

AT A WORK SESSION OF THE ROCKBRIDGE COUNTY BOARD OF SUPERVISORS  
HELD IN THE ROCKBRIDGE COUNTY ADMINISTRATIVE OFFICE BUILDING  
AT 150 SOUTH MAIN STREET, LEXINGTON, VIRGINIA  
ON MONDAY, MARCH 22, 2021 AT 4:30 P.M.

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BOARD MEMBERS PRESENT: D. E. LYONS  
R. W. DAY  
A.J. "JAY" LEWIS, II.  
L.E. AYERS (virtually)  
D.B. MCDANIEL

COUNTY ADMINISTRATOR: SPENCER H. SUTER

COUNTY ATTORNEY: VICKIE L. HUFFMAN

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CALLED TO ORDER:

Chairman Lyons called the meeting to order at: 4:30 p.m.

Administrative Assistant to the County Administrator Brandy Whitten conducted a roll call of the Board members. Supervisors Lewis, Day, McDaniel, and Lyons attended in-person, while Supervisors Ayers attended virtually.

Chairman of the EDA, Mr. Lynn Jones, called its meeting to order.

EDA Secretary Brandy Flint conducted a roll call of the EDA members. Mr. Jones, Mr. Powell, and Ms. Harris attended in-person, while Mr. Brown, Ms. Herring, and Mr. Hawkins attended virtually. Mr. Ferris was absent.

Chairman Lyons advised of the following announcements:

"While the room will be open to the public, due to the size of the meeting room and social distancing requirements, no more than 10 attendees other than County staff will be allowed into the room at one time. Per the Governor of the Commonwealth of Virginia Executive Order 63, all persons

over the age of five, that do not have a precluding medical condition, are asked to wear a face covering.”

**Review of the REDI Grant Report:**

Ms. Flint introduced Leslie Schaller, Director of Programs at the Appalachian Center for Economic Networks and consultant for the USDA Rural Economic Development Incentive (REDI) Grant. Ms. Flint advised that Ms. Schaller would be reviewing her draft REDI Grant report and requesting input by both the Board of Supervisors and Economic Development Authority.

Ms. Schaller presented her PowerPoint presentation that included the following information:

**Development Plans:**

Rockbridge 20/20 includes three core components:

1. Focus business recruitment efforts first on the alumni base of the local colleges, targeting those who influence corporate location decisions or who want to return to the area to start a business.
2. Recruit, empower and support new college graduates - Millennials - to start a business in the region.
3. Invite regional visitors, especially older Boomers, to start businesses in the region.

*The goal is not to dramatically increase the population of our region, but rather help expand and broaden our region's economy—to create jobs across different industries and categories, and, as an intended consequence, create a higher quality of life for everyone across the region.*

### **REDI Project Objectives:**

1. **Connectivity of Rural America:** *Rockbridge focus on funding for broadband expansion.*
2. **Improving Quality of Life:** *Rockbridge focus on downtown revitalization.*
3. **Support of Rural Workforce:** *Rockbridge focus on private/public partnerships and educational institutions collaborative initiatives.*
4. **Technological Innovation:** *Rockbridge focus on online strategies for small businesses and the attraction of remote works and IT firms with improved broadband capabilities.*
5. **Economic Development:** *Rockbridge focus on entrepreneurship support and expansion of small business assistance programs*

### **Zoom Public Forums: Fall 2020-January 2021:**

1. Downtown Revitalization
2. Tourism—Outdoor Recreation
3. Internet Connections & Technology
4. Manufacturing & Workforce Development
5. Educational Partnerships
6. Economic Development Priorities

### **Manufacturing & Workforce:**

#### **Assets:**

- DSLCC Manufacturing & Skill Trades programs
- Dual enrollment in high schools for accredited & Associate degrees

- SVU partnership w/BV schools for tutoring & mentoring
- Educational institutions create demand for employees in sector employment

**Challenges:**

- Small manufacturers are challenged to find both hourly & salary employees
- Hard to compete with benefits packages larger corporations can provide
- COVID unemployment benefits discouraged hiring for a time
- Using contractors & overtime to solve employment options
- Attraction is difficult due to these workforce gaps

**Opportunities:**

- Competitive wages offering entry from \$12-\$19 and going up to \$25+
- DSLCC opening Workforce & Entrepreneurship Center in BV
- \$\$\$ for retraining of employees & new employees
- Manufacturers seeking qualified employees

**Priorities:**

- Talent attraction & retention
- More funding for integrated workforce program between private businesses and educators
- Change mindset of youth for skilled trades

- High school showcases
- Mentoring & internships in manufacturing firms

**Recommendations:**

- Small manufacturing firms leverage affordable benefit packages explored through collaboration
- Partner with schools to host manufacturing month & career days showcasing skills building & job placement opportunities

**Funding & Resources:**

- Connect with re-launched USDA Rural Workforce Innovation Network
- Utilize CARES Act funding for workforce retraining initiatives
- Funding for supply chain management coordination

