

**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, additionally adding a 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

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Date