



**Grayson County Planning Commission Agenda
Grayson County Courthouse, Boardroom
Tuesday, November 19, 2024, - 6:00 P.M.**

6:00 p.m. **Call to Order:** Brian Walls, Chairman

Opening Business

- Approval of Agenda
- Review and approve October 15, 2024, meeting minutes

7:00 p.m. **Old Business**

- None

New Business- Public Hearings

- 2024 Comprehensive Plan 5 Year Review and Update
- Zoning Ordinance Text Amendment-3-11 Zoning Development Regulations Campground/RV Parks
- Subdivision Ordinance – 6-3 Single Division - Family Cemetery Exemption

8:00 p.m. **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 the same purpose, there shall be no private conversations taking place in the audience or other forms of distractive behavior or nuisance; and,
- Please turn off cell phones and other such devices before entering these chambers.

**Grayson County Planning Commission Meeting
October 15, 2024, at 6 pm
Regular Scheduled Meeting**

IN RE: Member Attendance

Dan Boyer, Charlie Ward, Brian Walls, Justin Funk, Travis Jones, Lisa Hash
Absent: Philip Vaughan, Gary Vaughan, Howard Sharpe, Jr.

Staff: Jada Black

IN RE: Call to Order & Agenda

Chairman Walls called the Grayson County Planning meeting on October 15, 2024, to order. A motion was made to approve the agenda from Dan Boyer, seconded by Lisa Hash. Motion carried.

IN RE: Approval of Minutes

Minutes from the September 17, 2024, Planning meeting were considered for approval. Dan Boyer requested a typo be addressed in the old business, changing the word to, to be. A motion to approve the minutes with the text correction was made by Dan Boyer and seconded by Travis Jones. Motion carried.

IN RE: Public Comment Time

No attendees were present at the meeting.

IN RE: Old Business

Staff shared the proposed text amendments for Campgrounds and RV Parks constructed by the Planning Commission in the September meeting. Zoning text amendments will be to 3-11 Manufactured Home Parks, Recreational Vehicle Parks, and Campgrounds.

Definitions used directly from the Code of Virginia § 12VAC5-450-10.

Campgrounds, Camping Units, Campsites, Primitive Campsites, Sanitary facilities, Self-contained Camping Units, and Service building. Staff and Commission discussed the newly constructed regulations, minimum size, minimum lot/space size, minimum setback, interior roads and primary access, health and safety compliance and site development plans.

Further discussion was had on the minimum setback distances, whether to remove the notarized letter for closer setback distances to property lines and keep the 100-foot setback or keep the language to allow for a closer setback distance but have the notarized letter recorded in the Grayson County Clerk

Office. Further discussion was had about property owners' rights; property resell values and depreciation.

A motion from Dan Boyer to leave the text as written but add the notarized letter must be recorded and seconded by Justin Funk. A roll call vote was taken.

Boyer, aye, Jones, aye, Funk, aye, Hash, aye, Ward, nah, Walls, aye. Motion carried 5-1.

Additionally, Justin Funk requested that the scale size on the site plan requirements be changed, removing the 1" =100' requirement and replacing it with a legible scale of the designer's choice. The rationale behind the request is to benefit the designer, ensuring the site plans are legible for review. This was agreed upon unanimously.

Moving on, staff then presented text amendments for adding cemetery definitions and requirements, adding family cemeteries as an exemption to Article 6, Section 6-3 Single Division. The exemption would become 6-3.1, allowing family cemeteries that are not considered to be a single division. The subdivision agent would review the family cemetery, which would require a thirty-foot right of way and an official cemetery name, and it would be recorded in the Clerk's Office.

Dan Boyer made a motion to accept the zoning text amendments for Campgrounds and RV Parks as the cemetery text amendments to the Subdivision Ordinance, duly seconded by Travis Jones. Motion carried unanimously.

IN RE: New Business

Members of the Planning Commission reviewed the final chapters of the Comprehensive Plan, specifically chapters five, eight, ten, eleven, twelve, thirteen, and the matrix. Identifying several typographical issues and formatting issues that staff will address prior to holding a public hearing. A motion to approve the adoption of the comprehensive plan and hold a public hearing in November was made by Dan Boyer, duly seconded by Travis Jones. Motion carried 6-0.

IN RE: Adjournment

With no further discussion, Dan Boyer made a motion to adjourn, duly seconded by Lisa Hash. Motion carried.

