2024.

The undersigned Clerk of the Board of Supervisors of Grayson County, Virginia, hereby certifies that (a) the foregoing constitutes a true, complete and correct copy of a resolution adopted on March 14, 2024, by the Board of Supervisors at a regular meeting, and (b) during the consideration of the foregoing resolution, a quorum was present. I hereby further certify that the minutes of such meeting reflect how each member of the Board of Supervisors voted with respect to the adoption of the foregoing resolution as follows:

<u>Member</u>	<u>Vote</u>
R. Brantley Ivey	
Michael S. Hash	
Tracy A. Anderson	
Mary E. Dickenson Tomlinson	
Mitchell D. Cornett	

Stephen A. Boyer, Clerk
Grayson County Board of Supervisors

(SEAL)

Grayson County

Grayson County
Board of Supervisors



Commonwealth
of Virginia

RESOLUTION OF THE GRAYSON COUNTY BOARD OF SUPERVISORS ADOPTING THE UTILITY SCALE RENEWABLE FACILITIES POICIES COMPREHENSIVE PLAN ADDENDUM

WHEREAS, under §15.2-2229 of the Code of Virginia, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, §15.2-2230 of the Code of Virginia requires a review of the Comprehensive Plan every five (5) years to determine whether it needs to be amended; and

WHEREAS, due to the increase in renewable facilities permit applications, changes in State law, and the increased demand for renewable energy generation facilities, there is a need to update the Comprehensive Plan; and

WHEREAS, on November 8, 2023, the Board of Supervisors initiated an amendment to the Comprehensive Plan to address utility scale renewable energy facilities; and

WHEREAS, the intent is to provide policies and a development vision showing how the County may utilize its land resources to accommodate the increase in utility scale renewable energy generation facilities; and

WHEREAS, the Planning Commission held a public hearing on December 19, 2023, after notice in accordance with §15.2-2204 of the Code of Virginia, and heard citizen testimony regarding the proposed amendments to the Comprehensive Plan; and

WHEREAS, the Planning Commission, by Resolution, found that the proposed amendment to the Comprehensive Plan guides and accomplishes a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities;

NOW THEREFORE, be it **RESOLVED** that the Grayson County Board of Supervisors does hereby adopt Comprehensive Plan Amendment Utility-Scale Renewable Energy Facilities Policies, attached hereto, to be incorporated into the Comprehensive Plan and referenced in the Table of Contents thereof.

Adopted this 14th day of March, 2024 by the following vote of the Board:

ATTEST:

R. Brantley Ivey, Chair
Grayson County Board of Supervisors

Stephen A. Boyer
Grayson County Administrator

RECORDED VOTE:

Member	Vote
R. Brantley Ivey	_____
Michael S. Hash	_____
Tracy A. Anderson	_____
Mary E. Dickenson Tomlinson	_____
Mitchell D. Cornett	_____

Stephen A. Boyer, Clerk
Grayson County Board of Supervisors

Grayson County

Grayson County
Board of Supervisors



Commonwealth
of Virginia

ORDINANCE

OF THE COUNTY OF GRAYSON, VIRGINIA

TO AMEND THE ZONING ORDINANCE OF GRAYSON COUNTY, VIRGINIA ZONING FOR THE REGULATION OF SOLAR ENERGY AND WIND ENERGY GENERATING FACILITIES, ALONG WITH OTHER AMENDMENTS FOR RENEWABLE ENERGY USES TO CLARIFY THEIR REGULATION, AND TO UPDATE PROCEDURES RELATED TO THE CONSIDERATION OF SPECIAL USE PERMITS

ARTICLE I. Purpose(s) and Authority.

WHEREAS, section 15.2-2204 *et.seq.* of the Code of Virginia (1950, as amended) established that any locality may, by ordinance, establish regulations on zoning and planning; and

WHEREAS, the Grayson County Board of Supervisors have determined that it is in the best interest of public health, safety, and general welfare to amend and update regulations related to renewable energy uses, and specifically solar energy and wind energy generating facilities; and

WHEREAS, the Grayson County Board of Supervisors have further determined that is in the best interest of public health, safety, and general welfare to update procedures related to the consideration of special use permits; and

WHEREAS, the Grayson County Planning Commission held a public hearing and recommended passage of this Ordinance on December 19, 2023; and

WHEREAS, the Board of Supervisors of the County of Grayson, Virginia, held a public hearing on this Ordinance.

ARTICLE II. Construction.

For the purposes of this ordinance amendment, underlined works (underline) shall be considered as additions to the existing Zoning Ordinance language and strikethrough words (strikethrough) shall be considered deletions to existing language. Any portions of the adopted Zoning Ordinance which are not repeated herein but are instead replaced by an ellipses (“...”) shall remain as they currently exist with the Zoning Ordinance.

ARTICLE III. Amendment of the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Grayson County, Virginia, after public notice, public hearing, and consideration of the best interests of the public health, safety, and welfare, that the Zoning Ordinance of Grayson County, Virginia, shall be amended, as follows:

PART I. That **Article 2, Definitions, of the Zoning Ordinance**, be amended by adding the following terms and definitions, inserted therein in customary alphabetical order with numbering and renumbering of sections as necessary:

Brownfield: A former industrial or commercial site typically containing low levels of environmental pollution such as hazardous waste or industrial byproducts.

Solar Energy Generating Facility (Solar Facility): Solar energy generating devices, inverters, a substation, ancillary equipment, buildings, security fencing, access roads, setbacks, and screening on the site. Solar energy generating devices utilize sunlight as an energy source to heat or cool buildings, heat or cool water, or produce mechanical power by means of any combination of collecting, transferring, or converting solar generated energy. The term applies to, but is not limited to, solar photovoltaic systems, solar thermal systems, and solar hot water systems. The following words, terms and phrases pertaining to solar energy generating facilities, when used in the Grayson County Zoning Ordinance or in the administration thereof, shall have the following meanings ascribed to them:

Accessory Solar Facility: A solar facility comprised of photovoltaics attached to and/or incorporated into building components and/or materials for structures, such as roofs or shingles, along with supporting equipment, the facility being an accessory use to the principal use of the property and not exceeding 50 kW. Such facilities may be ground-mounted. Supporting equipment commonly includes panels, racking, inverters, performance monitoring, grid connection, and energy storage systems.

Large-Scale Solar Energy Facility: A ground-mounted solar facility that generates electricity from sunlight on an area adequate to support a rated capacity of one megawatt (MW) alternating current or greater.

Operator: The company or individual responsible for the overall operation and management of the solar facility.

Owner: The company or person who owns all or a portion of a solar facility.

Participating landowner: A person who owns real property under lease or other property agreement with the owner or operator of a solar facility.

Photovoltaic (PV): Materials and devices that absorb sunlight and convert it directly into electricity.

Project; Project Area: These terms, when used in the context of identifying the limits or area of a facility, or the distance or separation of a facility or its components from other features, shall refer to the entirety of one or more parcels or leased portions of parcels upon which a facility is proposed to be sited.

Rated capacity: The maximum capacity of a solar facility based on the sum total of each photovoltaic system's nameplate capacity.

Small-Scale Solar Energy Facility: A ground-mounted solar facility that generates electricity from sunlight on an area adequate to support a rated capacity of one megawatt (1 MW) alternating current or less.

Viewshed: The view of an area from a specific vantage point. It includes all surrounding points that are in line of sight with that location.

Wind Energy Generating Facility (Wind Facility): A facility or project that generates electricity from wind and consists of one (1) or more wind turbines and may include other accessory structures and buildings, including substations, post-construction meteorological towers, electrical infrastructure, and other appurtenant structures and facilities within the boundaries of the site. This includes, but is not limited to, transmission, storage, collection and supply equipment, substations, transformers, service and access roads, and one or more wind turbines. The following words, terms and phrases pertaining to wind energy generating facilities, when used in the Grayson County Zoning Ordinance or in the administration thereof, shall have the following meanings ascribed to them:

Accessory Wind Facility: A wind facility comprised of a tower and wind turbine that has a wind turbine height less than one hundred (100) feet and a rated capacity less than 100KW, along with supporting equipment, the facility being an accessory use

to the principal use of the property. Supporting equipment commonly includes turbines, towers, controllers, inverters, grounding systems, foundations, and energy storage systems.

Operator: The company or individual responsible for the overall operation and management of the wind energy system.

Owner: The company or person who owns all or a portion of a wind energy system.

Participating landowner: A person who owns real property under lease or other property agreement with the owner or operator of a wind energy system.

Project; Project Area: These terms, when used in the context of identifying the limits or area of a facility, or the distance or separation of a facility or its components from other features, shall refer to the entirety of one or more parcels or leased portions of parcels upon which a facility is proposed to be sited.

Rated capacity: The maximum capacity of a wind facility based on the sum total of each turbine's nameplate capacity, which is typically specified by the manufacturer with a label on the turbine equipment.