**Priorities:**

1. Workforce Retention and Recruitment
2. Business Retentions, Attraction, & Entrepreneurial Cultivation
3. Infrastructure Improvements --- include broadband, water, sewer, roads, wayfinding signage, etc.
4. Capitalization of Regional Assets

**Approaches:**

1. Multijurisdictional Focus
2. Retention & Attraction of Small Scale Manufacturing
3. Entrepreneurship Support & Eco-system Development

#### 4. Reinvestment in Infrastructure & Communities

##### **Funding Priorities: Next Steps:**

1. Identify application timelines for 2021 & 2022
2. Choose areas of highest priorities & best approaches
3. Match funding opportunities with economic development priorities
4. Inform & ensure "buy-in" from elected officials for roadmap priorities & prospective grant applications

##### **Multijurisdictional Focus:**

1. Workforce development program utilization -- 2021
2. Rockbridge Area Outdoor Partnership & Tourism Regionalism - *on going*
3. Partner on regional grant application programs to connect assets & leverage investment *later in 2021-2022*

##### **Retention/Attraction Small Businesses & Manufacturers:**

1. Assist employers to find "ready workforce" 2021
2. Convene manufacturers round table for consistent feedback 2021-2022
3. Business retention program designed with regional SV Development Board support 2021-2022

##### **Entrepreneurship Support & Pipeline Development:**

1. Downtown revitalization plans 2021-2022
2. Educational partners provide workforce support & training 2022

3. Entrepreneurship programs focus on business retention, local ownership & expansion 2022-2023

4. Business retention program designed 2021

**Reinvestment in Infrastructure & Communities:**

1. Internet Services & Access to Broadband *on-going - more applications in 2021*

2. Opportunity Zones Strategies for investment 2021-2022

3. Improve water, sewer and road infrastructure *on-going*

**Report Next Steps:**

1. Identify additional presentations?

2. Receive additional input this week

3. Circulate report for comment

4. Final Public Meeting on Road Map

Following Ms. Schaller's review, Ms. Flint revisited the priorities list and asked both the Board of Supervisors and EDA members for feedback as to whether or not they agreed with the current listing or if they had any additions.

EDA member Ms. Harris asked which areas of the County are considered "opportunity zones".

Ms. Flint responded, the County is not an opportunity zone, but the two (2) cities are.

Ms. Harris then asked if any other communities within the County qualify as an opportunity zone, such as the Town of Glasgow, Town of Goshen, or Natural Bridge as it is an unincorporated community.

Ms. Flint replied, they do not, it is just the two (2) cities, currently and noted that the County is reviewed "as a whole".

Member of the Buena Vista City's EDA Mr. Brent Styler inquired as to whether or not all of the city was included.

Ms. Flint replied, yes, all of the City of Lexington and City of Buena Vista was included.

Ms. Schaller advised that opportunity zones are only one tool and that there are other funding and scoring priorities that can work throughout the area.

Ms. Flint added that Ms. Schaller would be providing funding resources in the REDI Report based on each of the four (4) priorities.

EDA Chairperson Mr. Jones inquired about the ending-report.

Ms. Flint advised that the grant was a regional grant, with the County acting as the applicant, and the report would be provided to all parties.

Ms. Schaller noted that the report would be available through public record.

Ms. Harris addressed some of the issues in the workforce such as affordable housing issues in the County. She suggested a committee be formed consisting of representatives from the local governments, lenders,

and businesses to come up with a plan for infrastructure where housing could be added and make it affordable so the builders would not have to absorb the cost of extension of that infrastructure to those buildable areas and therefore, have the opportunity to compete better in the regional market for affordable housing.

Ms. Flint advised that affordable housing was added to the report and noted that new funding from the Rescue Act should help address some of the affordable housing development.

Supervisor Lewis shared his urgency to review the full report.

Ms. Flint stated she would send that report to the Board and requested feedback.

Supervisor McDaniel asked for clarification of the "Capitalization of Regional Assets" as shown of the priorities list.

Ms. Flint responded that it was a combination of outdoor assets, human capital, and everything in the region that could be capitalized.

Supervisor McDaniel stated that workforce retention and recruitment is important, but when positions are filled by a younger managerial person, they tend to live in other jurisdictions such as Harrisonburg or Roanoke, because there is not a lot for the younger generation to do here. He added that there needed to be more attractions in the community so workers will settle here, not commute here.

Ms. Schaller shared that some of the other relevant topics that arose were related to local attractions and amenities and whether or not those

would attract someone to come live in the community to either work or retire here.

EDA member Mr. Brown shared that other localities in the region use a combination of tax credits and direct contribution to the purchase of a home for individuals who meet certain criteria who move to a community.

Ms. Schaller stated that this would be a great idea for some of the case studies.

County resident Sharron Burgess asked how it was proposed to compete with other counties because that could play a big part in retention and recruitment. For example, she added, if someone gets paid more to work in another locality, why would they want to live in Rockbridge County.

Ms. Schaller replied that the challenge is looking at small businesses and manufacturing firms. To be competitive and be appealing to all generations, she added, we would need to look at the wage and benefits packages.

Ms. Flint added that the Shenandoah Workforce Development Board works with a Business Solutions Team to assist with recruitment.

