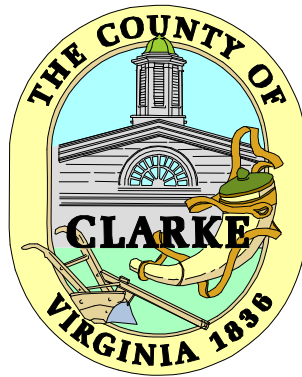


Clarke County Board of Supervisors



Regular Meeting Packet

March 19, 2024



Clarke County Board of Supervisors Regular Meeting Agenda

Main Meeting Room Berryville / Clarke County Government Center
101 Chalmers Court, 2nd Floor, Berryville, Virginia

Item	March 19, 2024	Page
Afternoon Session 1:00 PM		
1.	Call To Order	4
2.	Adoption Of Agenda	5
3.	Citizen's Comment Period	6
4.	VDOT Update	7
5.	Conservation Easement Authority Five-Year Report	8
6.	Approval of Minutes:	29
	– February 20, 2024 Regular Meeting	30
7.	Consent Agenda:	62
	– Proclamation Recognizing March as Developmental Disabilities Awareness Month (2024-01P)	63
	– Resolution of Recognition & Appreciation for Ronnie Huff (2024-02R)	64
	– Resolution of Support for Millwood Speed Tables (2024-03R)	65
	– Resolution of Support for the Conservation and Protection of the Fairgrounds (2024-04R)	66
	– Abstract of Votes: March 2024 Presidential Primary	69
8.	Set Public Hearing: Proposed FY25 Budget (PH2024-05)	71
9.	Set Public Hearing: Proposed CY24 Tax Rates (PH2024-06)	84
10.	Work Session Items from March 6, 2024:	85
	A. School Board FY25 Budget Presentation Action: Information only.	...
11.	Personnel Committee Items from March 11, 2024:	106
	A. Expiration of Term for appointments expiring through April 2024. Action: The Personnel Committee recommends the following:	...
	– Appoint Deborah Liggins to fill the unexpired portion of Adeela Al-Khalili's term on the Historic Preservation Commission, which will expire on May 31, 2026.	...
	– Reappoint Shelley Daisley to the Library Advisory Council for a four-year term expiring April 15, 2028.	...
	– Reappoint Nancy Foster to the Library Advisory Council for a four-year term expiring April 15, 2028.	...
12.	Board of Supervisors Work Session Items from March 11, 2024:	116
	A. Proposed Conservation Easement Authority Deed Template Changes Action: By consensus, the Board agreed to consider the proposed changes at their March 19 meeting.	117
	B. Proposed 2024 Clarke County Transportation Plan Action: By consensus, the Board agreed to consider authorizing a public hearing at their March 19 meeting.	121



Clarke County Board of Supervisors Regular Meeting Agenda

Main Meeting Room Berryville / Clarke County Government Center
101 Chalmers Court, 2nd Floor, Berryville, Virginia

Item	March 19, 2024	Page
13.	Finance Committee Items from March 11, 2024:	201
	A. Review FY24 1 st Half Revenue Report Action: Information only.	202
	B. Review FY24 1 st Half Expense Report Action: Information only.	204
	C. Bills and Claims Action: The Finance Committee recommends approval of the February 2024 Invoice History Report.	213
	D. Standing Reports: Year to Date Budget Report, Reconciliation of Appropriations, Capital Projects Report Action: Information Only.	222
14.	Joint Administrative Services Board Update	243
15.	Government Projects Update	244
16.	Miscellaneous Items	245
17.	Summary Of Required Action	246
18.	Board Member Committee Status Reports	247
<hr/> Evening Session 6:30 PM <hr/>		
19.	Citizen's Comment Period	248
20.	Public Hearing: Horus Virginia I LLC Siting Agreement (PH2024-03)	249
21.	Public Hearing: Horus Virginia I LLC Special Use Permit & Site Development Plan (PH2024-04: SUP22-01/SP22-02)	255
22.	Adjournment	340
	Reports in Packet:	341
	– VATI Project	342
	– Building Department	346
	– Commissioner of the Revenue	357
	– Virginia Regional Transit	366
	– Fire/EMS	367

Clarke County Board of Supervisors

Call to Order

Clarke County Board of Supervisors

Adoption of Agenda

Clarke County Board of Supervisors

Citizen's Comment Period

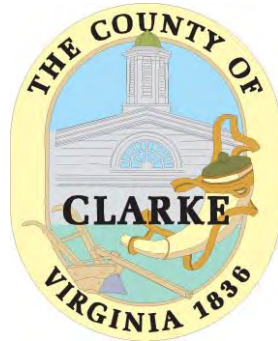
Clarke County Board of Supervisors

VDOT Update

Clarke County Board of Supervisors

Conservation Easement Authority Five-Year Report

**CLARKE COUNTY
CONSERVATION EASEMENT
AUTHORITY**



**SUMMARY OF ACCOMPLISHMENTS
2019 through 2023**

MARCH 19, 2024



EXECUTIVE SUMMARY

The Clarke County Conservation Easement Authority was established in 2002, and its first easement was recorded in 2003. Since then, 163 easements have been recorded, protecting 9509 acres, and retiring 307 dwelling unit rights (DURs). Easements are acquired through donation, appraised value purchase, and DUR purchase. The Authority has successfully leveraged more than \$5.3 million in grant funds from both state and federal sources in order to maximize the purchasing power of limited local funding.