Shadow flicker: The visible effect that occurs when rotating turbine blades cast shadows on the ground and nearby structures causing the repeating pattern of light and shadow.

Temporary meteorological tower (MET) or wind monitoring tower: A free-standing tower equipped with instrumentation, such as anemometers, designed to provide real-time data pertaining to wind speed and direction, and used to assess the wind resources at a particular site.

Tower: Towers include vertical structures that support the electrical generator, rotor blades, or meteorological equipment. This includes a structure on which a wind turbine is mounted, or on which anemometers and other instrumentation are mounted in the case of MET towers.

Utility-Scale Wind Energy System: A wind facility with a rated capacity of one (1) megawatt (MW) or greater that generates electricity from wind, and consists of one (1) or more wind turbines and other accessory structures and buildings, including substations, post-construction meteorological towers, electrical infrastructure, and other appurtenant structures and facilities within the boundaries of the site. Two (2) or more wind turbines otherwise spatially separated but under common ownership or operational control, which are

connected to the electrical grid under a single interconnection agreement, shall be considered a single utility-scale wind energy project.

Wind turbine: A device that converts wind energy into electricity through the use of a wind turbine generator. A wind turbine typically consists of a tower, nacelle, rotor, blades, controller and associated mechanical and electrical conversion components.

Wind turbine height: The vertical height of a wind turbine as measured from the existing grade to the highest vertical point of the turbine rotor or tip of the turbine blade when it reaches its highest elevation.

PART II. That **Article 3, General Requirements for All Zone Districts, Section 3-14, of the Zoning Ordinance**, be amended as follows:

3-14 Renewable Energy Infrastructure. Includes; Wind Turbines, Hydropower Systems, Solar Photovoltaic Systems, Solar Thermal Systems and Combustion units.

The purpose of this section is to provide guidance, regulations, and standards on zoning requirements as it relates to renewable energy infrastructure in the un-incorporated areas of Grayson County. Renewable Energy Infrastructure is allowed ~~in all zone districts~~ in accordance with the standards set forth in this ~~article~~ Section. Unless stated otherwise, structures associated with renewable energy infrastructure require a zoning permit.

~~**Wind Turbines/Towers.** Wind turbines/towers under 100 feet in height (measured from the adjacent grade to the uppermost portion of the turbine are allowed in all zone districts with a zoning permit. Wind turbines and/or the collection of wind turbines that have rated capacity of less than 100 KW is allowed in all zone districts. Proposed towers of a greater height (over 100 ft.) and/or towers that are proposed to be luminated shall require a Special Use Permit. Permitted towers shall be located at a setback distance from any adjacent property line and any public street, at the distance in feet that equals or exceeds the proposed height of the tower and wind turbine plus 25% of this distance.~~

~~**Solar Photovoltaic and Solar Thermal Systems.** Solar components proposed for existing roof or existing structures will not require a zoning permit. When solar is proposed for a stand-alone rack system or when a new structure is proposed, the structure or rack system will require a zoning permit and will follow the street and yard setbacks for the zone district. Solar photovoltaic and solar thermal systems with rated capacity~~

~~of under 100KW or the equivalent is allowed in all zone districts. Utility scale solar power facilities will require a Special Use Permit. For the purpose of this Ordinance Utility Scale Solar are those systems with rated capacity of over 100 KW of electricity.~~

3-14.1 Hydropower Systems. ~~Micro-hydro systems for personal use or business use are allowed in all zone districts and will not require a zoning permit. Utility and utility scale hydropower systems will require a Special Use Permit~~ are permitted either by-right or subject to a Special Use Permit as specified within the applicable zoning districts in Article 4. For the purpose of this Ordinance Utility Scale Hydropower are those systems with rated capacity of over 100 KW of electricity. Landowners should reference state and/or federal requirements for use of the waterway when the use of the waterway is regulated by state or federal law.

3-14.2 Combustion Units. Combustion units that are located inside the principal building or those that are an accessory to a home or business are ~~allowed in all zone districts~~ permitted either by-right or subject to a Special Use Permit as specified within the applicable zoning districts in Article 4 when the fuel source is woody biomass, coal or agricultural in nature. Incineration units where the primary fuel is solid waste and/or other products other than woody biomass or agricultural and/or when the unit is designed for off-site, utility scale electrical generation or when proposed as part of a commercial based solid waste disposal unit, shall require a location in the Industrial District.

3-14.3 Solar Energy Generating Facilities and Wind Energy Generating Facilities

3-14.3.1 Applicability and Permitting. The requirements set forth in this Section shall govern the location, siting, development, construction, installation, operation and decommissioning of solar energy generating facilities and wind energy generating facilities in the County. Solar facilities and wind facilities are permitted either by-right or subject to a Special Use Permit as specified within the applicable zoning districts in Article 4. Regardless of whether uses are allowed by-right or only with a Special Use Permit, a Zoning Permit is required pursuant to Section 3-5.

3-14.3.2 Application Process. In addition to application materials required as outlined in subsection 3-#.3, Application Requirements, and procedural requirements as outlined in Section 5-11, Special Use Permit, all solar facilities and wind facilities for which a Special Use Permit is required shall be subject to the following procedural requirements:

3-14.3.2.1 Pre-Application Meeting. Prior to submission of a Special Use Permit application, a pre-application meeting shall be held with the Zoning Administrator to discuss the location, scale, and nature of the proposed use, what will be expected during that process, as well as the potential for a siting agreement, if applicable.

3-14.3.2.2 Third-Party Review. The County is authorized to hire an independent third-party consultant, and may choose to do so at their discretion, to review any Special Use Permit application and all associated documents for completeness and compliance with this section and any other state and federal codes. Any costs associated with the review shall be paid by the applicant. Any payment of such fees would in no way be a substitute of payment for any other application review fees otherwise required by the County.

3-14.3.2.3 Completeness/Compliance Review. Upon submission, the Zoning Administrator and/or a third-party reviewer shall review the application and determine whether it is complete (i.e., that all required application materials have been submitted) and compliant (i.e., that the application and proposed use meet all required regulations and standards). Based upon this review, the Zoning Administrator may determine that an application is incomplete and/or noncompliant and either reject the application or require the applicant to submit additional or revised application materials prior to proceeding to further review.

3-14.3.2.4 Neighborhood Meeting. Following application submission and at least 14 days prior to the review conducted pursuant to subsection 3-#.2.4, Comprehensive Plan Review, a public neighborhood meeting shall be held to give the community an opportunity to hear from the applicant and to ask questions regarding the proposed application. The meeting shall adhere to the following requirements:

- a. The applicant shall inform the Zoning Administrator and adjacent property owners in writing of the date, time, and location of the meeting, at least 14 but no more than 21 days, in advance of the meeting date.
- b. The date, time and location of the meeting shall be advertised in a newspaper of record in the County by the applicant, at least 14 but no more than 21 days, in advance of the meeting date.
- c. The meeting shall be held within the County, at a location open to the public with adequate parking and seating facilities that will accommodate persons with disabilities.

- d. The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant, and provide feedback.
- e. The applicant shall provide the Planning Office/Department with a summary of any input received from members of the public at the meeting and copies of any written submissions from the public.

3-14.3.2.5 Comprehensive Plan Review. Pursuant to §15.2-2232., of the Code of Virginia, the Planning Commission shall consider, at a public meeting, whether the general or approximate location, character, and extent of the proposed solar facility or wind facility is substantially in accord with the County's Comprehensive Plan or part thereof. The Planning Commission shall communicate its findings to the Board of Supervisors, indicating its approval or disapproval with written reasons therefor. The Board of Supervisors may overrule the action of the Planning Commission by a vote of a majority of its membership. Failure of the Planning Commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the Planning Commission to the governing body within 10 days after the decision of the Planning Commission. The appeal shall be by written petition to the Board of Supervisors setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the Board of Supervisors shall overrule the commission.

In conducting this review, the Planning Commission may perform this review at a meeting separate from and preceding any public hearing on the Special Use Permit application. The Planning Commission may hold a public hearing as part of this review, and shall hold a public hearing if directed to do so by the Board of Supervisors.

3-14.3.2.6 Consideration of Special Use Permit by the Planning Commission and Board of Supervisors. The Planning Commission and Board of Supervisors shall consider, review, and take action on Special Use Permit applications as specified by Section 5-11, Special Use Permit.

3-14.3.2.7 Siting Agreement. For Solar Energy Generating Facilities requiring a Special Use Permit, applicants shall enter into a siting agreement with the County, pursuant to and as authorized by Article 7.3, Siting of Solar Projects and Energy Storage Projects, of the Code of Virginia, unless this requirement is waived by the Board of Supervisors.

