

At a regular meeting of the Board of Supervisors, Alleghany County, Virginia held on Tuesday, September 7, 2021 at 7:00 p.m. in the Alleghany County Governmental Complex, Covington, Virginia, thereof:

PRESENT: James M. Griffith, Vice-Chairman
Stephen A. Bennett
Gregory A. Dodd
Cletus W. Nicely
M. Joan Vannorsdall

and Peter M. Huber, Interim County Administrator
Suzanne T. Adcock, Director of Finance
Ryan Muterspaugh, Director of Public Safety
Jim Guynn, County Attorney
Melissa A. Munsey, Deputy Clerk to the Board

ABSENT: G. Matt Garten, Chairman
Shannon P. Cox

CALL TO ORDER:

The Vice-Chairman called the regular meeting to order. Rev. Brad Armes gave the invocation and the audience remained standing for the Pledge of Allegiance.

MINUTES:

Hearing no corrections or deletions, the Vice-Chairman declared the following minutes approved as submitted: (1) a regular meeting held on August 3, 2021.

PUBLIC HEARING - AMENDMENTS TO CH. 66 - ZONING OF THE COUNTY CODE TO ADD SHORT-TERM RENTALS (SENT BACK TO PLANNING COMMISSION FOR FURTHER REVIEW):

Public Hearing was held to consider amendments to Chapter 66-Zoning of "The Code of the County of Alleghany, Virginia" to add the Article XXVI - Short Term Rental section and definitions/zoning district uses associated with short term rentals.

The Vice-Chairman announced that this public hearing was advertised in the Virginian Review on Tuesday, August 24, 2021 and Tuesday, August 31, 2021 in accordance with the Code of Virginia. He then called the public hearing to order.

Ms. Beth Stull reviewed the staff report which is as follows:

STAFF REPORT

PREPARED FOR: Board of Supervisors (Public Hearing – September 7, 2021)
PREPARED BY: Elizabeth Stull, County Planner/Zoning Administrator
DATE: August 3, 2021
SUBJECT: Addition to Chapter 66-Zoning

The amendment being considered is to Chapter 66-Zoning of "The Code of the County of Alleghany, Virginia".

Chapter 66-Zoning

This new section to the Chapter 66-Zoning regulations is being proposed to address properties containing short term rentals.

Short Term Rental (aka Airbnb's) Ordinance

Another amendment to Chapter 66 is the addition of regulations for properties containing short term rentals of rooms or single family dwellings. These would be units rented on a short term basis, which is defined as less than 30 days. They would be allowed by right in the AR zone, but require a special use in the R-2 zone. They would not be permitted at all in the R-1 zone. Current regulations address the use of properties for bed and breakfast inns or homestays. The proposed amendments would provide further guidelines for these uses. These are classified as commercial and are subject to applicable zone district regulations.

Short term rentals would be treated just like residential structures and would have to comply with all codes relating to the same (building permit, septic papers, etc). Whether it is the short term rental of a single family dwelling or an individual room, the owner would be required to complete and submit a short term rental application to the zoning office for approval. Short Term Rentals would also be required to register with the Commissioner of the Revenue. Bed and Breakfast Homestays, Bed and Breakfast Inns, Cabins/Cabin Resorts, Retreats, Cottages, and Single family dwellings (as defined) will be considered a short term use.

This will include adding and or amending the following uses and definitions:

- 1. Bed and breakfast homestays; define and add use*
- 2. Bed and breakfast inn; define and add use*

3. *Cabin or cottage; define and add use*
4. *Cabin or cottage resort; define and add use*
5. *Dwelling, residential (single family); define and add use*
6. *Dwelling, seasonal; define and add use*

Additional definitions to be added:

1. *Commercial use*
2. *Overnight stay*
3. *Permanent use or structure*
4. *Resort*
5. *Seasonal home*
6. *Short term*
7. *Temporary use or structure*
8. *Zoning Administrator*

Mr. Nicely asked if these changes are new. Ms. Stull replied that would be a new addition to the zoning ordinance. She mentioned that several years ago the Board was presented similar information, but it also included campgrounds and recreation sites that did not go over well and was sent back to the Planning Commission. She commented that those items have been taken out of the amendment and this amendment just includes short term rentals.