**Adjournment:**

On a motion by Mr. Powell and seconded by Mr. Brown, the EDA was adjourned by unanimous vote at 5:26 p.m.

Chairman Lyons closed the Work Session until the Board of Supervisors regular meeting at 5:30 p.m.

AT A REGULAR MEETING OF THE ROCKBRIDGE COUNTY BOARD OF SUPERVISORS  
HELD IN THE ROCKBRIDGE COUNTY ADMINISTRATIVE OFFICE BUILDING  
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D.B. MCDANIEL

COUNTY ADMINISTRATOR: SPENCER H. SUTER

COUNTY ATTORNEY: VICKIE L. HUFFMAN

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CALLED TO ORDER:

Chairman Lyons called the meeting to order at 5:32 p.m.

Administrative Assistant to the County Administrator Brandy Whitten conducted a roll call of the Board members. Supervisors Lewis, Day, McDaniel, and Lyons attended in-person, while Supervisors Ayers attended virtually.

Chairman Lyons offered an invocation for anyone who wished to participate.

The Board then led in the Pledge of Allegiance.

Chairman Lyons advised of the following announcements:

"While the room will be open to the public, due to the size of the meeting room and social distancing requirements, no more than 10 attendees other than County staff will be allowed into the room at one time. Per the Governor of the Commonwealth of Virginia Executive Order 63, all persons over the age of five, that do not have a precluding medical condition, are asked to wear a face covering.

We will hold citizens comments near the beginning of the meeting. There are five (5) Public Hearings at 6:00 P.M.

We will do our best to take citizen comment remotely. There are two options for citizens to offer comment:

- 1) To join by Telephone, you may dial in to one of the numbers listed on the County Website. Webinar ID and Password are there for your convenience. Citizens wishing to simply view the meeting live or after the fact can do so on the Rockbridge County Board of Supervisors YouTube Channel, also available on the County website.
- 2) If you wish to make a citizen comment as a Zoom meeting participant, you will use the "Raise your Hand" feature. You can press the "Raise Hand" button on the bottom of your Zoom window, or press \*9 if you are calling in by telephone."

**Changes to the Agenda:**

There were none.

**Recognitions and Presentations:**

There were none.

**Citizens Comments:**

Chairman Lyons reviewed the following guidelines:

1. "Sign up to speak on the Citizens Comments Sign Up Sheet.
2. Once your name is called, address the Board from the podium by clearly stating your name and magisterial district.
3. This is an opportunity for citizens to provide comments. Please do not expect the Board to respond to questions or engage in a dialogue. If you have questions, please ensure that you have entered your contact information on the Citizen Comment Sign Up Sheet and staff will do their best to respond to your questions as soon as possible.
4. Citizens are respectfully requested to keep comments brief, not to speak for more than three (3) minutes. There is a timer for your convenience located at the podium.
5. The same rules apply for those attending virtually. Once your name is called, please state your full name, magisterial district, and contact information for the record."

Chairman Lyons called for citizens' comments.

Mr. Suter read aloud the following email:

"To: Rockbridge County Board of Supervisors

From: Mark H. Reed, Candidate for Delegate, Virginia's 24<sup>th</sup> House District.

Subject: ROCKBRIDGE REGIONAL DEPARTMENT OF SOCIAL SERVICES SITE SELECTION CONSULTING AGREEMENT

The Rockbridge County Board of Supervisors and the Lexington and Buena Vista City Councils ("Governing Bodies"), all of whom appoint the members of the Rockbridge Area DSS Board of Directors, need to consider if the location of the proposed Rockbridge DSS site as defined in the ROCKBRIDGE REGIONAL DEPARTMENT OF SOCIAL SERVICES SITE SELECTION CONSULTING AGREEMENT is in the best interests of the citizens the Rockbridge Area DSS serves. I would suggest that **it is not**.

The proposed site is "within a three-mile radius of the intersection of US Route 60 and Interstate 81 for lease, build/ lease, or buy/renovate, build/own scenarios." This proposed site is not even within three miles of any municipality in the Rockbridge area, with the exception of Lexington—the current site of Rockbridge DSS.

I am sure Rockbridge DSS can provide you with any number of statistics suggesting that any consideration of a new site should begin with a discussion of the financial, and vulnerable citizen needs of Rockbridge Area citizens. Perhaps the discussion is ongoing. I would not know, since I have been unable to find any public record of RDSS Meetings since February of 2020.

For the purposes of providing you with the most basic summary of what, in my opinion, the Governing Bodies should be considering during your discussions, I submit that, according to recent US Census Data:

- **21.7%** of Rockbridge County citizens live below the poverty level.

The vast majority of Rockbridge County citizens live outside a 3-mile radius of the intersection of US Route 60 and Interstate 81.