3-14.3.3 Application Requirements. In addition to application materials required pursuant to Section 5-11, Special Use Permit, all Special Use Permit applications for solar facilities and wind facilities for which a Special Use Permit is required shall include the following materials and information, to be furnished by the applicant with any costs in developing, procuring, or preparing such materials and information to be borne by the applicant:

3-14.3.3.1 Project Narrative. A detailed narrative identifying the applicant, facility owner, site owner, and operator, if known at the time of application, and describing the proposed energy facility, including an overview of the project and its location; the project area and the area to be fenced; the current use of the site; the estimated time for construction, any phasing schedule, location of staging areas or off-site storage facilities, and proposed date for commencement of operations; the planned maximum rated capacity of the facility; the approximate number, representative types and expected footprint of equipment to be constructed, including the maximum number of photovoltaic panels or towers/turbines; specifications for proposed equipment, including the manufacturer and model, materials, color and finish, racking type for solar facilities and rotor diameters and tower types for wind facilities; ancillary facilities; and how and where the electricity will be transmitted, including the location of the proposed electrical grid interconnection.

3-14.3.3.2 Concept Plan. A concept plan as a visual summary of the project. The concept plan shall be prepared by a professional, state-licensed engineer and shall include the following:

- a. Identification of subject parcels and property lines and/or leased portions of parcels and limits of leased areas, and fenced areas, along with areas in acreage and square feet;
- b. Identification of required setbacks;
- c. Existing and proposed buildings and structures, including identification of buildings, structures, or features to be removed or retained; preliminary locations, total area, and heights of proposed solar panels, towers/turbines, ground equipment, ancillary equipment, and other proposed structures; the location of proposed fencing, driveways, internal roads, and structures; and the location of points of ingress/egress;
- d. The location and nature of proposed buffers and screening elements, including vegetative and constructed buffers, and existing landforms (i.e., natural berms, hills, rocky outcrops, etc.) intended to be used as a buffer or screening;

- e. Existing and proposed access roads, drives, turnout locations, and parking;
- f. Location of substations, electrical cabling from the facility to substations, ancillary equipment, buildings, and structures, including those within any applicable setback;
- g. Fencing or other methods of ensuring public safety;
- h. Proposed lighting;
- i. Aerial imagery showing the proposed location and boundaries of the facility, fenced areas, ingress/egress, and the closest distance to all adjacent property lines and buildings, noting their uses; and
- j. Additional information may be required as determined by the Zoning Administrator, such as a scaled elevation view of the property and other supporting drawings, photographs of the proposed site, photo or other realistic simulations or modeling of the proposed project from potentially sensitive locations as deemed necessary by the Zoning Administrator to assess the visual impact of the project, landscaping and screening plan, coverage map, and additional information that may be necessary for a technical review of the proposal.

3-14.3.3.3 Grading Plan. A draft grading plan that limits grading to the greatest extent practicable. The Plan shall include:

- a. Existing and proposed contours;
- b. Locations and amount of topsoil to be stripped and stockpiled onsite (if any);
- c. Percent of the site to be graded;
- d. An earthwork balance achieved on-site with no import or export of soil; and
- e. Indicate natural flow patterns in drainage design and amount of impervious surface.

3-14.3.3.4 Landscape Plan. A draft landscape plan identifying:

- a. The location of existing vegetation and the limits of proposed clearing;
- b. All proposed ground cover, screening and buffering materials, landscaping, and elevations;
- c. Locations of wildlife corridors;
- d. Landscape maintenance requirements; and
- e. For wind facilities, existing tree cover, including average height of trees, on the subject property and on adjacent parcels within the setback distance of any component of the

wind energy system, including identification of existing trees to be removed.

3-14.3.3.5 Visual Impact Analysis. An analysis demonstrating project siting and proposed mitigation, if necessary, so that the proposed facility minimizes impacts on the visual character, viewsheds, and/or vistas of the County. At a minimum the visual impact analysis shall include accurate, to scale, photographic simulations showing the relationship of the facility and its associated equipment and development to its surroundings. The photographic simulations shall show such views of the facility from locations such as property lines, roadways, and/or scenic viewsheds/vistas as deemed necessary by the County in order to assess the visual impact of the facility. The total number of simulations and the perspectives from which they are prepared shall be established by the Zoning Administrator after the pre-application meeting. Visual representations shall be in color and shall include actual pre-construction photographs and accurate post-construction simulations of the height and breadth of the wind system. All visual representations will include existing, as well as proposed buildings and tree coverage.

3-14.3.3.6 Community Impact Assessment. An assessment of the impact of the proposed facility on the immediate vicinity as well as the greater County. The assessment shall be prepared by one or more individuals or firms acting within their professional competency, shall be presented in written form, and shall analyze in specific terms the probable impact of the facility on the vicinity and community over time. Specific attention, as may be appropriate to the individual proposal, should be given but not be limited to the following elements:

- a. Consistency of the proposed facility with applicable policies contained in the County's Comprehensive Plan;
- b. Anticipated direct revenues to the county from real estate and personal property taxes;
- c. An assessment of employment opportunities to be created by the proposed development;
- d. An assessment of the short- and long-term economic impact of the proposed development;
- e. If the development is replacing an existing enterprise, including agriculture and forestry, an assessment of the impact the current enterprise has on the local economy and

how the local economy will be impacted by the loss of the existing enterprise;

- f. Fire, rescue, and law enforcement requirements as compared to existing capacities and facilities;
- g. Sewer and stormwater management needs as compared to existing capacities and facilities to address:
 - i. Adequacy of existing utilities, water, sewer, public services, and public facilities in the vicinity of the development;
 - ii. Public and private improvements both offsite and onsite that are proposed for construction and a cost estimate for providing these improvements; and
 - iii. Other public and quasi-public facility and service impacts including refuse collection and disposal systems intended to serve the development.
- h. Socioeconomic changes and impacts to result from the proposed development;
- i. The costs in both capital and operating funds of providing services to the proposed development; and
- j. What efforts, if any, are proposed to mitigate the service demands or costs to the county.

The Zoning Administrator may waive certain elements of the impact assessment where the nature of the proposed facility makes such elements inapplicable.

3-14.3.3.7 Environmental Impact Assessment. An assessment of the impact of the proposed facility to include the following:

- a. A statement regarding any site and viewshed impacts, including direct and indirect impacts to national or state forests and grasslands, national or state parks, County parks, wildlife management areas, conservation easements, recreational areas, or any known historic or cultural resources within 5 miles of the project parcels. For wind facilities, the applicant shall provide evidence of written notification to the office of a national or state forest, national or state park unit, wildlife management area, or known historic or cultural resource sites, if a proposed wind facility is within five (5) miles of the boundary of said entity; and

- b. An inventory of wetlands, rivers, streams, and floodplains, to be delineated and mapped, in order to provide baseline data for the evaluation of the current proposal and evaluation of the satisfactory decommissioning as required. The inventory and mapping of floodplain shall not be construed to allow development within regulatory flood plain areas without a flood plain development permit.

3-14.3.3.8 Traffic and Transportation Assessment. An assessment of the impact of the proposed facility, including construction processes, on traffic and transportation infrastructure, to include the following:

- a. The time of day that operations and construction transport activities will occur;
- b. A map showing the desired primary and secondary transportation routes for operations and construction traffic;
- c. Characteristics of operations and construction loaded vehicles, including:
 - i. Length, height, width, curb weight;
 - ii. Maximum load capacity;
 - iii. Number of axles, including trailers;
 - iv. Distance between axles and
 - v. Vehicle registration plates
- d. Haul route(s)

After review, the County may require a full traffic study to be accepted by an engineer approved by the County.

3-14.3.3.9 Decommissioning and Reclamation Plan. A draft decommissioning and reclamation plan certified by an engineer with a professional engineering license in the Commonwealth of Virginia, to include the following and demonstrating compliance with the requirements of Section 3-#.6.10, Decommissioning and Reclamation:

- a. The anticipated life of the project, along with the basis for determining the anticipated life of the project;
- b. The estimated decommissioning cost in current dollars;
- c. How said estimate was determined;
- d. The method of ensuring that funds will be available for decommissioning and restoration;

- e. The method that the decommissioning cost will be kept current; and
- f. The manner in which the facility will be decommissioned and the site restored.

3-14.3.3.10 Wind Study. For wind facilities, a summary study of the wind data gathered for the proposed facility; the dates and periods of the collection of the wind data shall also be submitted.

3-14.3.3.11 Sound Study. For wind facilities, a sound study, prepared by an independent acoustical engineer, providing an assessment of pre-construction and post-construction conditions. The study shall demonstrate compliance with the requirements of subsection 3-14.3.6.1, Noise/Sound. Additionally, the applicant shall provide documentation regarding noise complaint response procedures and protocol for post-construction monitoring.

