

**ADMINISTRATOR REPORT**  
**July 30, 2020**

**TO:** The Campbell County Board of Supervisors  
**FROM:** Frank J. Rogers, County Administrator  
**RE:** August 4, 2020 Board of Supervisors Meeting

**6:00 PM** - Call to Order and Pledge of Allegiance by Chairman Watts  
Moment of Silence

1. **APPROVAL OF MINUTES** – None

2. **APPEARANCES** – None

3. **ADMINISTRATOR'S ITEMS**

Sarah Johnson, Economic Development Specialist

a. **[SOUTHERN LANDSCAPE GROUP, INC. INCENTIVES](#)**

On August 6, 2019 the Board approved, by consensus during closed session, offering an incentive package to Southern Landscape Group, Inc. for an expansion of their current operations.

Southern Landscape Group, Inc. is expanding operations and adding a new building to their Evington site. The capital investment in the new building is \$768,793.00 and their new business personal property capital investment is \$271,952.00. They have also hired 16 new employees during this process. Based upon the County's adopted incentive policy, Southern Landscape is eligible for an amount not to exceed \$14,900.00. A Performance Agreement will be required and the disbursement of incentive funding will be implemented in no more than two payments.

**RECOMMENDATION: Staff is requesting the Board's consideration and is recommending the approval of the incentive offer to Southern Landscape Group, Inc. for \$14,900. Staff also requests the Board to authorize the County Administrator to sign any and all agreements necessary to make this project happen as well as approve the attached Supplemental Appropriation.**

Frank J. Rogers, County Administrator

b. **[WIRELESS BROADBAND PROPOSAL](#)**

On June 4<sup>th</sup>, Mr. Warren Kane, CEO of B2X Online, Inc. corresponded with Board members expressing an interest in assisting Campbell County with applying CARES Act funds to expand internet access. Upon receipt of that correspondence, staff initiated contact with Mr. Kane to develop a proposal for the Board's consideration.

At the July 21<sup>st</sup> meeting of the Campbell County Broadband Authority, Mr. Kane presented the approach he proposed. At the conclusion of that discussion, the Broadband Authority directed that

the matter be brought before the Board of Supervisors for further consideration and possible action.

The proposal outlines the strategy, technology and associated costs for this project. To summarize, the project calls for the use of several existing structures to mount equipment and provide wireless internet signal. B2X Online proposes to use eight (8) existing towers and build one (1) monopole. As the County continues to deal with impacts of the COVID-19 Pandemic, time is of the essence in creating an environment that makes distance learning and teleworking practical and realistic. B2X Online has committed to having the proposed wireless network installed and operational by the end of December 2020. The County is able to move expeditiously on this matter in the absence of traditional procurement methods in light of the local declaration of emergency. The County also has the advantage of having CARES Act funding available sufficient to fully fund this initiative.

Attachments:

- [B2X Online Proposal](#)
- [CARES Act Memo](#)

**RECOMMENDATION: Staff recommends the Board authorize the County Administrator to enter into a contract with B2X Online to provide the service as reflected in the attached proposal and to execute any and all necessary documents, subject to review as to form by the County Attorney.**

c. [PERMISSION TO ADVERTISE – BUDGET AMENDMENT](#)

Virginia State Code Section 15.2-2507 requires that localities hold a public hearing whenever a budget amendment exceeds 1% of the total expenditures shown in the adopted budget. In June, the County received \$4,755,505 in CARES Act funding. These funds trigger the public hearing requirement. As the Board knows, CARES Act funding must be expended by December 30, 2020. Based upon the tight time constraints staff recommends conducting the public hearing at the Board's second August meeting, August 18, 2020.

**RECOMMENDATION: Staff recommends the advertisement of a public hearing to amend the County's adopted Fiscal Year 2020-2021 budget to incorporate the \$4,755,505 in CARES Act funding.**

Clifton M. Tweedy, Deputy County Administrator

d. [HIGHWAY MATTERS](#)

- i. Status of Outstanding Highway Matters: See memorandum
- ii. Highway Matters Action Items: None
- iii. A few minutes is scheduled each month for Supervisors to voice any questions or concerns regarding highway matters.

**RECOMMENDATION: Please provide staff with any highway matters the Board has or that need to be passed along to VDOT.**

4. [CONSENT AGENDA](#)

a. APPROPRIATIONS

Attached is an appropriation listing for the Board's consideration.

b. COUNTY ATTORNEY INVOICE

Attached is an invoice for \$12,757.00 from the county attorney for services provided from June 24, 2020 through July 22, 2020.

**Services**

General Representation:	\$5,518.50
Real Estate Tax Collection:	\$4,875.00
Personal Property Tax Collection:	\$936.00
Miscellaneous Matters:	\$546.00

**Expenses Paid**

Real Estate Tax Collection:	\$870.00
Personal Property Tax Collection:	\$11.50

c. CARDIAC MONITOR/DEFIBRILLATOR PURCHASE

The EMS Division of Campbell County Public Safety requests to purchase one (1) Cardiac Monitor/Defibrillator to replace an old, outdated monitor that is more than 12 years of age. The monitor being replaced will be traded in to receive a discount on the new monitor. Paramedics utilize this important tool to deliver advanced cardiac life support (ACLS) and emergency medical patient care to the citizens of our community.