- **27.4%\*** of Lexington City citizens live below the poverty level. The vast majority of Lexington citizens live outside a 3-mile radius\*\* of the intersection of US Route 60 and Interstate 81.
- **17.2%** of Buena Vista City citizens live below the poverty level. No Buena Vista citizen lives within a 3-mile radius of the intersection of US Route 60 and Interstate 81.
- **16.1%** of Glasgow citizens live below the poverty level. No Glasgow citizen lives within a 3-mile radius of the intersection of US Route 60 and Interstate 81.
- **12.4%** of Natural Bridge citizens live below the poverty level. No Natural Bridge citizen lives within a 3-mile radius of the intersection of US Route 60 and Interstate 81.
- **21.3%** of Goshen citizens live below the poverty level. No Goshen citizen lives within a 3-mile radius of the intersection of US Route 60 and Interstate 81.

None of the above information is difficult to find. Some of it may need to be verified, as I put it together on fairly short notice and RDSS public records appear to be nonexistent. All of it is, or should be, old news to the Governing Bodies, as I have spoken on this topic on numerous occasions to the DSS Board of Directors (assuming this Board shares its information with you).

In my opinion—which is a qualified one given my 25 years of Social Services experience—the Governing Bodies need to locate a DSS Facility in

an area central to the needs of its citizens. This may be a difficult task in implementation, but thousands of Rockbridge Area citizens lead difficult lives, and the Governing Bodies must consider the needs of those citizens.

If you would like my opinion (again, noting that I have spoken on this topic before) on this matter, the discussion of the location of the next DSS site should be in Buena Vista, for the reasons I last laid out at the February 2020 Lexington City Council Meeting."

**Approval of the 2/25/2021 Budget Meeting #2 Minutes, and the 3/8/2021**

**Regular Board Meeting Minutes:**

Supervisor McDaniel moved to approve the minutes as presented.

Supervisor Day provided the second, and the motion carried by the following roll call vote by the Board:

Ayes: McDaniel, Day, Lewis, Ayers, Lyons  
Nays: None  
Absent: None  
Abstain: None

**Consideration of School Appropriation Resolution:**

Mr. Suter presented the resolution.

Supervisor McDaniel moved to adopt the resolution. Supervisor Day provided the second, and the motion carried by the following roll call vote by the Board:

Ayes: McDaniel, Day, Ayers, Lewis, Lyons  
Nays: None  
Absent: None  
Abstain: None

**Health Benefits Update:**

Mr. Suter reviewed the following information:

"Since the last meeting, we have been working with One Digital on varying options to provide for a transition to self-funding. As noted in the agenda item, our plan was to have a contributions model prepared for this evening's meeting. However, after discussion with Jim Gordon and staff, we needed to have some additional discussion with Board members, to include input from both the personnel and finance committee. One item that has been considered and was suggested by Supervisor McDaniel on the 12<sup>th</sup> was to use year-end savings to prefund the \$212K difference between expected and max liability.

One Digital has agreed with this and was even in the process of suggesting it, and has also encouraged us to maintain the 9% increase. Combined, these amounts would help fund the potential liability and also offset other costs such as ACA reporting. In addition, and harkening back to discussions we've had every year for the past number of years, we are looking at some options which could provide additional assistance to employees with dependents, who choose to move to the high deductible plan. These could include potential for increased assistance in premium and increased HSA contribution, which would help in the goal of movement toward the High Deductible Plan.

We'd like to set a meeting with the personnel committee for tomorrow or Wednesday and we already have a meeting scheduled with the Finance Committee on Wednesday. In the meantime, and so that we know what funding we will have available to model, I'd like to ask if the Board is comfortable at this point with prefunding the account with the \$212K between Cigna's expected and max liability. If you are, One Digital will provide models to review in committee to gain additional feedback for final approvals."

Chairman Lyons stated that he would be in favor of pre-funding.

Supervisor McDaniel agreed and added that, if that reserve account is ever used, it should be replenished with year-end savings each year.

Mr. Suter asked the Board if they agreed with taking the proposed numbers to the Finance and Personnel Committees. There was no objection by the Board.

#### **Consideration of Social Services Agreement:**

Mr. Suter reviewed the following information:

"As you know, toward the end of last year, the regional DSS facilities committee was reinvigorated to discuss options for DSS office space. The Committee is comprised of Chairman Lyons, Supervisor Ayers and myself from the County, the Mayor and City Manager of BV and the Lex City Manager, as well as the DSS Board Chair (Mike Gilmore) and Director, Dinah Clark.

After weekly meetings since January, the committee is recommending retaining a consultant to build off the previously-done space needs analysis, to provide recommendations back to the governing bodies on costs associated with various options, which might include leasing or owning. The committee is also recommending limiting the area considered to a 3-mile radius of the I81/US60 interchange.

We subsequently drafted an agreement to share any costs not covered by DSS between the three localities. In addition to equal cost shares by the localities, it provides that Rockbridge County would be the vehicle for issuance of an RFP. Ms. Huffman has provided a revised draft with a few changes associated. I've reviewed and have no issues with the changes - They will just need to be agreed-to by the partners.

The recommendation of the committee is to authorize the County Administrator to execute the agreement, subject to approval by the other parties. The revised copy would be provided to the Cities for consideration at their April 1 meetings.

Chairman Lyons suggested changing the number of sites from three (3) to four (4) and adding language that the site be centrally located approximately three (3) miles from the I81-64 interchange.