In 2018, the Easement Authority contracted with the Weldon Cooper Center for Public Service to conduct a Cost of Community Services (COCS) study in which the cost/benefits of conservation easements were analyzed. The study revealed that residential land uses generated an estimated \$34.2 million in county revenues while consuming approximately \$42.3 million in county services in FY2017, whereas commercial-industrial and agriculture-open space generated estimated surpluses of \$3.7 million and \$1.5 million respectively. The COCS ratio, which was computed by dividing the total county budget expenditure by county revenue for each land use category, results in COCS ratios of 1.237 for residential land use, 0.234 for commercial/industrial land use, and 0.495 for agriculture/open space land use.

In addition, easements are beneficial in reducing the true value of real property used to compute the Local Composite Index (The Index that sets the State's funding level for our local schools). If the Clarke County Conservation Easement Authority had not been created, the COCS indicates state contributions would decrease by approximately 1 percent today translating into lost funding of approximately \$131,000 to \$147,000 annually in state aid for schools. The average annual appropriation by the Board of Supervisors for the County's easement program is \$120,000 therefore; conservation easements actually generate income for the County.

This report is the fourth five-year report since the Conservation Easement Authority's creation. The easement program remains strong, placing an average of 475 acres in easement per year over the past 20 years.

Outreach efforts, including fundraising, have added an average of about \$36,664 per year over the past 20 years. These funds are used to supplement local funding for surveys and appraisals.

PURPOSE OF REPORT

County Code Section 72-12 requires that the Board of Supervisors receive five-year reviews of the easement program that detail its effectiveness. Three previous reports summarized the past 15 years of the program. This document provides a summary of years 2019 through 2023.

ESTABLISHMENT & PURPOSE

The Clarke County Conservation Easement Authority and its Easement Purchase Program were created by Ordinance of the Clarke County Board of Supervisors on June 18, 2002. The general purpose of the Conservation Easement Purchase (CEP) program is to protect and preserve land with significant agricultural, natural, scenic, and historic resources. The specific purposes of the CEP program include, but are not limited to, (1) protection of quality farmland, (2) preservation of open-space and the rural character of the county, (3) protection of environmentally sensitive areas important to water quality, plant life, and wildlife, (4) protection of historic resources, (5) protection of natural and scenic resources, (6) promotion of tourism, and (7) protection of water resources. Chapters 12 and 72 of the County Code describe the articles of incorporation, duties, procedures, and overall purpose of the program.

The CEP program is funded annually by the Board of Supervisors via the county budget or by special appropriation. Early in the program, the Supervisors appropriated \$150,000 per year from end-of-year

funds to support the program. Currently, the funding policy is by appropriation as needed. Additional funds are provided by rollback taxes, which is somewhat erratic depending on the amount of development. Local funding has been supplemented by grants from the Shenandoah Resource Conservation and Development Council (SRCDC), the Virginia Outdoors Foundation (VOF), Piedmont Environmental Council (PEC), the Natural Resource Conservation Service's Farm and Ranchland Protection Program (FRPP) — now known as Agricultural Land Easements (ALE) — the Virginia Land Conservation Fund (VLCF) administered by the Department of Conservation and Recreation, and the Virginia Department of Agriculture and Consumer Services (VDACS). Grant funding options are detailed later in this report.

CHANGES TO THE PROGRAM

Deed Template

The Clarke County Conservation Easement Authority amended its deed template in response to recommendations from the Internal Revenue Service (IRS). These changes include the addition of building envelopes, impervious surface limitations, and language related to extinguishment and boundary line adjustment clauses in the deed template. The purpose of these changes is to protect the conservation values of the land and to ensure that easement donations for tax credits meet the requirements of the IRS tax code.

Building Envelopes

In December of 2022 the Authority approved the requirement of building envelopes on future easement properties in order to prevent random placement of structures throughout a property which could impact open space and other conservation values. However, envelope size and arrangement are to be considered individually for each easement. Building envelopes are to be identified by GPS coordinates on an aerial GIS map or survey plat and must be located so as to minimize impact to conservation areas such as:

- a. Streams, wetlands, springs
- b. Sinkholes
- c. Slopes that are greater than 25%
- d. Important farmland soils
- e. Hilltops or other visible locations
- f. Scenic roads
- g. Property line setbacks
- h. Other features as determined by the Authority

The size and number of building envelopes is dependent of the acreage of the easement parcel and the rate of increase differs for parcels that are less than or equal to 50 acres vs. parcels greater than 50 acres. The suggested acreage for individual envelopes is less than or equal to 5 acres but size and arrangement will be considered on a case-by-case basis.