3-14.3.3.12 Shadow Flicker Model. For wind facilities, a shadow flicker model, prepared by an independent engineer, that certifies that any wind turbine that is sited within one-half mile of any occupied building on a non-participating landowner's property either avoids shadow flicker on any occupied building or that reasonable efforts to minimize shadow flicker to any occupied building on a non-participating landowner's property shall be made. The model shall include a description of the zones where shadow flicker will likely be present within the project boundary and a one-half mile radius beyond the project boundary, the expected durations of the flicker at these locations and the calculation of the total number of hours per year of flicker at all locations.

3-14.3.4 Minimum Development Standards for Solar Energy

Generating Facilities. The following minimum development standards shall apply to solar energy generating facilities, as stipulated:

3-14.3.4.1 Compliance with building codes and standards. Solar facilities shall be designed and maintained in compliance with standards contained in applicable local, state and federal building codes and regulations that were in force at the time of the permit approval. Facilities subject to a Special Use Permit shall be constructed and maintained in substantial compliance with the approved Concept Plan.

3-14.3.4.2 Multiple uses. Small- and large-scale solar facilities may be located on parcels with other active agricultural, residential, commercial, or industrial uses.

3-14.3.4.3 Location, dimensional, and setback standards.

- a. Accessory solar facilities and small-scale solar facilities shall be subject to the applicable setbacks of the zoning district in which the facility is located.
- b. Large-scale solar facilities shall be subject to the following location, dimensional, and setback standards:
 - i. The maximum project area of a solar facility shall be 500 acres.
 - ii. The area of solar panel coverage for any single solar facility project may not exceed 65 percent of the total acreage of the project.
 - iii. Solar facilities shall not be located closer than 1 mile to any town or city boundaries, or from properties in the Rural Residence (RR), Highland/Recreation-Public (HR-P), or Shoreline Recreation (SR) zoning districts. The distance requirement from town or city boundaries may be reduced or waived as part of a Special Use Permit if the Planning Commission and Board of Supervisors receive a written statement from the applicable chief administrative official expressing no objection to the proposed location of a facility closer than 1 mile.
 - iv. No solar facility shall be located within 2 miles of another existing or permitted large-scale solar facility.
 - v. Solar facilities interconnecting to transmission lines shall be located within 2 miles of transmission line corridors.
 - vi. Solar facilities shall meet all setback requirements for primary structures for the zoning district in which the facility is located and the requirements set forth below (the more restrictive requirements shall apply).
 - vii. The minimum setback of structures and uses associated with the facility, including fencing, PV panels, parking areas, and outdoor storage, but not including landscaping and berming, shall be:
 - a. 150 feet from adjacent property lines.
 - b. 150 feet from all public rights-of-way.
 - c. 250 feet from a dwelling.

The Planning Commission may recommend and the Board of Supervisors may require increased setbacks up to 300 feet in situations

where the height of structures or the topography affects the visual impact of the facility.

These setback requirements shall not apply to the internal property lines of those parcels on which a solar facility is located.

Access, erosion and stormwater structures, and interconnection to the electrical grid may be made through setback areas provided that such are generally perpendicular to the property line.

3-14.3.4.4 Height. For accessory, small-, and large-scale solar facilities, the maximum height of the lowest edge of photovoltaic panels shall be 10 feet as measured from the finished grade. The maximum height of panels, buildings, structures and other components of a solar facility shall be 15 feet, which shall be measured from the highest natural grade below each element. This limit shall not apply to utility poles, substations, or the interconnection to the overhead electric utility grid. The Board of Supervisors may approve a greater height based upon the demonstration of a significant need where the impacts of increased height are mitigated.

3-14.3.4.5 Density. Absent specific authorization by the Board of Supervisors as part of a Special Use Permit, no more than 3 percent of the land area in any given 5-mile radius shall be approved for use as the fenced area for a large-scale solar facility. Under circumstances deemed appropriate by the Board of Supervisors, the Board may approve a denser development for large-scale solar facilities, and establish the maximum density permitted for the subject solar facility.

3-14.3.4.6 Buffer and Screening. For large-scale solar facilities, such facilities, including security fencing that is not ornamental, shall be screened from the ground-level view of adjacent properties and public streets by a buffer zone at least 100' in width. The buffer shall be located within the setbacks required under this Section and shall run around the entire perimeter of the property. The buffer shall be maintained for the life of the facility. Screening may also be required in other locations to screen specific uses or structures. A recommendation that the screening and/or buffer creation requirements be waived or altered may be made by the Planning Commission when the applicant proposes to use existing wetlands or woodlands to satisfy the screening requirement. The wetlands or woodlands shall be permanently protected as a designated buffer and the overall buffer shall measure at least 75 feet. Screening methods may include:

- a. Existing Screening: Existing vegetation, topography, buildings, open space, or other elements located on the site may be considered as part of the required screening. Existing trees and vegetation may be retained within the buffer area except where dead, diseased, or as necessary for development or to promote healthy growth.
- b. Vegetative Screening: In the event existing vegetation or landforms providing the screening are inadequate or disturbed, new plantings shall be provided in a landscaped strip at least 50 feet wide. Landscaping intended for screening shall consist of a combination of non-invasive species, pollinator species, and native plants, shrubs, trees, grasses, forbs, and wildflowers. Trees intended for screening shall consist of a combination of evergreen and deciduous trees that are 5-6 ft. in height at time of planting. A triple row of trees shall be placed on average at 15 feet on center. A list of appropriate plant materials shall be available at the Planning Office. Species listed on DCR's Invasive Plant Species list shall not be used.
- c. Berming: Berms shall generally be constructed with a 3:1 side slope to rise ratio, 4-6 ft. above the adjacent grade, with a 3 ft. wide top with appropriate pollinator-friendly native plants, shrubs, trees, forbs, and wildflowers. The outside edges of the berm shall be sculpted such that there are vertical and horizontal undulations to give variations in appearance. When completed, the berm should not have a uniform appearance like a dike.
- d. Opaque Architectural Fencing: Fencing intended for screening shall be at least 50 percent visually solid as viewed on any line perpendicular to the fence from adjacent property or a public street. Such fencing may be used in combination with other screening methods but shall not be the primary method. A typical example is the use of wood privacy fencing and landscaping to screen structures such as substations. Depending on the location, ornamental features may be required on the fence. Fencing material shall not include plastic slats.

3-14.3.4.7 Ground Cover. For large-scale solar facilities, ground cover on the site shall be native vegetation and maintained in accordance with the landscaping plan in accordance with established performance measures. A performance bond reflecting the costs of anticipated maintenance shall be posted and maintained. Failure to maintain the ground cover shall result in revocation of the Special Use Permit and the facility's decommissioning. The operator shall notify the County prior to application of pesticides and fertilizers. The County reserves the right to request soil and water testing.

3-14.3.4.8 Security Fencing. For large-scale solar facilities, such facilities shall be enclosed by security fencing on the interior of the buffer area (not to be seen by other properties) at a minimum of 7 feet in height and topped with razor/barbed wire, as appropriate. The height and/or location of the fence may be altered in the conditions for any particular special use permit. Fencing must be installed on the interior of the vegetative buffer. Fencing shall be placed around sections of the infrastructure (not the entire site) to provide access corridors for wildlife to navigate through the facility. All fencing shall be constructed so as to substantially lessen the likelihood of entry into a solar farm by unauthorized individuals. A performance bond reflecting the costs of anticipated fence maintenance shall be posted and maintained. Failure to maintain the security fencing shall result in revocation of the discretionary-use Permit and the facility's decommissioning.

3-14.3.4.9 Wildlife Corridors. For large-scale solar facilities, the Applicant shall identify access corridor(s) for wildlife to navigate through and across the solar facility. The proposed wildlife corridor(s) shall be shown on the site plan submitted to the County. Areas between fencing shall be kept open to allow for the movement of migratory animals and other wildlife. Access corridors for wildlife to navigate through the solar facility shall be identified and shown on the Concept Plan submitted to the County.

3-14.3.4.10 Lighting. For large-scale solar facilities, proposed lighting fixtures as approved by the County to minimize off-site glare and shall be the minimum necessary for safety and/or security purposes. No facility shall produce glare that would constitute a nuisance to the public. Any exceptions shall be enumerated on the Concept Plan and approved by the Zoning Administrator. Lighting on the site shall comply with any Dark Skies Ordinance the Board of Supervisors may adopt or, from time to time, amend.

3-14.3.4.11 Signage. For all solar facilities, no signage of any type may be placed on the facility other than notices, warnings, and identification information required by law. Warning signage shall be placed on solar equipment to the extent appropriate or legally required. Solar equipment shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the solar energy project. All signs, flags, streamers, or

similar items, both temporary and permanent, are prohibited on solar equipment except as follows:

- a. manufacturer's or installer's identification;
- b. appropriate warning signs and placards;
- c. signs that may be required by a federal or state agency; and
- d. signs that provide a 24-hour emergency contact phone number and warn of any danger. Educational signs providing information about the project and benefits of renewable energy may be allowed as provided in the local sign ordinance.