Mr. Jeff Johnson, 6106 Jackson River Road, stated that he spoke with the Planning Commission when they were working on the document. He attended their public hearing and a couple of changes were made at that time. He commented that one other issue he has is that the ordinance needs to be more inclusive in regards to the “dwelling” definition. He stated that some individuals want their vacation rental to be a unique experience versus in a normal house (i.e. specialized campers, tents, old school bus, etc.). He suggested that the Board check out websites (www.vrbo.com, www.airbnb.com, and www.homeway.com) to see some of the “unique” rentals that are available before taking action.

Ms. Teresa Hammond, Alleghany Highlands Chamber of Commerce, agreed and commented that other unique lodging experiences include yurts, cabooses, etc. She mentioned that if someone wants to go fly fishing they may not want to stay in a hotel or regular house.

The Board agreed by consensus to send the proposed amendments back to the Planning Commission for additional review/clarification on including the “unique” experience items in the amendment.

There being no one else who wished to speak, the Vice-Chairman declared the public hearing closed.

JOINT PUBLIC HEARING AND APPROVAL - REZONING REQUEST FROM DAVID AND CYNTHIA FORBES:

A Joint Public Hearing was held with the Planning Commission to consider an application from David and Cynthia Forbes to rezone the property at 111 Country Club Lane from a Residential R-1 zone classification to a Residential R-2 zone classification in order to proceed to apply for a Special Exception to allow an Event Venue for wedding receptions, meetings, and special events to the public. The property is further identified as Tax Map 59 Parcel 1B and is currently owned by David and Cynthia Forbes.

The Vice-Chairman announced that this public hearing was advertised in the Virginian Review on Tuesday, August 24, 2021 and Tuesday, August 31, 2021 in accordance with the Code of Virginia. He then called the public hearing to order.

Ms. Beth Stull reviewed the staff report which is as follows:

STAFF REPORT

Case Number:	<i>RZ-82</i>
Name of Petitioner(s):	<i>David & Cindy Forbes – Fyvie Farm</i>
Date Request Filed:	<i>July 30, 2021</i>
Public Hearing Date:	<i>September 7, 2021 (PC) (BOS) – Joint Hearing</i>
Staff Reviewer:	<i>Elizabeth Stull, Zoning Administrator</i>

SUMMARY OF REQUEST

The applicant is requesting to rezone the property at 111 Country Club Lane from a Residential R-1 zone classification to a Residential R-2 zone classification to proceed to apply for application of Special Exception to allow an event venue for wedding receptions, meetings and special events to the public.

Mr. Forbes contacted the Zoning Office on July 26, 2021 regarding zoning approval for a business license to operate a wedding venue at 111 Country Club Lane. This property was previously a country club from 1961 until it closed in 2013. The Forbes' have been remodeling, repairing and modernizing the structure since they purchased it in 2015.

I explained to Mr. Forbes the property is zoned R-1 Residential, which does not allow for assembly, meetings or special events. The use of the property as a Country Club was prior to November 1988, when zoning was adopted. These uses were a non-conforming use (or grandfathered) under the zoning regulations.

It is the opinion of the zoning department that the uses of this parcel and structure as a Country Club, with rental of a banquet room, and golf course have ceased to operate for a period exceeding two years. Therefore, the non-conforming status for this parcel has expired. Any future use shall conform to the requirements of the Residential R-1 zone classification.

After speaking with the County Attorney, Mike Lockaby, we determined the most natural solution would be to rezone the property to R-2 Residential then proceed for a Special Exception to allow for assembly, meetings and special events.

On July 30, 2021 I contacted Mr. Forbes and explained the process he would need to take. I also explained he would be applying for use as an assembly, meeting and special venue not for previous use as a Country Club.