Supervisor McDaniel asked if there were language pertaining to the County's share of the total cost.

Chairman Lyons stated an RFP would be issued.

Mr. Suter shared that he felt the cost of the initial study would be reasonable based on his research and advised that the County would be the

RFP issuing-agent and the proposal would need to come before the Board of Supervisors for approval.

Chairman Lyons added that the amount would be split equally between the localities.

Supervisor Ayers moved to approve the agreement, as amended.

Supervisor Lewis provided the second, and the motion carried by the following roll call vote by the Board:

Ayes: Ayers, Lewis, Day, McDaniel, Lyons  
Nays: None  
Absent: None  
Abstain: None

**Approval of the Fairfield Farmers Market:**

Director of Planning and Zoning, Chris Slaydon, briefly reviewed the agenda item which included the following information:

"Mr. David Renalds has submitted an application for Outdoor Events to hold a Farmers Market per Chapter Four (Amusement and Entertainment) Section 5 (Farmer's Market Market) of the Rockbridge County Code. The property is located at 5613 North Lee Hwy, Fairfield, Virginia 24435 and includes multiple tax parcels that is consists of approximately 3 acres."

Mr. Slaydon reviewed the application, location map, description of the plans, and site layout map via power point presentation.

Mr. Renalds explained that the plan is for the market to be opened on the first and third Saturdays, monthly, from May through October.

Supervisor McDaniel inquired about traffic entering and exiting Route 11.

Mr. Slaydon advised that Mr. Renalds has a commercial entrance permit.

Supervisor Day moved to approve the application. Supervisor Lewis provided the second, and the motion carried by the following roll call vote by the Board:

Ayes: Day, Lewis, Ayers, McDaniel, Lyons  
Nays: None  
Absent: None  
Abstain: None

**Approval of the Seasons' Yield Farmers Market:**

Mr. Slaydon, briefly reviewed the agenda item which included the following information:

"Mr. Danial Shear has submitted an application for Outdoor Events to hold a Farmers Market per Chapter Four (Amusement and Entertainment) Section 5 (Farmer's Market Market) of the Rockbridge County Code. The property is located at 165 Oakland Circle, Raphine, Virginia 24472 and is further identified as tax map number 28-A-23A (8.224 acres per tax records).

Mr. Shear is currently working with VDOT to obtain the proper entrance permit for the Farmers Market. Staff has confirmed with VDOT that sight distance is not an issue and that the landowner is working on the design of the proposed entrance and the construction of the entrance.

Approval of the Application for Outdoor Event for the Farmers Markets would be contingent on obtaining the proper VDOT approvals."

Mr. Slaydon reviewed the application, location map, description of the plans, and site layout map via power point presentation.

Mr. Shear explained that the market would be opened on the second and fourth Saturdays, monthly, from 10:00 a.m. through 2:00 p.m.

Mr. Slaydon called attention to trash collection in the applicant's description listing. He advised that the description states trash would be collected and taken to a County dumpster, which is not allowed for businesses. Thus, he advised, the trash would need to be taken to the Landfill or the business could add a commercial dumpster onsite.

Supervisor Lewis moved to approve the application. Supervisor Day provided the second, and the motion carried by the following roll call vote by the Board:

Ayes: Lewis, Day, McDaniel, Ayers, Lyons  
Nays: None  
Absent: None  
Abstain: None

**Public Hearings at 6:00 P.M.:**

**VPSA Spring Pool Bond Sale- 2021 Authorizing Resolution:**

Mr. Suter reviewed the following information:

"This item is required to enter the spring VPSA Pool for the Fairfield and Central Elementary HVAC projects. Items in your package include:

1. School Board Bond Requesting Resolution

2. Authorizing Resolution generated by Bond Counsel (Daniel Lauro)
3. VPSA Bond Sale Agreement
4. Draft General Obligation School Bond, Series 2021

In a previous board meeting, the potential to use other cash sources such as end of year savings from the school division or the American Recovery Act to reduce the amount borrowed was discussed. We are still assessing availability of funds. The deadline for making that decision is April 1. If there is to be a reduction in the borrowed amount, I recommend that we set the deadline for March 30.

At this point however, we are recommending approval of the resolution as presented. RT Taylor and Joe Mason with Davenport are participating virtually to answer any questions you may have."

Supervisor McDaniel asked Davenport for advice as to whether or not the Board should borrow less even though interest rates are really low.

Mr. Taylor advised that interest rates for borrowing money are very favorable and the Board could opt to take the additional funds and apply them to future projects.

Chairman Lyons opened the public hearing at 6:05 p.m. There were no comments. Chairman Lyons closed the public hearing.