3-14.3.4.12 Transmission Lines. Any new electrical transmission lines associated with a solar farm may be located either above or below ground in a manner to be least intrusive and mitigate their impact to surrounding properties.

3-14.3.5 Minimum Development Standards for Wind Energy Generating Facilities. The following minimum development standards shall apply to wind energy generating facilities, as stipulated:

3-14.3.5.1 Compliance with building codes and standards. Wind facilities, temporary meteorological towers (MET), and wind turbines, including but not limited to their associated electrical and mechanical components, shall conform to relevant and applicable local, state and federal codes, including, but not limited to, safety and performance codes. Facilities subject to a Special Use Permit shall be constructed and maintained in substantial compliance with the approved Concept Plan.

3-14.3.5.2 Multiple uses. Wind energy facilities may be located on parcels with other active agricultural, residential, commercial, or industrial uses.

3-14.3.5.3 Minimum Project Area. For utility-scale wind energy facilities, the minimum project area (i.e., the area of lots or parcels comprising the project) shall be no less than five (5) acres per turbine proposed.

3-14.3.5.4 Turbine Height. For utility-scale wind energy facilities, individual turbines shall not exceed six hundred and eighty (680) feet in height, as measured from the ground to the highest vertical portion of the blade when fully extended. The system height established through a Special Use Permit shall supersede any other height requirement in the zoning ordinance.

3-14.3.5.5 Setbacks. For utility-scale wind energy facilities, wind turbines, post construction meteorological towers and other associated towers shall be set back a distance at least equal to one hundred and ten (110) percent of its total height from all adjacent non-participating landowner's property lines and a distance equal at least to one hundred and fifty (150) percent of its total height from the nearest occupied building on a non-participating landowner's property. Wind energy systems shall meet all setback requirements for primary structures for the zoning district in which the wind energy system is located in addition to the requirements set forth above.

3-14.3.5.6 Separation. The minimum distance required between turbines shall be no less than one hundred and fifty percent (150%) of the total structure height.

3-14.3.5.7 Distance from Towns, Cities, Zoning Districts. Utility-scale wind facilities shall not be located closer than 1 mile to any town or city boundaries, or from properties in the Rural Residence (RR), Highland/Recreation-Public (HR-P), or Shoreline Recreation (SR) zoning districts. The distance requirement from town or city boundaries may be reduced or waived as part of a Special Use Permit if the Planning Commission and Board of Supervisors receive a written statement from the applicable chief administrative official expressing no objection to the proposed location of a facility closer than 1 mile.

3-14.3.5.8 Proximity to Transmission Lines. Utility-scale wind facilities interconnecting to transmission lines shall be located within 2 miles of transmission line corridors.

3-14.3.5.9 Distance Between Facilities. No utility-scale wind energy facility shall be located within five (5) miles of another existing or permitted utility-scale wind energy facility.

3-14.3.5.10 Height of Equipment and structures for substations and facilities for points of interconnection. The height of equipment and structures related to substations and similar facilities shall not exceed one hundred (100) feet. This limit shall not apply to any state-regulated transmission poles.

3-14.3.5.11 Tower/Turbine Design.

- a. Wind energy system towers shall be of monopole design and shall be painted a non-reflective unobtrusive color such as white, off-white or gray that blends with the surrounding environment and prevents glint, unless Federal Aviation

Administration (FAA) standards require otherwise. The planning commission and board of supervisors may approve any other color that is deemed to be less visually obtrusive.

- b. The minimum distance between the ground and any protruding blades utilized on a wind energy system shall be fifteen (15) feet, as measured at the lowest point of the arc of the blades. The lowest point of the arc of the blade shall be ten (10) feet higher than the tallest peak of any structure within one hundred and fifty (150) feet of the base of the tower.
- c. Wind energy systems shall be equipped with manual (electronic or mechanical) and automatic overspeed controls to limit the blade rotation speed to within the design limits of the wind energy system.
- d. The base of the tower shall not be climbable for a distance of fifteen (15) feet above ground surface.
- e. All access doors to wind turbines and electrical equipment shall be locked or fenced, as appropriate, to prevent entry by unauthorized persons.
- f. A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.

3-14.3.5.12 Tower Lighting. Wind energy system towers shall not be artificially lit unless required by the FAA or appropriate authority. If lighting is required, the owner or operator shall provide a copy of the FAA determination to establish the required markings and/or lights for the wind turbines.

3-14.3.5.13 Signage. No tower should have any sign, writing, or picture that may be construed as advertising. Appropriate warning signage shall be placed on wind turbines, electrical equipment, and wind energy systems project entrances. All signs, flags, streamers or similar items, both temporary and permanent, are prohibited on turbines except as follows:

- a. Manufacturer's or installer's identification on the wind turbine.
- b. Appropriate warning signs and placards.
- c. Signs that may be required by a federal or state agency.
- d. Signs that provide a 24-hour emergency contact phone number and warn of any danger.

3-14.3.5.14 Clearing of Vegetation. Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the wind energy system.

3-14.3.5.15 Erosion and Sediment Control. Adherence to erosion and sediment control regulations is required. The restoration of natural vegetation in areas denuded for construction activities shall be required so long as the restored vegetation does not interfere with the operation of the wind energy system or the maintenance thereof.

3-14.3.5.16 Transmission Lines. Any on site transmission or power lines shall be placed underground, unless written evidence is provided, satisfactory to the board of supervisors during the special exception permit process, demonstrating the need for transmission or power lines to be placed above ground.

3-14.3.6 Construction, Operational, and Decommissioning Requirements for Solar Energy Generating Facilities and Wind Energy Generating Facilities. The following requirements shall be met during the construction phase and/or throughout the operational life of solar facilities and wind facilities subject to a Special Use Permit:

3-14.3.6.1 Noise/Sound. Audible sound from solar and wind facilities shall not exceed sixty (60) decibels, as measured from any adjacent non-participating landowners' property line. This level may be exceeded during short-term exceptional circumstances, such as severe weather. The owner or operator of a solar or wind facility shall measure and document, on a continuing basis, which shall not be less frequent than annually, or upon request by the County, that noise levels comply with the decibel limit established herein and, in the case of wind facilities, the study required to be submitted per subsection 3-14.3.3.11, Sound Study; any violation will constitute a zoning violation.

3-14.3.6.2 Groundwater Monitoring. Ground water monitoring to assess the level of groundwater contamination shall take place prior to, and upon completion of construction of a project, throughout the area of the facility. Ground water monitoring shall take place every five years of the operation of the facility, and upon completion of decommissioning. Results from said monitoring shall be delivered to the County.

3-14.3.6.3 Coordination of Local Emergency Services; Emergency Response Plan. Prior to completion of construction, the owner or operator of a facility shall coordinate with the County's emergency services to provide materials, education, and/or training on how to safely respond to on-site emergencies, and to develop, implement and periodically update, including exercising of, an emergency

response plan. Emergency personnel will be given a key or code to access the property in case of an on-site emergency.

3-14.3.6.4 Monitoring and Maintenance. The owner or operator shall maintain the solar facility in good condition. Such monitoring and maintenance shall include, but not be limited to, painting, evaluating the structural integrity of equipment, foundations, structures, fencing and security barriers, as applicable, maintenance of the buffer areas, and landscaping. Site access shall be maintained to a level acceptable to the County. The project owner shall be responsible for the cost of maintaining the facility and access roads, and the cost of repairing damage to private roads occurring as a result of construction and operation. Failure to maintain the Solar Facility may result in revocation of the Special Use Permit and the facility's decommissioning.

3-14.3.6.5 Liability Insurance. The owner or operator of a facility shall provide to the Zoning Administrator written evidence of liability insurance in an amount acceptable to the purchasing utility provider prior to beginning construction and before the issuance of a zoning permit.

3-14.3.6.6 Signal Interference. For wind facilities, such facilities shall be sited in a manner that causes no disruption or loss of radio, telephone, television or similar signals or service. If loss or disruption occurs due to the operation of the wind facility, the owner or operator shall be required to provide appropriate mitigation measures to ensure that the signal or service is restored within twenty-four (24) hours. The owner or operator of a wind facility may be required to discontinue use until the specified interference has been corrected.

3-14.3.6.7 Compliance with Local, State, and Federal Requirements. During the term of issued Special Use Permits, operation of facilities shall fully comply with all applicable local regulations, as well as all applicable state and federal regulations, including but not limited to, the U.S. Environmental Protection Agency (EPA), Federal Aviation Administration ("FAA"), State Corporation Commission ("SCC") or equivalent, any state departments related to environmental quality, parks, and wildlife protection, as well as all the applicable regulations of any other agencies that were in force at the time of the permit approval.