The property is further identified as Tax Map 59 Parcel 1B and is currently owned by David and Cynthia Forbes.

Surrounding Land Use and Zoning:

The Valley Ridge community has a mix of single family and multi-family residences. Alleghany High School and Technical Center are located to the east of the property and the National Forest is located to the north. The Commerce Center is located to the east of the property and is zoned Industrial M-1. The immediate surrounding properties are zoned Residential R-1 and Residential R-2 and used primarily for residential purposed however, the Valley Ridge Subdivision is surrounded by Agricultural properties.

The property surrounding is primarily open fields and forest.

Ingress and Egress:

The property is located at the end of Country Club Lane. Current access to the property is by Mountaineer Drive then to Country Club Lane and will not change.

Comprehensive Plan:

According to the Comprehensive Plan, the property is located in a "Primary Growth Area", which is defined as areas having large number of major employers, high accessibility to I-64, water and sewer facilities enhance development and the area is in proximity to population concentrations.

Zoning Requirements:

The applicant is not proposing screening and buffering and it is not required by the zoning ordinance.

Parking:

Compliance with Article XXIII-Off Street parking will be met by utilizing the existing parking areas.

Floodplain:

The property is located within flood zone X – 500 year flood area according to the FEMA map Panel 51005C0220D.

Utilities/Refuse Collection:

The property has existing connection to County water and sewer. As well as all other utilities.

Traffic Impact Analysis (TIA) Compliance:

A copy of the rezoning request was submitted to VDOT for their review for compliance with TIA requirements.

Mr. David Forbes, owner of Fyvie Farms, stated that they purchased the property in 2015 and have been remodeling it since that time. He mentioned that a lot of individuals have been to the country club and they wanted to restore the property and bring it back for weddings, reunions, and other events to be held there.

Mr. Nicely commented that the property has always been a venue for this and he does not have a problem with the request.

Mr. Bennett stated that he has attended weddings and class reunions at the location and we need more venues like that in this area.

Mr. Griffith commented that he supports the request.

Ms. Teresa Hammond, Alleghany Highlands Chamber of Commerce, thanked the Forbes for their investment and in restoring the venue as we need more in the area. She asked the Board to support their request.

There being no one else who wished to speak, the Vice-Chairman declared the public hearing closed. He stated that the Planning Commission will reconvene in another room to take action and a recommendation will be brought back in to the meeting when they are done.

PUBLIC COMMENT (5 MINUTE TIME LIMIT):

No one spoke at this time.

MS. SUSAN HAMMOND, VDOT RESIDENT ENGINEER - VIRGINIA DEPARTMENT OF TRANSPORTATION UPDATE:

Ms. Susan Hammond, VDOT Resident Engineer, gave a report on the following VDOT activities:

Maintenance

- Completed ditching on Rt. 687.
- County-wide cold mix patching on primary and secondary routes.
- Patched Rt. 661 (Midland Trail), Rt. 18 (including squaring a patch at Armentrout's), Valley Ridge Road and intersecting subdivision routes.
- Second round of secondary route mowing is approximately 40% complete.
- Cleared debris and trees County-wide from recent storms.
- Cleared brush and debris from ditch on right-of-way on Midland Trail (request from last month's meeting).
- Paving on Rt. 220 is still underway. Should be complete by the end of month.
- Paving will then start on I-64 (median barrier portion east and west).
- Rt. 616 bridges are complete and open to traffic.
- Rt. 615 (Blue Spring Run) will be doing a temporary road closure to address a streambank failure near the end of the month.
- Slurry work will start the last week of September on Rts. 673, 678, 602, 642, 704, and 663.

Construction

- Rt. 696 bridge project is fully complete ahead of schedule and under budget.

Mr. Bennett commented that the radius turn helps and asked if the fire hydrant will be moved. Ms. Hammond replied that it would when the project is complete.

Mr. Bennett mentioned that there is a drop at a culvert approximately 100 yards past Roaring Run.