Brian Walls
Chairman

Date



Planning & Community Development

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

To: Grayson County Planning Commission
From: Jada Black, Director of Planning & Zoning
Date: November 1, 2024
Subject: Campground and RV Park Regulation Update Draft Language

As previously discussed in the September Planning Commission meeting, draft standard language was created to establish standards for the development of campground and RV Parks, respectively these amendments will be considered by the Planning Commission, at a future public hearing, where the Commission could consider its recommendation on the amendments to the County's Board of Supervisors. Action would then be considered by the Board of Supervisors.

These draft regulations would be added to 3-11 Manufactured Home Parks, Recreational Vehicle Parks, Campgrounds of the Grayson County Zoning Ordinance.

3-11 Draft Zoning Regulations for Campgrounds and RV Parks

3-11.1 Definition(s). The following terms, as used in this section, shall be defined as indicated unless the context requires a different meaning:

"Campgrounds" means tourist camps, travel trailer camps, recreation camps, family campgrounds, camping resorts, camping communities, or any other area, place, parcel, or tract of land, by whatever name called, on which three (3) or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites or facilities is granted gratuitously, by a rental fee, by lease, by conditional sale, or by covenants, restrictions and easements.

This definition is not intended to include migrant labor camps and summer camps as defined in §§ 32.1-203 and 35.1-16 of the Code of Virginia, construction camps, manufactured home parks, storage areas for unoccupied camping units, or property upon which the individual owner may choose to camp and not be prohibited or encumbered by covenants, restrictions and conditions from providing sanitary facilities within established property lines.

"Camping unit" means tents, tent trailers, travel trailers, camping trailers, pick-up campers, motor homes, yurts, cabins, or any other device or vehicular-type structure as may be developed marketed and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel.

"Campsite" means any plot of ground within a campground used or intended for the exclusive occupation by a camping unit.

"Primitive campsites" means campsites that are characterized by the absence of toilets, showers, lavatories, electrical connections, or any combination thereof.

"Sanitary facilities" means toilets, privies, urinals, lavatories, and showers.

"Self-contained camping unit" means a unit that contains a toilet, and may contain a lavatory, shower, and kitchen sink, all of which are connected as an integral part of the structure to water storage and sewage holding tanks located within the unit.

"Service building" means a structure housing toilets, showers, or lavatories.

3-11.2

Standards for Campgrounds and Recreational Vehicle Parks

These developments should be designed to encourage compatibility of the area contained with surrounding land uses; ensuring that the public health, safety and general welfare are protected; minimizing adverse environmental impacts on the air, land and water resources of the state, and proper provisions for all public facilities shall be made.

1. **Minimum Size for Campgrounds.** *The area for the total campground/RV Park shall be no less than three (3) acres.*
2. **Minimum Lot/Space Size.** *Lots or spaces shall be no less than three thousand (3,000) square feet. Each lot or space shall be a minimum of fifty (50) feet in width and shall include parking spaces.*
3. **Minimum Setback.**
 - a. *Minimum setback from each lot or space shall be set back a minimum distance of one hundred (100) feet from the adjoining properties. A lesser setback may be permitted if all adjoining properties agree to a lesser standard and shall be documented in a notarized letter and recorded in the Clerk's Office of Grayson County.*
 - b. *Lots or spaces shall not be located within ten (10) feet of any campsite measured from the front, side and rear boundaries.*
4. **Interior Roads and Primary Access.**
 - a. *All interior roads shall be at minimum a deeded thirty (30) feet right-of-way, constructed with gravel or stone base to prohibit erosion and sediment.*
 - b. *Primary Access roads shall meet the Virginia Department of Transportation entrance requirements.*
5. **Health and Safety Compliance.**
 - a. *All provisions for water and sewer disposal requirements shall be in accordance with the Virginia Department of Health Rules and Regulations Governing Campgrounds (12VAC 5-450 et al).*
 - b. *All provisions for plumbing, electrical, mechanical and ADA accessibility shall comply with the provisions of the Uniform Statewide Building Code.*
 - c. *Service Building. Campgrounds providing a service building shall meet the requirements of the Virginia Department of Health Rules and Regulations Governing Campgrounds (12VAC5-450-et.al). All service buildings will be constructed in accordance with the Virginia Uniform Statewide Building Code.*
6. **Site Development Plan**

Every application submitted to the Planning and Community Development Department for a special use permit for a campground shall contain the following:

- a. Name, address, and telephone number of the applicant
- b. Location, address and legal description of the entire proposed campground site.
- c. Existing zoning of subject property and all adjacent properties
- d. Narrative addressing the management plan demonstrating how the proposed campground will be managed and how the impact on neighboring properties will be minimized. A copy of the proposed campground rules shall be included. A copy of the proposed evacuation plan shall be included.