Supervisor McDaniel moved to adopt the resolution. Supervisor Lewis provided the second, and the motion carried by the following roll call vote by the Board:

Ayes: McDaniel, Lewis, Ayers, Day, Lyons

Nays: None  
Absent: None  
Abstain: None

**ViaSat Inc. (Bares Woods Lane) - Application for Special Exception Permit - Satellite Based High Speed Internet Facility (Public Utility) in the General Business (B-1) Zoning District:**

Mr. Slaydon briefly reviewed the information below:

"Mr. John Kovacs with ViaSat Inc., 349 Inverness Drive South, Edgewood, CO 80112 has made an application for a special exception permit in order to develop a satellite-based high-speed internet access facility. The property is owned by Bare Farm 5G LLC, 80 Forge Road Lexington IA 24450. The Property is located in the General Business (B-1) Zoning District and per section 605.03-10 of the County of Rockbridge Land Development Regulations, Public Utilities are a use by special exception in the B-1 District. The property is located on the westside of Bares Woods Lane (Route 879), approximately .26 miles north of the intersection of E. Midland Trail (Route 60) and Bares Woods Lane (Route 879),and is further identified as tax map number 76-A-50A. The property is located in the Buffalo Magisterial District.

On March 10, 2021, the Planning Commission held its Public Hearing and have recommended approval with the following conditions.

1) Substantial Compliance with development plan prepared by Qualtek Wireless dated January 26, 2021, revised on March 12, 2021."

Mr. Slaydon reviewed the application, area zoning map, and images of similar satellite dishes via power point presentation.

Mr. Kovacs further explained his plans for construction noting that the dish itself would measure six feet in diameter and around eight to eight and a half feet above the ground. He added that the satellite would require a direct line of sight.

Chairman Lyons asked Mr. Kovacs how tall the wood fencing would be.

Mr. Kovacs replied, 8 foot.

Supervisor Lewis asked if customers would need small dishes.

Mr. Kovac replied, yes.

Chairman Lyons asked about the internet speed.

Mr. Kovac replied about 15-25 Mb.

Chairman Lyons opened the public hearing at 6:15 p.m. There were no comments. Chairman Lyons closed the public hearing.

Supervisor McDaniel asked if the location was chosen specifically because it was good for the satellite reception.

Mr. Kovac advised that there is access to a fiber trunkline across the street as well as a clear view to the satellite.

Supervisor McDaniel moved to adopt the ordinance. Supervisor Ayers provided the second, and the motion carried by the following roll call vote by the Board:

Ayes:       McDaniel, Ayers, Day, Lewis, Lyons

Nays: None  
Absent: None  
Abstain: None

**Singleton Investment Properties LLC (N. Lee Highway) - Application  
for a Rezoning from General Business (B-1) Zoning District to Agricultural  
Transitional (A-T) Zoning District:**

Mr. Slaydon briefly reviewed the information below:

"Singleton Investment Properties LLC, 186 Brian's Lake Road, Mountain Rest, SC 29664 has made an application for a rezoning from the General Business (B-1) Zoning District(with associated proffers) to the Agricultural Transitional (A-T) Zoning District. The property located at 3111 N Lee Highway Lexington VA 24450 and is on the west side of N Lee Highway (Route 11), approximately .14 miles south of the intersection N Lee Highway (Route 11) and Sam Houston Way (Route 785) and is further identified as tax map number 50-A-100.

The purpose of the rezoning application is to develop the existing building into a private school. Under the current ordinance, private schools are not a permitted use or a use by special exception in the B-1 Zoning District. Private schools are a use by special exception in the A-T Zoning District. A portion of the property across the road is within

the A-T Zoning District. The property is owned by Old Jacktown LLC, 259 Hawkridge Lane, Lexington VA 24450.

On March 10, 2021, the Planning Commission held its Public Hearing and have recommended approval of the rezoning."

Mr. Slaydon reviewed the application and an area zoning map.

Applicant John Singleton recognized the property owner Mr. Philip Clayton.

Mr. Clayton advised that Mr. Singleton would form a 501c3 and provide one (1) or two (2) slots each year to someone who could not afford the school.

Chairman Lyons opened the public hearing at 6:22 p.m. There were no comments. Chairman Lyons closed the public hearing at 6:23 p.m.

Supervisor Lewis commended all parties to the application and shared his support of the project.

Supervisor Lewis moved to adopt the ordinance. Supervisor Ayers provided the second, and the motion carried by the following roll call vote by the Board:

Ayes: Lewis Ayers, Day, McDaniel, Lyons  
Nays: None  
Absent: None  
Abstain: None

**Singleton Investment Properties LLC (N. Lee Highway) -Application for Special Exception Permit - Private School in the Agricultural Transitional (A-T) Zoning District:**

Mr. Slaydon briefly reviewed the following information:

"Singleton Investment Properties LLC, 186 Brian's Lake Road, Mountain Rest, SC 29664 has made an application for a special exception permit in

order to develop a private school. The property located at 3111 N Lee Highway Lexington VA 24450 and is on the west side of N Lee Highway (Route 11), approximately .14 miles south of the intersection N Lee Highway (Route 11) and Sam Houston Way (Route 785), and is further identified as tax map number 50-A-100 (7.65 Acres Per tax records).

Per section 603B.03-17 of the County of Rockbridge Land Development Regulations, Private Schools are a use by special exception in the A-T District. The boys (ages 10-14 is the current target age) boarding school would utilize the existing building for the academic portion and the overnight boarding of the students.