APPROVE REZONING REQUEST FROM DAVID AND CYNTHIA FORBES:

Mr. Griffith stated that the Planning Commission has brought back in a recommendation for approval of the rezoning request from David and Cynthia Forbes. He asked that action on the request be moved up on the agenda. The Board agreed.

On motion of Mr. Bennett, seconded by Mr. Nicely, that the following resolution be adopted:

WHEREAS, an application was received from David and Cynthia Forbes to rezone the property located at 111 Country Club Lane from a Residential R-1 zone classification to a Residential R-2 zone classification in order to proceed to apply for a Special Exception to allow and Event Venue for wedding receptions, meetings, and special events to the public. The property is further identified on the Real Property Identification Maps as Map 59, Parcel 1B; and

WHEREAS, a Notice to the Public advertising a public hearing on this rezoning application was advertised once a week for two successive weeks in the Virginian Review on August 24, 2021 and August 31, 2021, and adjoining property owners were notified in writing by certified mail on August 19, 2021; and

WHEREAS, a joint public hearing was held by the Alleghany County Planning Commission and the Alleghany County Board of Supervisors on September 7, 2021 at which time the Planning Commission took action to recommend approval of the rezoning to the Board of Supervisors; and

WHEREAS, the Zoning Administrator prepared a staff report that was presented to the Board of Supervisors at the public hearing. A copy of the report is part of the official minutes of that meeting; and

WHEREAS, the Board did consider the items addressed in The Code of the County of Alleghany, Virginia, Chapter 66-Zoning, Article XV-Administration and Enforcement, Section 66-481-Rezoning Procedures in reviewing this request. The items were also addressed in the staff report prepared for the Board; and

WHEREAS, the property is located in a Primary Growth Area as contained in the Alleghany County Comprehensive Plan; and

WHEREAS, any future development on the property will require compliance with all applicable local, state, and federal regulations;

NOW, THEREFORE, BE IT RESOLVED by the Alleghany County Board of Supervisors that the rezoning request submitted by David and Cynthia Forbes be approved as requested.

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
Shannon P. Cox	Absent
Gregory A. Dodd	Yes
Cletus W. Nicely	Yes
M. Joan Vannorsdall	Yes
James M. Griffith	Yes
G. Matt Garten	Absent

APPOINTMENT OF MR. JAMES GRIFFITH TO THE LOCAL OFFICE ON AGING ADVISORY BOARD:

Mr. Griffith stated that an appointment needs to be made to the Local Office on Aging (LOA) Advisory Board for a term of three years retroactive to September 1, 2021 and ending August 31, 2024. He commented that he is interested in being appointed.

On motion of Ms. Vannorsdall, seconded by Mr. Dodd, that the following resolution be adopted:

BE IT RESOLVED by the Alleghany County Board of Supervisors that Mr. James Griffith (Covington District), 1818 Westwood Drive, Covington, VA 24426 be appointed to the Local Office on Aging (LOA) Advisory Council for a term of three years retroactive to September 1, 2021 and ending August 31, 2024.

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
Shannon P. Cox	Absent
Gregory A. Dodd	Yes
Cletus W. Nicely	Yes
M. Joan Vannorsdall	Yes
James M. Griffith	Yes
G. Matt Garten	Absent

MRS. INGRID BARBER, ALLEGHANY HIGHLANDS COMMUNITY SERVICES EXECUTIVE DIRECTOR - APPROVE FY22/23 PERFORMANCE CONTRACT WITH THE VIRGINIA DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL SERVICES:

Mrs. Ingrid Barber, Alleghany Highlands Community Services Executive Director, read the following statement:

Chairman Garten, Mr. Huber, and other members of the Board of Supervisors, my name is Ingrid Barber and I am the Executive Director of the Alleghany Highlands Community Services Board. It has been awhile since I addressed the Board. Thank you for this opportunity. Before I begin, I want to thank you for your local contribution to the CSB which is used to help serve our indigent population and the support of psych and therapy services in our regional jail. The CSB is very busy and we are seeing new people every day in our services.