Three (3) quotes were received from qualifying vendors, with the lowest bid coming from ZOLL Medical for \$29,861.10. Campbell County Public Safety applied for and received a 50/50 grant match from the Rescue Squad Assistance Fund, and has been awarded \$14,930.55 toward this purchase. Funds have been budgeted and are available in the FY21 CIP line item 4-100-032500-8201 Medical Equipment.

**RECOMMENDATIONS: Staff recommends the Board:**

- a. **Approve the appropriations as presented;**
- b. **Approve the County Attorney invoice of \$12,757.00;**
- c. **Accept the lowest, responsive, and responsible bid from ZOLL Medical for \$29,861.10 to purchase one (1) new manual cardiac monitor/defibrillator.**

**5. APPOINTMENTS**

Attached for your review is a [list of appointments](#).

**6. MATTERS FROM THE BOARD**

A few minutes is scheduled at each meeting to discuss [matters from the Board](#).

## 7. CLOSED MEETING

a. Staff is requesting the Board of Supervisors enter into Closed Session in accordance with Section 2.2-3711 (A)(3) of the Code of Virginia to discuss the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

b. Staff is requesting the Campbell County Board of Supervisors enter into Closed Session in accordance with Section 2.2-3711 (A)(7) of the Code of Virginia to consult with legal pertaining to possible or pending litigation regarding the Region 2000 Services Authority.

7:00 P.M.

## 8. PUBLIC HEARINGS

The following Public Hearings were advertised ([ad attached](#)) for:

Paul Harvey, Director of Community Development

### a. [SPECIAL USE PERMIT REQUEST – 627 HAT CREEK ROAD](#)

#PL-20-100 - This request is from Carla Sheehan, agent for Edward S. Turner III Trs, for a special use permit to use an existing single family dwelling to rent on a short-term basis as a rooming and tourist house on property zoned Agricultural. The property is located at 627 Hat Creek Road, Brookneal, VA, and in the Brookneal Election District. As per the Comprehensive plan the property is located in an area designated as rural. Staff report is attached.

The applicant would like to rent out the existing farmhouse on the property on a short-term basis through services such as Airbnb. The applicant may live in the dwelling as well and manage it as a rooming house or the applicant may live off-site and manage it as a tourist house. The house has four bedrooms and two full bathrooms. A sign would be placed on Hat Creek Road to help travelers find the property. The house has ample parking and is located toward the center of the 112-acre tract.

**RECOMMENDATION: The Planning Commission recommended approval of this request with the condition that the applicant utilizes the site in conformance with the use described in the narrative submitted with the request by vote of 7-0 citing good zoning practice.**

### b. [SPECIAL USE PERMIT REQUEST – 11452 WARDS ROAD](#)

#PL-20-101 - This request is from Blue Ridge Autism and Achievement Center for a special use permit to operate a private school on property zoned Business – General Commercial. The property is located at 11452 Wards Road, Rustburg, VA, and in the Spring Hill Election District. As per the Comprehensive plan the property is located in an area designated as medium to high density commercial. Staff report is attached.

The applicant is seeking to operate a private day school for students with special needs on the property. Blue Ridge Autism and Achievement Center has signed a lease agreement with Hyland

Heights Baptist Church to use a portion of the existing church building on the property for the operation of the school. The school serves children from pre-school through 12<sup>th</sup> grade. The school has been operating for over seven (7) years at another location in the area and is licensed through the Virginia Department of Education.

**RECOMMENDATION: The Planning Commission recommended approval of this request with the condition that the applicant utilizes the site in conformance with the use described in the narrative submitted with the request by vote of 7-0 citing good zoning practice.**

c. [SPECIAL USE PERMIT REQUEST – EAST OF BROOKNEAL HIGHWAY](#)

#PL-20-102 - This request is from Pigeon Run Solar, LLC for a special use permit to construct a solar energy facility on property zoned Agricultural and Business – Heavy Commercial. The property is located east of Brookneal Highway, Gladys, VA, and in the Brookneal Election District. As per the Comprehensive plan the property is located in an area designated as medium to high density mixed, transitional, and rural. Staff report is attached.

A special use permit was approved on January 7, 2020 for a solar energy facility for Pigeon Run Solar, LLC. Since that time, the proposal has been revised and several parcels have been removed, while others have been added. The addition of new parcels requires a special use permit. The revised proposal has the panels concentrated in one area and no longer includes panels off of Bear Creek Road, adjacent to the airport property, and removes the proposed underground powerline. The applicant proposes to construct, operate, and maintain a 60MWac solar energy facility on approximately 500 acres of the property. The solar energy facility would connect to an existing Dominion Virginia Power 69kV transmission line that runs through the property. The project includes a 100-foot setback on all sides, a 300-foot setback from residences for substantial equipment, and a 500-foot setback from residences for inverters. The project would be enclosed with a fence. The applicant states that the project would be adequately screened from public roads and residences. A decommissioning plan is included in the request. The PEC met on November 19, 2019 to discuss the original plan. Comments from that meeting are included in this packet.