Complete site plans and specifications prepared and stamped by a licensed VA architect, land surveyor, or engineer *in scale of the designers choice* of the proposed campground showing:

1. Boundary survey if entire tract of land owned on which the proposed campground/RV Park to be located;
2. If less than the whole tract will be used for campground/RV Park show proposed use of remaining land with boundary of campground/RV shown;
3. The land uses occupying the adjacent properties;
4. The number, size, and location of the proposed campsites and parking areas;
5. The location, public access, right of way, surfaced roadway, width and surfacing materials of the interior roads;
6. The proposed interior vehicular and pedestrian patterns;
7. The location of existing, or proposed structures, use intended for each structure, and location of open space areas, if any;
8. The locations and details of lighting, electrical, and gas systems;
9. Letter of review of proposed site access issued by the Virginia Department of Transportation.
10. Letter of review of proposed campground approval by the Virginia Department of Health
11. Written acknowledgment of the need to comply with the permitting requirements from the Virginia Department of Health, Grayson County Building Official, and Grayson County Planning Department for Erosion and Sediment Control.
12. Written acknowledgment of plan review approvals for safety by the Grayson County Sheriff's Department and Grayson County Emergency Management.



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To: Grayson County Planning Commission
From: Jada Black, Director of Planning & Zoning
Date: November 4, 2024
Subject: Family Cemetery Definition and Regulation Updates to the Grayson County Subdivision Ordinance

As previously discussed in the September Planning Commission meeting, below is the draft language for family cemeteries for consideration by the Planning Commission. The Commission would consider these text amendments at a future public hearing by adding them to the Grayson County Subdivision Ordinance.

These amendments will be added to **Article 6, Subdivision Classification Section 6-3 Single Division** as an exemption:

Exemption:

6-3.1 Cemetery: Land set aside for the development of a cemetery shall not be required to follow the provision of this ordinance provided, however, that this property shall be served by a thirty (30) feet right-of-way from a state-maintained road. A cemetery shall be defined as a single division of property in which the land is used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbarium's, crematories, and mausoleums. The plat showing the cemetery boundary, right-of-way, and official name of the cemetery shall be submitted to the Subdivision Agent for review and approval.

Land divided for the purpose of establishing a separate parcel as a cemetery where the property has been used as a cemetery prior to March 13, 1978, shall not be required to follow the provisions of the ordinance provided; however, the plat

showing the cemetery boundary shall be submitted to the Subdivision Agent for review and approval

6-3.2 Definitions. The following terms, as used in this section, shall be defined as indicated unless the context requires a different meaning:

Cemetery: Land dedicated for the burial and memorializing of deceased humans, including associated structures such as chapels and or mausoleums, art and statuary, and gardens. A cemetery may be a principle use or accessory to religious assembly uses. Cemeteries shall meet all requirements set forth in Code of Virginia §57-26.

Family Cemetery. Means a private burying ground or cemetery, not operated for profit, that contains a collection of graves of people who descended from the same immediate family, and that is exempt from taxation pursuant to Article X, § 6 (a) (3) of the Constitution of Virginia.

Immediate family member or descendant. Means a spouse, child, parent, sibling, grandchild, grandparent, and parent-in-law of a deceased person buried in a family cemetery.

GRAYSON COUNTY

Grayson County
Planning Commission



Commonwealth of
Virginia

A RESOLUTION BY THE GRAYSON COUNTY PLANNING COMMISSION RECOMMENDING THE ADOPTION OF THE COMPREHENSIVE PLAN AND ADDENDUMS

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

WHEREAS, the Grayson County Planning Commission has conducted a thorough review of the comprehensive plan, including analysis of current data, departmental feedback, and alignment with local goals; and

WHEREAS, the adoption of the Comprehensive Plan and its appendices is essential for guiding land use decisions, infrastructure development, and community initiatives within Grayson County;

WHEREAS, the Planning Commission finds that this amendment 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 health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities; and

WHEREAS, the Grayson County Planning Commission hereby recommends to the Board of Supervisors that the five-year review of the comprehensive plan is complete; and

BE IT FURTHER RESOLVED that the Planning Commission acknowledges the importance of ongoing community engagement and suggests that periodic updates and reviews be scheduled to ensure the continued relevance of the plan; and

BE IT FURTHER RESOLVED that this resolution be forwarded to the Board of Supervisors for their consideration and action.

NOW, THEREFORE, BE RESOLVED THAT the Grayson County Planning Commission does hereby recommend that the Board of County Supervisors adopt the updated Comprehensive Plan, Addendums, and Implementation Matrix.