I am here tonight to ask your approval of the 2022-2023 performance contract by the Code of Virginia. This is a two-year contract that has been updated by the new administration with 233 pages of exhibits, addendums, and requirements.

Some of the new initiatives that we will be responsible for include gambling prevention, veteran and family services, and peer support services to name a few. Section 37.2-500 of the Code requires that CSB's function as the single point of entry into the publicly funded mental health, developmental, and substance use services. We fulfill this function by serving any person who is located in our catchment area in need of services. As always, we appreciate your support.

Ms. Barber reviewed costs and services shown in Exhibit A which was included in the agenda packet. She stated that she will be happy to entertain any questions the Board may have.

On motion of Mr. Bennett, seconded by Ms. Vannorsdall, that the following resolution be adopted:

BE IT RESOLVED that the Alleghany County Board of Supervisors approve the performance contract between the Alleghany Highlands Community Services Board and the Virginia Department of Behavioral Health and Developmental Services for FY 22/23.

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
Shannon P. Cox	Absent
Gregory A. Dodd	Yes
Cletus W. Nicely	Yes
M. Joan Vannorsdall	Yes
James M. Griffith	Yes
G. Matt Garten	Absent

APPROVE PERSONAL PROPERTY TAX RELIEF ACT (PPTRA) RATE FOR TAX YEAR 2021:

Mr. Huber reviewed a memo from Mrs. Valerie Bruffey, Commissioner of the Revenue, to the Board which is included in the agenda packet. The memo is as follows:

As you may remember, the Personal Property Tax Relief percentage now changes from year to year. It is based on the total qualifying vehicles for the current year, and the set amount of money coming from the state, which does not change. We have completed the calculations for the personal property assessment book, and for 2021 the amount of relief granted will be 50%. As in the past, this applies to the first \$20,000 of value on cars, light trucks, and motorcycles. Also, vehicles valued at \$1,000 or less will receive 100% relief.

Melissa is preparing a resolution to this effect to be considered at your board meeting. I will be unable to attend the meeting, so please call or e-mail me at vbruffey@co.alleghany.va.us if you have any questions.

Mr. Huber added that the rate last year was 56%.

On motion of Mr. Nicely, seconded by Ms. Vannorsdall, that the following resolution be adopted:

WHEREAS, the Personal Property Tax Relief Act of 1998, Virginia Code Sections 58.1-3523 *et seq* ("PPTRA"), has been substantially modified by the enactment of Chapter 1 of the Acts of Assembly, 2004 Special Session I (Senate Bill 5005), and the provisions of Item 503 of Chapter 951 of the 2005 Acts of Assembly (the 2005 revisions to the 2004-06 Appropriations Act); and

WHEREAS, this resolution is adopted pursuant to Ordinance O-05-13 which was enacted by the Allegheny County Board of Supervisors on December 20, 2005 ("Ordinance"); and

WHEREAS, the Board of Supervisors now desires to set the rate of tax relief for tax year 2020 for purposes of this Ordinance;

NOW, THEREFORE, BE IT RESOLVED by the Allegheny County Board of Supervisors as follows:

1. That tax relief shall be allocated so as to eliminate personal property taxation for qualifying personal use vehicles valued at \$1,000 or less.
2. That qualifying personal use vehicles valued at \$1,001 - \$20,000 will be eligible for 50% tax relief.
3. That qualifying personal use vehicles valued at \$20,001 or more shall only receive 50% tax relief on the first \$20,000 of value.
4. That all other vehicles which do not meet the definition of "qualifying" (for example, including but not limited to, business use vehicles, farm use vehicles, motor homes, etc.) will not be eligible for any form of tax relief under this program.
5. That the percentages applied to the categories of qualifying personal use vehicles are estimated fully to use all available PPTRA funds allocated to Allegheny County by the Commonwealth of Virginia.
6. This resolution shall take effect immediately upon its adoption.