Wind facilities, specifically, shall demonstrate compliance with applicable FAA regulations prior to the issuance of a zoning permit, and such systems shall be designed, constructed and operated without significant adverse impact to fish, wildlife or native plant resources, including fish and wildlife habitat, migratory routes, and state or federally-listed threatened or endangered fish, wildlife or plant species, and to meet all applicable state and federal environmental requirements.

3-14.3.6.8 Inspections.

- a. The applicant, owner, or operator will allow designated County representatives or employees access to a facility for inspection purposes. The County representative or employee will provide the facility operator with 24-hour notice prior to such inspection when practicable.
- b. The applicant or owner of a facility shall reimburse the County its costs in obtaining an independent third-party to conduct inspections required by local and state laws and regulations.

3-14.3.6.9 Change in Ownership. Notice of any change of ownership of the facility shall be provided to the County within ten (10) working days of any such change.

3-14.3.6.10 Decommissioning and Reclamation.

- a. Solar facilities and wind facilities which have reached the end of their useful life or have not been in active and continuous service for a period of 6 months shall be removed at the owner's or operator's expense, except if the project is being repowered or a force majeure event has or is occurring requiring longer repairs; however, the County may require evidentiary support that a longer repair period is necessary.
- b. The owner or operator shall notify the Zoning Administrator by certified mail of the proposed date of discontinued operations and plans for removal.
- c. Decommissioning shall be performed in compliance with an approved Decommissioning Plan, which must be submitted for approval by the Board of Supervisors prior to the issuance of a Zoning Permit. The draft Decommissioning Plan and the final Decommissioning Plan must demonstrate compliance with the requirements of this section. The Board of Supervisors may approve any appropriate amendments to or modifications of the Decommissioning Plan.
- d. Decommissioning shall include removal of all electric systems, buildings, cabling, electrical components, security barriers, roads, foundations, pilings, and any other associated facilities, so that any agricultural ground upon which the facility and/or system was located is again tillable and suitable for agricultural uses. The site shall be graded and re-seeded to restore it to as natural a condition as possible, unless the landowner requests in writing that the access roads or other land surface areas not be restored, and this request is approved by the Board of Supervisors (other conditions might be more beneficial or desirable at that time).

- e. The site shall be re-graded and re-seeded to as natural condition as possible within 12 months of removal of facilities. Re-grading and re-seeding shall be initiated within a 6-month period of removal of equipment.
- f. Any exception to site restoration, such as leaving driveways, entrances, or landscaping in place, or substituting plantings, shall be requested by the landowner in writing, and this request must be approved by the Zoning Administrator.
- g. Hazardous material from the property shall be disposed of in accordance with federal and state law.
- h. The estimated cost of decommissioning shall be guaranteed by the deposit of funds in an amount equal to the estimated cost in an escrow account at a federally insured financial institution approved by the County.
 - i. The applicant shall deposit the required amount into the approved escrow account before any building permit is issued to allow construction of the solar or wind facility.
 - ii. The escrow account agreement shall prohibit the release of the escrow funds without the written consent of the County. The County shall consent to the release of the escrow funds upon the owner's or occupant's compliance with the approved decommissioning plan. The County may approve the partial release of escrow funds as portions of the approved decommissioning plan are performed.
 - iii. The amount of funds required to be deposited in the escrow account shall be the full amount of the estimated decommissioning cost without regard to the possibility of salvage value.
 - iv. The owner or occupant shall recalculate the estimated cost of decommissioning every five years. If the recalculated estimated cost of decommissioning exceeds the original estimated cost of decommissioning by ten percent (10%), then the owner or occupant shall deposit additional funds into the escrow account to meet the new cost estimate. If the recalculated estimated cost of decommissioning is less than ninety percent (90%) of the original estimated cost of decommissioning, then the County may approve reducing the amount of the escrow account to the recalculated estimate of decommissioning cost.
 - v. The County may approve alternative methods to secure the availability of funds to pay for the decommissioning of a utility-scale solar or wind facility, such as a performance bond, letter of credit, or other security approved by the County.
 - vi. If the owner or operator of the solar or wind facility fails to remove the installation in accordance with the requirements of this permit or within

the proposed date of decommissioning, the County may collect the surety and the County or hired third party may enter the property to physically remove the installation.

PART III. That **Article 3, General Requirements for All Zone Districts, Sections 3-15 and 3-15.1, of the Zoning Ordinance**, be amended as follows:

By renaming Section 3-15 as “Communication Tower & Antenna Regulations,” and further amending as follows:

3-15 Communication Tower & Antenna Regulations. The purpose of this section is to establish general guidelines for the siting of communication towers and antennas. The goals of this section include; encouraging the towers in non-residential areas when possible, minimizing the total number of towers by providing adequate service through co-location where possible and to site the towers in ways that minimize negative visual impacts to the community.

3-15.1 Applicability. This section shall only apply to towers and antennas that are installed at heights greater than fifty (50) feet. Towers used for wind turbines shall be governed by **Article 3-14** and are not subject to and are exempt from this section.

The purpose of this section is for communications towers, albeit when other towers over fifty (50) feet are proposed applicable sections shall apply.

The placement of an antenna on (or in) an existing structure or existing tower or pole shall be allowed by right, when the additional height of the tower on the existing structure does not exceed an additional twenty (20) feet or more and the addition can meet Building Code Requirements.

Any tower structure or addition to a structure that may require FAA lighting will adhere to the requirements in this section.

PART IV. That **Article 4, Zone Districts and Official Zoning Map, of the Zoning Ordinance**, be amended as follows:

By deleting all references to “Renewable Energy Infrastructure in accordance with Article 3.14” as contained in the lists of Uses Permitted for the Rural Farm District (RF), Rural Residential (RR), Commercial District (C), and Industrial (I) District (IND) zoning districts;

By adding “Accessory Solar Facilities in accordance with Section 3.14,” Accessory Wind Facilities in accordance with Section 3.14,” “Combustion Units in

accordance with Section 3.14,” and “Micro-hydro systems in accordance with Section 3.14” in the lists of Uses Permitted for the Rural Farm District (RF), Rural Residential (RR), Commercial District (C), Industrial (I) District (IND), and Service District (SD) zoning districts, such uses to be inserted in customary alphabetical order with alphabetizing and re-alphabetizing of subsections as necessary;

By adding “Small-Scale Solar Facilities in accordance with Section 3.14” in the lists of Uses Permitted for the Rural Farm District (RF) and Industrial (I) District (IND) zoning districts, such use to be inserted in customary alphabetical order with alphabetizing and re-alphabetizing of subsections as necessary;

By adding “Large-Scale Solar Energy Facilities in accordance with Section 3.14” and “Utility scale hydropower systems in accordance with Section 3.14” in the lists of Special Uses Permitted for the Rural Farm District (RF) and Industrial (I) District (IND) zoning districts, such uses to be inserted in customary alphabetical order with alphabetizing and re-alphabetizing of subsections as necessary; and

By adding “Utility-Scale Wind Energy Systems in accordance with Section 3.14” in the list of Special Uses Permitted for the Rural Farm District (RF) zoning district, such use to be inserted in customary alphabetical order with alphabetizing and re-alphabetizing of subsections as necessary.

PART V.

That **Section 5-11, Special Use Permit, of Article 5, Administration of Zoning Ordinance, of the Zoning Ordinance**, be amended as follows:

5-11 Special Use Permit. (sometimes referred to as conditional use permits). The Zoning District regulations (**See Article 4- Zone District**) delineate a number of uses that are allowed by right. Those uses that require another level of review to ensure that the health, safety and welfare of the public can be met, are listed as Special Uses for the Zone District. When a Special Use is listed for the zone district a Special Use Permit application can be submitted. To apply for a Special Use Permit;

- 1) Consult with the Zoning Administrator for submittal of the application and fees, including any use-specific application requirements.
- 2) A date and time for the next available Planning Commission meeting will be scheduled to ensure that the public hearing notice requirements can be met.
- 3) The Planning Commission will review the application, hold a public hearing and make a recommendation to the Board of Supervisors.

- 4) The Board of Supervisors will review the application, hold a public hearing and issue a determination regarding the Special Use Permit application.

The Planning Commission, in considering its recommendation, and the Board of Supervisors, in considering its action, will take into account whether the proposed Special Use Permit as submitted, or as modified, is detrimental to or has undue adverse impacts on the public's general health, safety, and welfare, and is consistent with the County's Comprehensive Plan or to specific elements of such plan, and to official policies adopted in relation thereto, including the purposes and standards of the Zoning Ordinance. Conditions may be imposed upon individual Special Use Permits to mitigate potential or anticipated negative impacts and/or to ensure consistency with the Comprehensive Plan or specific elements thereof, and the purposes and standards for the Zoning Ordinance.