On March 10, 2021, the Planning Commission held its Public Hearing and have recommended approval of the Special Exception application with the following conditions:

1. Total number of students not to exceed thirty (30).
2. Approval contingent on VDOT, Public Service Authority, Building Department, and Department of Education approvals."

Mr. Slaydon reviewed the application, zoning map, and special exception permit conditions as proposed by the Planning Commission.

Mr. Singleton further explained the intentions of the school sharing that there would be employees helping 24 students from ages 10-14 who would be living onsite.

Supervisor Day asked the following questions: (1) would there be any events; (2) where are the students coming from; (3) who is the appointed

guardian during their stay; and, (4) how would a child not willing to stay be handled.

Mr. Singleton advised that families would visit and stay overnight for face-to-face meetings four (4) times per year; the students would be coming from everywhere across the United States; he, himself would be appointed guardian during their stay in order to take the students to doctors appointments, etc.; and should a child not be willing to participate, creating havoc, that child would be sent someplace else.

Supervisor McDaniel asked if the students would be considered to have behavioral issues.

Mr. Singleton replied, no, that they would come from a self-isolated environment.

Chairman Lyons asked if there would be age groups for classes.

Mr. Singleton replied, yes.

Supervisor McDaniel asked Mr. Singleton where he resided.

Mr. Singleton replied, he would reside half of the year here, and the other half in South Carolina where his other facility is located.

Supervisor McDaniel asked what the average cost was per child.

Mr. Singleton replied, \$12,900 per month.

Supervisor Ayers asked how much his demand was dependent on COVID.

Mr. Singleton responded that the demand has been high since opening the program in South Carolina five years ago.

Supervisor Day inquired about the size of the South Carolina facility.

Mr. Singleton replied, 36 students are staying at the facility in South Carolina which consists of 57 acres, mostly wooded, and a lake.

Chairman Lyons opened the public hearing at 6:45 p.m. There were no comments. Chairman Lyons closed the public hearing.

Supervisor Day moved to adopt the ordinance. Supervisor Lewis provided the second, and the motion carried by the following roll call vote by the Board:

Ayes: Day, Lewis, Ayers, McDaniel, Lyons  
Nays: None  
Absent: None  
Abstain: None

**Sarah Reynolds (Forge Road) - Pet Grooming (Kennel) in the Agricultural and General Uses (A-2) Zoning District:**

Sarah Reynolds, 3537 Forge Road, Glasgow VA 24555 has made an application for a special exception in order to develop a pet grooming business. The property is located on the eastside of Forge Road (Route 608), approximately .24 miles south of the intersection Forge Road (Route 608) and Plateau Lane (Route 1002) and is further identified as tax map number 98-14-2A1 (2.18 acres per tax records). The property is owned by

Michael A. Shafer Jr. and Donna A Davis, 3537 Forge Road, Glasgow VA 24555.

The property is located in the General Agricultural (A-2) Zoning District and per section 603.03 5 of the County of Rockbridge Land Development Regulations, kennels are a use by special exception in the A-2 District. Per section 302.116, a kennel is defined as "Any location where raising, grooming, caring for or boarding of dogs, cats, or other small animals for commercial purposes is carried on." While the business plans on utilizing a modified travel trailer to operate the business, some clients will be coming to Forage Road for the grooming service. The current proposal is to limit the use of the property to grooming, no boarding, breeding, or training of pets is proposed.

On March 10, 2021, the Planning Commission held its Public Hearing and have recommended approval with the following conditions.

1. The business shall be limited to grooming of dogs and/or cats.
2. No overnight boarding, breeding or training permitted.
3. No more than a total of three (3) dogs and/or cats allowed on the property at one time for grooming.
4. The hours of operations for the grooming services shall be limited to 9:00 a.m. through 5:00 p.m."

Ms. Reynolds further explained her application noting that the property has proper well and septic and advised that her trash is hauled away by Klean Earth Disposal.

Supervisor Lewis asked if the grooming is completed inside?

Ms. Reynolds confirmed that grooming would take place inside the trailer.

Chairman Lyons opened the public hearing at 6:51 p.m. There were no comments. Chairman Lyons closed the public hearing.

Supervisor McDaniel asked if the neighboring property owners had been contacted.

Ms. Reynolds replied, they had already made appointments for grooming services.

Mr. Slaydon advised that a citizen had reached out with concerns about overnight boarding of dogs. Once he explained the application, he stated, the citizen did not share any additional concerns.

Supervisor Ayers moved to adopt the ordinance. Supervisor Day provided the second, and the motion carried by the following roll call vote by the Board:

Ayes: Ayers, Day, Lewis, McDaniel, Lyons  
Nays: None  
Absent: None  
Abstain: None

**Appointments:**

**MSA- John Higgins- Unexpired Term- 6/30/2024:**

Chairman Lyons advised that Mr. Higgins had resigned from serving on the MSA and that two (2) applications had been received to fill the

position. He noted that it was a previous custom for a Board of Supervisor to serve in this capacity.

Supervisor Ayers suggested that, if the Board was going to make a decision as to whether or not this position must be filled by a Board member, it should make a decision on all other boards, committees, commissions, and authorities as well.