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
Shannon P. Cox	Absent
Gregory A. Dodd	Yes
Cletus W. Nicely	Yes
M. Joan Vannorsdall	Yes
James M. Griffith	Yes
G. Matt Garten	Absent

APPROVE ADOPTION OF THE EMERGENCY OPERATIONS PLAN:

Mr. Muterspaugh stated that Mr. Cole Taggart from VDEM is present tonight in support of the County's Emergency

Operations Plan. He reviewed a memo from him to the Board that was included in the agenda packet. The memo is as follows:

The County's Emergency Operations Plan (EOP) must be reviewed, updated, and re-adopted by the locality every four years per State law. County staff obtained the assistance from local stakeholders and the Virginia Department of Emergency Management (VDEM) for the update. They were instrumental with ensuring that we met the very stringent criteria set forth for such a document by making recommendations on how best to revise the EOP to meet current standards. Updates to the plan include the following: demographics, contact lists, resource lists, additional emergency shelter information, operational information, and language revision/rewording in some Annexes to provide more clarity of operations.

VDEM has reviewed the final document and given their approval for adoption by the Board.

If any Board member would like to review the document in its entirety, a copy is available in the County Administrator's Office. I respectfully request that the Board consider formally approving the revised EOP at the September 7, 2021 meeting.

Please contact me with any questions. Thank you.

On motion of Mr. Nicely, seconded by Ms. Vannorsdall, that the following resolution be adopted:

WHEREAS, the Alleghany County Board of Supervisors is greatly concerned with the health, safety, and well-being of its citizens and desires that the best possible emergency services be available to them; and

WHEREAS, the Commonwealth of Virginia Emergency Services and Disaster Law of 2000 requires that each city and county develop and maintain an Emergency Operations Plan which addresses its planned response to emergency situations; and

WHEREAS, such a plan has been revised and updated by County staff and the Virginia Department of Emergency Management, with input from responsible local agencies;

NOW, THEREFORE, BE IT RESOLVED by the Alleghany County Board of Supervisors that on this date it does hereby officially adopt the Alleghany County Emergency Operations Plan, as amended.

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
Shannon P. Cox	Absent
Gregory A. Dodd	Yes
Cletus W. Nicely	Yes
M. Joan Vannorsdall	Yes
James M. Griffith	Yes
G. Matt Garten	Absent

APPROVE WAIVER OF TIPPING FEES FOR FALLING SPRING FIRE DEPARTMENT (ROOF REPLACEMENT):

Mr. Huber stated that there is an email in the agenda packet from Mr. Mark Fridley, Chief of the Falling Spring Fire Department, requesting a waiver of the tipping fees at the transfer station for disposal of materials in relation to a roof replacement at the department. He mentioned that the Board has waived fees previously for other departments.

On motion of Ms. Vannorsdall, seconded by Mr. Dodd, that the following resolution be adopted:

BE IT RESOLVED that the Alleghany County Board of Supervisors approve waiving the tipping fee at the Island Ford Transfer Station for Falling Spring Fire Department for disposal of materials in relation to replacement of the roof at the fire department.

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
Shannon P. Cox	Absent
Gregory A. Dodd	Yes
Cletus W. Nicely	Yes
M. Joan Vannorsdall	Yes
James M. Griffith	Yes
G. Matt Garten	Absent

APPROVE LAND USE PERMIT RESOLUTION WITH VDOT:

Mr. Huber stated that the Virginia Department of Transportation (VDOT) has requested a resolution for a Land Use Permit regarding responsibility on repairs made in their right-of-way. He commented that this is a standard resolution.