The Special Use Permit, when granted by the Board of Supervisors, will be based on the site plan and application materials submitted by the applicant, and subject to any conditions imposed thereon. Should the applicant choose to amend or change any aspect of the original application, ~~or site plan, or conditions~~, the applicant can apply for an amendment to the Special Use Permit by following the procedure listed above.

Special Use Permits are granted to the tax map number(s) identified in the original application, and approval will remain with the land as long as the use (use listed with the original application) is valid, regardless of property ownership.

PART VI. This ordinance shall be effective immediately. The Zoning Code of Grayson County, Virginia shall be revised as set forth herein, subject to Article, Section, and Subsection titles and numbers amendment by the Editor as necessary for consistency. Should any section or provision of this ordinance be decided by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of any other section or provision of this ordinance or of the Zoning Ordinance of Grayson County.

This Ordinance was duly adopted this ____ day of _____, 2024, with _____ making the motion to approve; duly seconded by _____ by the following vote:

R. Brantley Ivey, Chair _____
Michael S. Hash, Vice Chair _____
Tracy A. Anderson _____
Mary E. Dickenson Tomlinson _____
Mitchell D. Cornett _____

I hereby certify that the foregoing is a true and correct copy of the Ordinance approved at the March 14, 2024, meeting of the Grayson County Board of Supervisors, Grayson County, Virginia.

A Copy Teste:

Stephen A. Boyer, Clerk
Grayson County Board of Supervisors

Date

Board Appointments

- (Please see Rules of Procedure 5.10 listed below)

Economic Development Authority – 1 yr term

- Jonathan Warren (EC) – term expires 4/13/24 – is willing to serve another term
- Jason Baumgardner (OT) – term expires 4/13/24

Economic Development Authority - 2 yr term

- Justine Jackson-Ricketts (EC) – term expires 4/13/24
- Todd Cannaday (EC) – term expires 4/13/24 – is willing to serve another term

Rooftop of VA CAP – 5yr term

- Jada Black – term expires 4/11/2024

Zoning Board of Appeals – 5yr term

- Austin Haga (W) – term expires 3/31/24 – is willing to serve another term
- Tony Goodman (OT) – term expires 3/31/24
- Keith Andrews (OT) – application attached as he is willing to serve (pg. 2)

Note: Pursuant to the BOS Rules of Procedure, Sec. 5.10, all potential nominations for appointment or recommendation are listed in the order applicable to said Rules and/or in the order in which they were tendered.

BOS Rules of Procedure

5.10 Appointments to Boards, Authorities, Commissions and Committees.

All appointments to any board, authority, commission or committee shall require a majority vote of the members present constituting a quorum. Any member of the Board may make nomination(s) for the Board's consideration of appointment for any qualified and eligible individual(s) to serve. In instances where an appointment is required to be made from within a defined voting district, it shall be the responsibility of the Board member representing that district to identify candidates for nomination to be affirmed through appointment by majority of the Board. If a district specific nomination is not provided by a Board member representing that district or if the nomination(s) fails to achieve affirmation by majority vote, then it shall then be the responsibility of the At-Large Member of the Board to offer up a nomination(s) for the Board's consideration. Whenever possible, it shall be the responsibility of a Board member to provide the name(s) of individual(s) they wish for the Board to consider for appointment with as much advance notice of the action as possible, along with any support information that would be of benefit in assisting the Board to consider a candidate(s) for appointment. Appointment recommendations made in advance by Board members shall chronologically be included in the Board's Packets in the order that they are tendered. The Chairman shall take up the appointment recommendations as presented by way of a motion and majority vote to include the recommendations as nominations, as well as take up any additional nominations that may be offered up from the floor.

APPLICATION FORM

DATE: 2/24/2024

Board, Authority or Commission of Interest: BOARD OF ZONING APPEALS

Or Volunteer for: _____

Name of Applicant: G. Keith Andrews

Date of Birth: 8/24/1949 **District:** 020 TOWN

Phone Number(s): © 276-237-3654 **Home #** _____

Physical Address of Applicant: 23 RIVER PLAZE Rd

Mailing Address: GALAX VA 24333

Email Address: ANDREWSKEITH2112@GMAIL.COM

Current Employment: RETIRED **From:** 2014 **To:** EMERGENCY

Past Employment History: Poly PONE TAGE* **From:** 2008 **To:** 2019

* Divisional VP
Human Resources
People pro USSCS

INNOTEC GROUP **From:** 2004 **To:** 2008

CELANESE ACE TAGE **From:** 2000 **To:** 2004

SIBECO **From:** 19 **To:** 2000

Reason for Interest:

ACTIVE IN THE COMMUNITY AND THOUGHT COULD SERVE
IN THIS CAPACITY IN AN OPEN MINDEN/FAIR APPROACH

Previous Boards, Authority, Commissions and/or Committees Served:

BOARD OF DIRECTORS - BLUE RIDGE DISCOVERY CENTER
" " " SOUTHERN INDIANA REHABILITATION SERVICES

Applicable Experience in this Area of Service:

PERSONAL EXPERIENCE WITH BUILDING CODES THROUGH
HOME/PROPERTY PURCHASES - WORK EXPERIENCE WITH CODES/
VARIANCES IN FACILITIES MULTIPLE STATES, COUNTRIES

If required by State Code, would you be willing to complete a Conflict of Interest Statement:

Yes: **or No:**

Check if Resume is attached: IF YOU WANT IT

Signature: J Keith Andrews

For Questions, please call (276) 773-2471

Please email completed form to: Linda Osborne at losborne@graysoncountyva.gov

Mt. Rogers Alcohol Safety Action Program (ASAP)

Court Diversion Alternatives Program (CDAP)

Driver Improvement Program (DIP)

Pam R. Williams: Director

730 South View Drive, Marion, VA 24354

PHONE: 276-783-7771 (ASAP & CDAP)

276-783-5737 (DIP)

FAX: 276-783-7855

MINUTES OF
MOUNT ROGERS ALCOHOL SAFETY ACTION PROGRAM
BOARD OF DIRECTORS

DATE: November 1, 2023 TIME: 12:00 P.M.
730 Southview Drive, Marion, VA 24354

MEMBERS PRESENT: Julie Pauley Bland County
Chief Deputy John M Mustard Bland County
Chief John Austin City of Bristol
Captain Darryl Milligan..... City of Bristol
Mitchell Smith.....Grayson County
Vicky Keesling.....Grayson County
John Stringer Smyth County
Courtney Widener Smyth County
Sheriff Charles Foster.....Wythe County
Brian Vaught.....Wythe County

MEMBERS ABSENT: Thomas Stoneman Carroll County
Officer Kevin HallCity of Galax
Captain James Cox City of Galax
Sheriff Blake Andis Washington County
Judge Gerald MabeMember at Large

OTHERS PRESENT: Pam Williams..... Mt. Rogers ASAP

Mt Rogers ASAP Board of Directors held a board meeting November 1, 2023.

The meeting was called to order at 12:00 p.m. by Chairman Vaught.

Stringer made a motion that the reading of the minutes from the meeting on September 6, 2023, be dispensed with and such minutes be approved. Pauley seconded and all approved.

Pam Williams gave the countermeasure report.

Pam Williams gave the financial report.

November 1, 2023

Williams reported the last case manager left on October 10, 2023. This is the fourth case manager that has left since May 2023.

Williams reported that we have advertised the position with Indeed and the VEC. As of this date we have not had anyone apply for the position that is qualified. The salary is advertised as \$16 per hour.

Stringer made a motion to advertise full time case manager at \$20 an hour with fringe benefits and part time case manager at \$25 an hour with no benefits. Smith seconded and all approved.

Stringer made a motion to award a \$500 performance bonus to the Director and Part Time Court liaison. Pauley seconded the motion and all approved.

Smith made a motion to award Aralene Childers \$2,750 to make her salary comparable to a new hire, as she has been with ASAP for over 20 years. At the end of June 2024 Aralene to be awarded \$2,750. Milligan seconded and all approved.

Pam Williams reported the next Board meeting will be March 6, 2024.

Pam Williams reported the Executive Committee will meet in February to prepare for the FY 2025 Budget.

There being no further business the meeting is adjourned at 1:00 p.m.