Staff recommends the following conditions:

1. The applicant utilizes the site in conformance with the use described in the narrative and shown on the site plan submitted with this request, and the applicant meet all conditions submitted as draft conditions with the request;
2. The applicant show a vegetative buffer on the final site plan to adequately screen the site from any adjoining properties and the County inspect the vegetative buffer and require further screening if the County determines additional screening is necessary; and
3. The applicant follow the decommissioning plan, including providing a performance bond or other agreed-upon secured funding source, as approved by the Board of Supervisors.

**RECOMMENDATION: The Planning Commission determined that the project is substantially in accord with the Comprehensive Plan under Section 15.2-2232 of the Code of Virginia. The Planning Commission recommended approval of the request with staff recommended conditions by a vote of 6-0 (Bondurant – abstain due to conflict of interest) citing good zoning practice.**

d. [REZONING REQUEST – 1211 DODSON DRIVE](#)

#PL-20-103 - This request is to rezone 1.000 +/- acres from Agricultural to Residential – Single Family for use as a single family subdivision. The property is located at 1211 Dodson Drive, Rustburg, VA, and in the Concord Election District. As per the

Comprehensive plan the property is located in an area designated as medium to high density residential. Staff report is attached.

The applicant is seeking to rezone 1.000 acre of the parcel to Residential – Single Family for use as a single-family subdivision lot. A previous rezoning for 28.891 acres of the parcel to Residential – Single Family was approved on October 1, 2019. The proposed lot would have frontage on Dodson Drive and meet the required minimum lot area and lot width for the Residential – Single Family zoning district.

**RECOMMENDATION: The Planning Commission recommended approval of this request by vote of 6-0 citing good zoning practice.**



**9. AGENCY MINUTES AND REPORTS**

- a. Brookneal/Campbell County Airport Authority [May 27, 2020](#)
- b. Economic Development Commission [September 26, 2019](#)
- c. Industrial Development Authority [January 23, 2020](#)
- d. Industrial Development Authority [May 26, 2020](#)
- e. Library Board [June 15, 2020](#)
- f. Planning Commission [June 22, 2020](#)
- g. Robert E. Lee Soil & Water Conservation District [June 25, 2020](#)
- h. School Board [May 11, 2020](#)
- i. School Board [June 8, 2020](#)
- j. Social Services Board [June 17, 2020](#)

**10. INFORMATIONAL ITEMS**

- a. Library Newsletter [July 2020](#)

## BOARD OF SUPERVISORS MEETING SCHEDULE

Revised 7/02/2020

**Tuesday, August 4<sup>th</sup> –**

6:00 PM – Regular Administrative Business Meeting

7:00 PM – Public Hearings

Tuesday, August 11<sup>th</sup> –

5:00 PM – EMSAC – Public Safety Conference Room (Cline, Moore)

6:00 PM – FAC

Monday, August 17<sup>th</sup> –

6:30 PM – Joint Committee Meeting – Campbell Co. Technical Center (Hogg, Shockley)

Tuesday, August 18<sup>th</sup> –

6:00 PM – Board work session – topic TBD

**Tuesday, September 1<sup>st</sup> –**

6:00 PM – Regular Administrative Business Meeting

7:00 PM – Public Hearings

Tuesday, September 15<sup>th</sup> –

6:00 PM – Board work session – topic TBD

**Tuesday, October 6<sup>th</sup> –**

5:00 PM – Broadband Authority

6:00 PM – Regular Administrative Business Meeting

7:00 PM – Public Hearings

Tuesday, October 20<sup>th</sup> –

6:00 PM – Board work session – topic TBD

**Tuesday, November 3<sup>rd</sup> –**

6:00 PM – Regular Administrative Business Meeting

7:00 PM – Public Hearings

Tuesday, November 10<sup>th</sup> –

5:00 PM – EMSAC – Public Safety Conference Room (Cline, Moore)

6:00 PM – FAC

Monday, November 16<sup>th</sup> –

6:30 PM – Joint Committee Meeting – Campbell Co. Technical Center (Hogg, Shockley)

Tuesday, November 17<sup>th</sup> –

6:00 PM – Board work session – topic TBD

**Tuesday, December 1<sup>st</sup> –**

6:00 PM – Regular Administrative Business Meeting

7:00 PM – Public Hearings

**Tuesday, January 5<sup>th</sup> –**

5:00 PM – Broadband Authority

6:00 PM – Regular Administrative Business Meeting

7:00 PM – Public Hearings

Tuesday, January 18<sup>th</sup> –

6:00 PM – Board work session – topic TBD