On motion of Mr. Dodd, seconded by Mr. Bennett, that the following resolution be adopted:

VDOT LAND USE PERMIT RESOLUTION

WHEREAS, it becomes necessary from time to time for the County of Alleghany to obtain land use permits from the Virginia Department of Transportation to install, construct, maintain and operate certain public works and public utilities projects along, across over and upon highway systems of the Commonwealth of Virginia; and,

WHEREAS, expense, damage or injury may be sustained by the Commonwealth of Virginia growing out of granting to the County of Alleghany by the Virginia Department of Transportation of said permits for the work aforesaid;

NOW, THEREFORE, BE IT RESOLVED by the Alleghany County Board of Supervisors this 7th day of September, 2021:

Section 1: That in accordance with the provisions of Section 24VAC30-151-720 of the Land Use Permit Regulations of the Virginia Department of Transportation, the County of Alleghany does hereby grant assurances to the Virginia Department of Transportation (VDOT) that it shall in all respects comply with all of the conditions of the permit or permits that have been, or will be, granted to the County of Alleghany and guarantees the successful completion of the work, or, if appropriate, restoration of the right of way to its original condition.

Section 2: That the County Administrator or their designee, be, and hereby is authorized to execute on behalf of the County of Alleghany all land use permits and related documents of the Virginia Department of Transportation.

Section 3: That this resolution shall be a continuing resolution and shall not be revoked unless and until sixty (60) days written notice of any proposed revocation be submitted to the Virginia Department of Transportation.

Section 4: That the County of Alleghany shall, if requested by the Virginia Department of Transportation, provide a letter that commits to using the surety provided by its contractor or to have the contractor execute a dual obligation rider that adds the Virginia Department of Transportation as an additional obligee to the surety bond provided to the locality, with either of these options guaranteeing the work performed within state maintained right-of-way under the terms of the land use permit for that purpose.

BE IT FURTHER RESOLVED that the County Administrator or their designee, be, and hereby is authorized and directed to procure insurance required by Section 1 herein.

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
Shannon P. Cox	Absent
Gregory A. Dodd	Yes
Cletus W. Nicely	Yes
M. Joan Vannorsdall	Yes
James M. Griffith	Yes
G. Matt Garten	Absent

COUNTY ADMINISTRATOR’S REPORT:

Mr. Huber gave a report on the following items:

Commerce Center Grading

Mr. Huber asked Mr. Tim Davey of Timmons Group to provide an update regarding the grading of a pad ready Tier 4 site in the Commerce Center.

Mr. Tim Davey, Timmons Group, gave a PowerPoint presentation which is a part of the records of this meeting. The PowerPoint contained the following items:

- *Target Industries - Advanced manufacturing, logistics & distribution, and food & beverage.*
- *Marketing Strategy - Raise site to Tier 4. Grading the pad site will draw interest, reduce hurdles to entry for target market, and ideally promote visits for eyes of the site.*
- *Risk Mitigation - Phasing of site to target broad range of users with stopping points along the way to suit several potential site layouts and users. Objective to land a large user up to 750,000 square feet.*

- *Phase 1 - Relocate Timber Road and supporting infrastructure, balance earthwork with beginning of pad fill, and move approximately 50,000 cubic yards of earth during this phase.*
- *Phase 2 - Maximize pad area on east side of creek, balance earthwork with establishment of temporary creek crossing and fill placement on west side, and move approximately 215,000 cubic yards of earth during this phase.*
- *Phase 3 - Maximize pad area on west side of creek, maximize marketability with visualization of pad expansion and connection across creek, and move approximately 150,000 cubic yards of earth during this phase.*
- *Phase 4 - Full pad build out, given current ACOE political climate it is very likely to need a letter of intent from end user to justify filling creek, move approximately 235,000 cubic yards of earth during this phase, and total project earthwork approximately 650,000 cubic yards.*
- *Proposed Schedule*
- *The Road to Construction:*
 - *Active Work - Environmental site assessments; geotechnical borings and evaluations; engineering design for preliminary grading, earthwork, stormwater management, and erosion and sediment control.*
 - *Milestones - Engineering plan first submission (targeted October 2021); project bidding (targeted November 2021); financing (targeted January-March 2022); and construction start (targeted March 2022).*
 - *Project Schedule - Estimation tool for task durations and completion dates; progress tool for tracking, critical path tool to help keep project on track; and not a guarantee of specific dates, but represents our realistic expectations.*

Commerce Center Application for Virginia Business Ready Sites Program

The Virginia Economic Development Partnership is soliciting applications for upgrading industrial sites with details available on September 10th. Approval to submit an application for upgrading the Commerce Center property is recommended. Grants could be available up to \$500,000 per site.