Chairman Lyons agreed and suggested setting terms to one (1) year.

Ms. Huffman stated that the Chairman could not appoint members to authorities as the full Board would need to vote on appointments.

Mr. Suter added that the Board could not appoint members for one (1) year as those authorities have their own bylaws and articles of incorporation that must be followed.

Supervisor Lewis suggested following a practice rather than making a policy.

Supervisor Ayers shared her concern about the Board having *not* followed its previous practice and allowing Mr. Higgins to continue serving on the MSA even after he was no longer a member of the Board of Supervisors.

Supervisor McDaniel shared his opinion of the importance of having a Board of Supervisor serve on authorities given their business has an impact on the County's budget. He also stated that the Board member serving on boards, committees, commissions, and authorities should *not* be compensated by those agencies because Board of Supervisors are already compensated.

Supervisor Ayers agreed there shouldn't be additional compensation independently paid by those agencies to a member of the Board of Supervisor.

Supervisor Lewis disagreed stating that compensation was part of those agencies policies and if one wanted to decline payment they could.

Supervisor Ayers stated that maybe a Board member was not supposed to serve on those authorities and other agencies because it could cause a conflict. She added that any and all appointed members should be reporting to the Board of Supervisors on a regular basis.

Chairman Lyons agreed that a Board of Supervisor should serve on the authorities and once they are not longer serving on the Board of Supervisors they are no longer serving on that authority.

Ms. Huffman stated that there is a body of law that discusses the ability to remove someone from office if they have been appointed for a term of office. She stated that there could be the option to appoint a Supervisors from a specific district rather than name.

Supervisor McDaniel asked if there were a way to add language that a member of the Board of Supervisor serves on that authority.

Chairman Lyons stated that the Board could always add to the agenda updates from various boards and committees.

Supervisor Ayers added that the Board could alternatively appoint a liaison to various committees and appoint someone who is qualified for the position.

Ms. Huffman noted that a liaison could not vote during meetings or participate in closed meetings.

Chairman Lyons asked if there were a conflict having a Board member serve on an authority when topics come before the Board of Supervisors.

Ms. Huffman advised that there had been a similar question before and the Commonwealths Attorney at that time did not believe there were a conflict.

Supervisor McDaniel stated the importance of having a Board member serve on the authority so that representative could vote on matters that pertain to its budget.

Chairman Lyons agreed.

Ms. Huffman reiterated that the Board could appoint a representative from a specific district.

Mr. Suter added that it could be read into the minutes that Board members who are appointed to an authority or other agency would understand that they would need to resign once no longer serving as a member of the Board of Supervisors.

Supervisor McDaniel reiterated the importance of having a Board of Supervisor serve on the authority.

Chairman Lyons agreed.

Supervisor McDaniel moved that the representative filling Mr. Higgins' term be a member of the Board of Supervisors. Supervisor Day

provided the second, and the motion carried by the following roll call vote by the Board:

Ayes: McDaniel, Day, Ayers, Lewis, Lyons  
Nays: None  
Absent: None  
Abstain: None

Supervisor Day moved to nominate the Walkers Creek District Supervisor to serve on the MSA. Supervisor McDaniel provided the second, and the motion carried by the following roll call vote by the Board:

Ayes: Day, McDaniel, Ayers, Lewis, Lyons  
Nays: None  
Absent: None  
Abstain: None

#### **Scheduled Budget Meeting #4:**

##### **Fiscal Services Director Provides Update on FY2022 Draft Budget:**

In the Fiscal Services Director's absence, Mr. Suter briefly reviewed the following information:

"As you will recall, at the Board's March 8 meeting, we presented a balanced budget with the understanding that more changes were likely coming from the state regarding impacts of teacher raises and jail compensation. As reported at the joint meeting with the school division last week, we updated the jail request with an additional \$35,431.

We also Received the School Division's categorical estimate of needs on March 15th; the amount of \$16,011,942 is \$288,730 higher than what the Finance Committee proposed at the March 8th meeting.

The draft budget currently reflects planned expenditures over anticipated revenues by \$324,161. At this point, staff requests that Board members consult with the finance committee on choices to get to a balanced budget by your next scheduled meeting on April 5<sup>th</sup>.

Chairman Lyons commended the finance committee for its dedicated hard work on the budget. He noted that he would not vote in favor of any increase to taxes.

**Board Comments:**

Chairman Lyons advised of the following announcements:

Budget Meeting #5 on Monday, April 5<sup>th</sup> at 5:30 p.m. in the Board Meeting Room. Meeting will include the following items:

- o Fiscal Services Director request to schedule a public hearing on the FY2022 draft budget
- o Consideration of Re-adoption and Extension of Continuity of Government Ordinance
- o Financial Advisor Davenport & Company to provide a Fiscal Health Update presentation

**Adjournment:**

Supervisor McDaniel moved to adjourn at 7:33 p.m. Supervisor Day provided the second, and the motion carried by the following roll call vote by the Board:

Ayes: McDaniel, Day, Ayers, Lewis, Lyons  
Nays: None  
Absent: None  
Abstain: None