Adopted this day 19th day of November 2024, in the County of Grayson, Virginia

Chairman, Planning Commission

ATTEST:

Date

Clerk of the Planning Commission

Date

GRAYSON COUNTY

Grayson County
Planning Commission



Commonwealth of
Virginia

A RESOLUTION TO RECOMMEND AMENDMENTS TO THE ZONING TEXT FOR CAMPGROUNDS AND RV PARKS

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 Zoning Ordinance currently regulates land use and development within the county; and

WHEREAS, the Planning Commission recognizes the need to update zoning regulations to accommodate the development of campgrounds and RV parks while ensuring compatibility with surrounding land uses and maintaining community standards; and

WHEREAS, the Planning Commission has conducted a thorough review of existing zoning provisions and has identified areas for improvement; and

NOW, THEREFORE, BE IT RESOLVED that the Grayson County Planning Commission recommends the following amendments to the zoning text regarding the development of campgrounds and RV parks:

1. **Definitions:** Include a clear definition of "Campground," "Camping Unit," "Campsite," "Primitive campsites," "Sanitary facilities," and "Service buildings" for clear concise meanings.
2. **Development Standards:** Establish development standards, including lot size, spacing between sites, setbacks, and infrastructure requirements such as access roads, utilities, and waste disposal.
3. **Public Safety and Health:** Outline safety and health regulations to ensure facilities meet necessary codes and standards.
4. **Site Development Standards:** Establishing requirements for the design plan and elements required for the development of a campground and RV Park.

BE IT FURTHER RESOLVED that the Planning Commission encourages public input and discussion regarding these proposed amendments and hold a public hearing on November 19, 2024, to gather feedback; and

BE IT FURTHER RESOLVED that this resolution shall be forwarded to the Grayson County Board of Supervisors for consideration and action.

Adopted this 19th day of November 2024, in the County of Grayson, Virginia

By: _____
Brian Walls, Chairman

ATTEST:

Date

Jada C. Black, Clerk

Date

GRAYSON COUNTY

Grayson County
Planning Commission



Commonwealth of
Virginia

A RESOLUTION RECOMMENDING AMENDMENTS TO THE GRAYSON COUNTY SUBDIVISION ORDINANCE ARTICLE 6-3 SINGLE DIVISION TO ALLOW FOR FAMILY CEMETERIES

WHEREAS, The Grayson County Planning Commission is reviewing and updating the Grayson County Subdivision Ordinance; and

WHEREAS, the Grayson County Subdivision Ordinance may from time to time be amended, supplemented, changed, modified, or repealed by the governing body, pursuant to Section 15.2-2253 of the Code of Virginia; and

WHEREAS, this resolution is to amend section Article 6, Section 6-3 Single Divisions, which is listed below as an exemption for purposes of clarification of single divisions for the purpose of family cemeteries to include the intent and addition of definitions for cemetery in accordance with § 57-26 Code of Virginia; and

Exemption:

6-3.1 Cemetery: Land set aside for the development of a cemetery shall not be required to follow the provision of this ordinance provided, however, that this property shall be served by a thirty (30) feet right-of-way from a state-maintained road. A cemetery shall be defined as a single division of property in which the land is used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbarium's, crematories, and mausoleums. The plat showing the cemetery boundary, right-of-way, and official name of the cemetery shall be submitted to the Subdivision Agent for review and approval.

Land divided for the purpose of establishing a separate parcel as a cemetery where the property has been used as a cemetery prior to March 13, 1978, shall not be required to follow the provisions of the ordinance provided; however, the plat showing the cemetery boundary shall be submitted to the Subdivision Agent for review and approval

6-3.2 Definitions. The following terms, as used in this section, shall be defined as indicated unless the context requires a different meaning:

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principle use or accessory to religious assembly uses. Cemeteries shall meet all requirements set forth in Code of Virginia §57-26.

Family Cemetery. Means a private burying ground or cemetery, not operated for profit, that contains a collection of graves of people who descended from the same immediate family, and that is exempt from taxation pursuant to Article X, § 6 (a) (3) of the Constitution of Virginia.

Immediate family member or descendant. Means a spouse, child, parent, sibling, grandchild, grandparent, and parent-in-law of a deceased person buried in a family cemetery.

WHEREAS, the Grayson County Planning Commission held a properly advertised public hearing on November 19, 2024 on these amendments; and

WHEREAS, the Commission find that the proposed amendments are in the interest of the public necessity, convenience, general welfare and good zoning practices;

NOW THEREFORE IT BE RESOLVED that this resolution shall be forwarded to the Grayson County Board of Supervisors for consideration and action.

Adopted this 19th day of November 2024, in the County of Grayson, Virginia

Brian Walls, Chairman

Date

ATTEST:

Jada C. Black, Clerk

Date