The Board agreed by consensus to apply for the VEDP Virginia Business Ready Sites Program.

Shovel Ready Outdoor Recreation Projects

The Chamber is coordinating a response to a request from Senator Kaine for a listing of shovel ready outdoor recreation infrastructure projects. We plan to include the Green Pastures project, trail improvements, and upgrades to Lake Moomaw. A meeting to compile a coordinated listing will be held on Tuesday, September 7th at 1:30 and we hope to have a listing for review and endorsement by the Board of Supervisors on Tuesday evening.

He added that the meeting was held today and asked Ms. Teresa Hammond to give an overview of the projects compiled.

Ms. Hammond stated that the list of shovel ready sites for Alleghany County that was compiled today includes:

- Lake Moomaw - trail maintenance, infrastructure upgrades, restroom facilities, enhancements to docks and lake access points, campground upgrades
- Falling Spring Falls - further develop scenic overlook by building a walking bridge to view the unique ecosystem while protecting it, expansion of parking lot area, pavilion with restroom facilities
- Green Pastures - enhancements and infrastructure upgrades to protect and preserve the historic buildings and reopen the swimming area and picnic areas
- Jackson River Scenic Trail - possible funding gap for completion \$100,000
- Rosedale Park - restroom facilities, walking trail and playground
- Altamont Park - disc golf \$10,000
- Douthat State Park - Discovery Center/Visitors Center, trail maintenance

Mr. Griffith asked if there is anything on the list regarding National Forest road closures/maintenance. Ms. Hammond replied that she will add it to the list.

VDOT Brush Clearing

I expect Ms. Hammond does not cover this in the Board meeting, she had requested and I had approved the use of County-wide Safety and Operational Funds for clearing of brush at the following locations:

- a. Trees marked to be removed on Rts. 18, 269, and 850
- b. Boom axe the following: remaining portion of Rt. 18; Rt. 850; Rt. 269 touching up a few spots; Rt. 696; Rt. 532; Valley Ridge near exit 16 to keep it open and clear line of site; Rt. 602; Rt. 603

BOARD MEMBER COMMENTS (INQUIRIES/REPORTS):

Miscellaneous

Mr. Dodd thanked everyone for coming to the meeting, the Timmons Group for giving the presentation, and members from Clifton Forge Council and School Superintendent that are in attendance. He commented that he appreciates the updates from Mr. Huber.

Mr. Bennett spoke regarding individuals that have had COVID-19 recently, the hard times they are having (i.e., death, hospitalizations, etc.), and that none of them were vaccinated. He suggested that all get the vaccine, if not for yourself then for all that you know.

Ms. Vannorsdall stated that she agrees with Mr. Bennett. She commented that on September 24th there will be an invitation only opening for Green Pastures and invitations will go out this Friday, with a public opening later in the year. She mentioned that so far the electric has been restored and work is being done on the lake. She stated that at 2:00 p.m. on September 24th on the steps of Clifton Forge Town Hall there will also be a presentation by Ms. Julie Langan of the Virginia Department of Historical Resources and comments by Dr. Josh Howard regarding Dr. Roger Arliner Young who was a Clifton Forge native that was the first African-American woman to earn a Ph.D in Zoology and published in a scientific magazine. A historical marker unveiling for Dr. Young will follow the presentation.

Mr. Griffith thanked everyone for coming to the meeting and the presentation given by the Timmons Group. He stated that Mr. Bennett gave good advice. He commented that he has worn a mask as a transplant patient for nine years and has joked with individuals “welcome to my world.” He suggested that individuals speak with their doctor regarding the vaccine and get educated as it is a choice we all have to make.

ADJOURNMENT:

On motion of Mr. Nicely, seconded by Mr. Bennett, that the meeting be adjourned at 8:15 p.m.. Motion carried.

James M. Griffith
Vice-Chairman