APPROVED BY: _____

DATE: _____



Building Official

129 Davis Street
P.O. Box 217
Independence, Virginia 24348
(276) 773-2322
(276) 236-8149
FAX: (276) 773-3673

March 6, 2024

Grayson County Board of Supervisors
PO Box 217
Independence, VA 24348

For the month of February, the Building Official's Office has completed the following actions:

- 192 Building Inspections
- 58 Building Permits Issued
- 73 Final Inspections
- 4 Certificates of Occupancy Issued
- 0 Mobile Home Permit Issued

Respectfully,

Chris Davis
Building Official
bk

BLUERIDGE CROSSROADS

economic development authority
Carroll – Galax – Grayson VIRGINIA

Carroll-Grayson-Galax Regional Industrial Facilities Authority
January 22, 2024

Roll Call

- Mike Watson- Carroll County present
- Jody Early- Carroll County present
- Mike Burnette- City of Galax present – 3:17pm
- Sharon Ritchie- City of Galax present
- Steven Boyer - Grayson County present
- Mike Hash- Grayson County present
- Rex Hill- Carroll alternate absent
- Evan Henck- Galax alternate present
- Mitchell Cornett- Grayson alternate absent
- Others present-
 - Ashlyn Shrewsbury- BRCEDA Director
 - April Collins- SBDC Director
 - Ginny Plant- Administrative Assistant

Call to Order

Ms. Shewsbury called the meeting to order at 3:05 pm.

Officer Selection CY 2024

Ms. Shewsbury opened the floor for nominations for chairman. Mr. Early nominated Mr. Watson for chairman. Hearing no other nominations, Ms. Shewsbury asked for those in favor of the nomination to say aye; the nomination carried unanimously.

Ms. Shewsbury opened the floor for nominations for vice chairman. Mr. Watson nominated Mr. Early for vice chairman. Hearing no other nominations, Ms. Shewsbury asked for those in favor of the nomination to say aye; the nomination carried unanimously.

Ms. Shewsbury opened the floor for nominations for secretary/treasurer. Mr. Hash nominated Mr. Boyer for secretary/treasurer. Hearing no other nominations, Ms. Shewsbury asked for those in favor of the nomination to say aye; the nomination carried unanimously.

Consent Agenda and Treasures Report

Mr. Hash made the motion to approve the consent agenda and treasurers report. Ms. Ritchie seconded the motion, which carried unanimously.

The Blue Ridge Crossroads Region is Virginia's "Entrepreneurial Region."

BLUERIDGE CROSSROADS

economic development authority
Carroll – Galax – Grayson VIRGINIA

SBDC Report

Ms. Collins reviewed her report for the board.

Director's Report

Ms. Shrewsbury provided a brief summary of her report provided to the board. She stated that wetlands report is moving forward.

Announcements

Closed Session

Mr. Boyer made a motion to go into closed session for discussions 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. Mr. Early seconded the motion, which carried unanimously.

End Closed Session and Reconvene Regular meeting.

Mr. Early made a motion to end closed session and return to regular session. Mr. Boyer seconded the motion, which carried unanimously.

Adoption of Resolution of Certification of Closed Session

WHEREAS, the Blue Ridge Crossroads Economic Development Authority Board has convened a closed meeting on this date pursuant to an affirmative BRCEDA Agenda recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Blue Ridge Crossroads Economic Development Authority Board that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED, that the Blue Ridge Crossroads Economic Development Authority Board hereby certifies that, to the best of each member's knowledge: (1) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting which this certification resolution applies; and (2) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered by the Blue Ridge Crossroads Economic Development Authority Board. The motion was adopted by a Roll Call vote as follows:

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economic development authority
Carroll – Galax – Grayson VIRGINIA

Member & Vote

Michael Watson – aye
Jody Early – aye
Mike Burnette – aye
Steven Boyer – aye
Mike Hash – aye
Sharon Richie – aye
Evan Henck – aye

With no further business, the meeting adjourned.

Respectfully Submitted - by Ginny Plant on behalf of Michael Watson, Secretary

Kenneth Belton - Chairman

The Blue Ridge Crossroads Region is Virginia's "Entrepreneurial Region."

1117 East Stuart Drive • Galax, Virginia 24333
Tel: 276.601-7727 • www.brceda.org

Galax-Grayson EMS
Minutes for January 23, 2024

A meeting of the Galax-Grayson Emergency Medical Services Board of Directors was held on Tuesday, January 23, 2024 at 10:00 a.m. Individuals present were: Mitch Smith, Michael Burnette, Kathy Burnett, Chief Busick, and Justin Campbell, Caroline Carter.

The meeting was called to order by Mr. Smith. The October minutes were presented for approval. On a motion by Michael Burnette and seconded by Mitch Smith, the October minutes were approved.

The financial report for December is presented as follows:

- Earned revenue for December totaled \$143,772.28.
- December expenses totaled \$58,216.63.
- Payroll for December totaled \$170,847.14.

The December response report was reviewed. We transported 73 TRCH out of town transfers. Dispatched calls for December totaled 419 calls for service. In December, we answered 16% of calls for Baywood, 3% of calls for Independence, and 57% of calls for Fries with a County wide percentage of 15% answered by GGEMS.

- Old Business
 - New Grant Submission in January
- New Business
 - Budget Discussion
 - Proposal of 3rd truck full time

The board discussed medic 1 being almost paid off. They gave a consensus to just add that payment to the amount we put in LGIP every month.

We presented a proposal of having the 3rd truck full time. We would need to hire 7 emt's. This was approved by the board to move forward starting April 1. So moved by Michael Burnette, and seconded by Kathy Burnett. We discussed this should help with the missed transports at the hospital.

There was a closed session to discuss personnel matter pursuant to 2.2-3711 (A)(1) of the Code of Virginia involving staff. This topic was about giving Justin Campbell a 5% raise, and Brittany Gamble a \$500 bonus.

With no further business, the meeting was adjourned

Chairperson

Date

Finance Dept.

Date



GRAYSON COUNTY SHERIFF'S OFFICE

Richard A. Vaughan
Sheriff

122 Davis Street ♦ P.O. Box 160
Independence, Virginia 24348

(276) 773-3241
Fax (276) 773-2586

To: Grayson County Board of Supervisors
From: Richard A. Vaughan
Sheriff of Grayson County
Date: March 1, 2024
Subject: Activity Report, February 2024

For your information, the following indicates a summary of our activities for the month of February 2024.

If I can provide any further information, please let me know. Thank you.

Activity	February
Calls for Service	643
ACO Calls for Service	39
Citations Issued	24
Warnings	4
Investigations & Follow Ups	210
Criminal Warrants Served	81
Civil Papers Served	268

Activity	February
Church Checks	214
Closed Business Checks	1,068
Open Business Checks	479
Directive Patrols	129
First Response/Rescue Assist	6

RAV/ks



The Wired Road Authority
12/13/2023 at 3:00PM
Galax Municipal Building
Meeting Minutes

Members Present

C.M. Mitchell	Chair
Michael Burnette	Vice-Chair
Mike Watson	Secretary/Treasurer
Gregory Horton	Carroll County

Members Absent

Steve Boyer	Grayson County
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Others Present

Matt Bussing, Wide Open Networks
John Fant, Former Wired Road Chairman
Tom Revels, Grayson County Broadband Manager

Officer Selection - After the meeting is called to order the group discusses appointments to the board and the requirement for the election of officers. After a brief discussion Mr. Watson introduces a motion to elect CM Mitchell as Chair, Michael Burnette as Vice-chair, and Michael Watson as Secretary Treasurer of the Wired Road Authority. And, as it is reflected by their roles in the Wired Road's fiscal policies, the check signers for the Wired Road Authority shall be Mr. Mitchell as Chair, Mr. Burnette as Vice-chair, and Mr. Watson as Secretary/Treasurer of the board. Mr. Burnette seconds the motion and the motion passes unanimously.

Consent Agenda, Minutes – Mr. Burnette introduces motion to approve the agenda, minutes, and financial reports. Mr. Horton seconds the motion, motion passes unanimously.

Mr. Bussing provides an operations status update:

- The subscriber count on the network is 204, no change from the previous billing cycle.
- On 1/12 a technician identified damage to an Aerial FOSC in the Carroll County Industrial Park, the issue is not customer affecting and will be scheduled for repair.
- Currently - technicians are working to troubleshoot a new outage at Exit 19, water intrusion has caused damage in the shelter. Investigation and repairs are underway at the time of the meeting.

Mr. Revels reports on the Grayson County Broadband Project. The network currently passes approximately 2,900 addresses with about 600 connections. The County is working with ISPs to pursue BEAD funding. The County continues to work with cellular carriers, and Mr. Revels notes that they are interested in the backbone fiber in the County.

Mr. Watson reports on Carroll County Broadband Efforts, the County has re-applied for VATI funding in partnership with Zitel.

While VATI is being discussed Mr. Revels notes that DHCD has not yet provided guidance on the maximum cost per passing.

The board discusses the Point Lookout tower site. Mr. Bussing will provide a draft letter for the board to review and send to ISPs.

The group discusses the strategic planning document, which is new to several members. It's determined that it would be best to continue to address the Wired Road's plans in a work session where planning can be the sole topic of discussion.

Next Meeting - The next meeting will be a work session to take place on February 7th at 3:00PM.

Mr. Mitchell proposes a motion to adjourn the meeting, Mr. Burnette seconds the motion and it passes unanimously. The meeting is adjourned at approximately 4:15PM.