Group	Parcel Size (acres)	# of building envelopes permitted*	Calculation of acres of building envelopes permitted	Acres of building envelopes permitted
1	≤50	2	0.1 x parcel size (round up)	1 acre – 5 acres
2	>50-150	2	0.05 x parcel size +2.5 acres (round up)	6 acres – 10 acres
3	>150-250	3	0.05 x parcel size +2.5 acres (round up)	11 acres – 15 acres
4	>250-350	4	0.05 x parcel size +2.5 acres (round up)	16 acres – 20 acres
5	>350-450	5	0.05 x parcel size +2.5 acres (round up)	21 acres – 25 acres

Table. Number of building envelopes and total envelope acreage for various ranges of parcel sizes. Calculations are based upon an assumption that an individual envelope size is ≤ 5 acres.

Building envelopes can be relocated, but only with approval from the CEA and only if the envelope is vacant. Relocating envelopes shall only be in response to validated issues with the original envelope location (e.g. limitations for constructing a septic system). In all cases building envelopes shall be located so as to minimize impacts on the conservation values.

Impervious Surface

A 1% impervious surface limitation has been in the deed template since 2007, but was modified to 2% for parcels less than 50 acres in 2016 as it was found to be too restrictive for these smaller parcels. The Authority further modified the limit for parcels that are less than 5 acres in 2023 to allow for the 4,500 square foot single-family dwelling size that is written in the deed.

Parcel Size (acres)	Max. amount of impervious surface permitted	Calculation of square feet of impervious surface permitted
>5	4,500 square feet	No calculation – SFD dwelling size limit
5-50	2%	0.02 x parcel size in acres x 43,560
>50	1% + 0.5 acres	(0.01 x parcel size in acres + 0.5 ac.) x 43,560

Table. Impervious surface permitted by parcel size.

The Authority considers requests to exceed these limits on a case-by-case basis.

Extinguishment and Boundary Line Adjustment Clauses

On April 24 2023, the IRS formally published safe harbor language in Notice 2023-30 allowing easement grantors the opportunity to amend certain conservation easement deeds to potentially safeguard their federal tax deductions from possible IRS audits with respect to two clauses: extinguishment and boundary line adjustments. Individuals were not required to amend their easement deed but Mr. Mitchell recommended that the safe harbor language be included in all future deeds drafted by the CEA.

Additional verbiage regarding the determination of proceeds in the case of the extinguishment of the conservation easement was added to the deed template. The boundary line adjustment clause now includes the requirement of a judicial proceeding to resolve a bona fide dispute regarding a boundary line’s location.

Nutrient Bank Policy

In addition to the deed template updates due to IRS recommendations, the Authority also added restrictions for Nutrient Credit Banks that use land conversion on conservation properties. The purpose of restricting nutrient banks on easement properties is to prevent the permanent conversion of agricultural

land to forested land that seems to benefit developers in other counties within the Potomac River watershed.

Nutrient credit banks will be considered on a case-by-case basis and require Authority approval for planting plans and maintenance schedules. Nutrient banks are prohibited in areas that contain prime farmland soils as designated by NRCS and may not exceed 10% of the overall acreage of the easement property. Initial planting of the nutrient bank will require that 90% of the trees planted be hardwood trees typical of the species growing in healthy and productive reference forests in the Shenandoah Valley.

Large Agricultural Building Policy

Location of dwellings or other large buildings can have a major impact on the view from public places as roads, rivers, parks, outlooks, etc. or a natural or historic resource particular to the property. Both the size and location of such a building can impact a property's natural and open-space resources. For this reason, the Authority will often suggest limitations on placement of dwellings or other large buildings.

The current standard deed of easement limits the size of individual agricultural structures to 4,500 square feet in ground area unless written approval is provided by the Grantee. On large working farms especially those retaining lower structure densities, the size threshold for review of new farm buildings or structures may be increased to up to 10,000 square feet in certain cases if conservation values are protected. Requests for most Standard Large Agricultural Buildings (4,500 – 10,000 sq. ft.) and all Extra Large Agricultural Buildings (exceeding 10,000 sq. ft.) will be considered by the Authority on a case-by-case basis and will require siting within a building envelope.

Zero DUR Policy

In 2020, the Authority received a couple of easement applications where the landowners requested retirement of all the remaining DURs on vacant parcels. In one case, the applicant was encouraged to keep one remaining DUR and in the other case, both DURs were permitted to be extinguished. This prompted members to suggest that criteria should be established that would provide an objective standard for situations where no DURs are retained on vacant parcels.

Any parcel placed in a conservation easement with zero DURs shall meet the following criteria:

1. No public road access or recorded private easement access; OR
2. Site conditions that restrict or eliminate the potential for development – for example, flood plain, steep slopes; OR
3. Other special facts and circumstances that make it appropriate to retire all DURs. Such as viewsheds, historic features.

Any parcel placed in easement with zero DURs shall provide a survey plat that includes a statement saying that this is not a legal building lot and has zero DURs.

SUMMARY OF HOLDINGS

Greenway Court (Digges family) was officially approved for Easement purchase on April 30, 2003, becoming the first county-held Conservation Easement. Initially, the Authority acquired easements either by donation or a purchase based on an appraised value. A third option was initiated in 2010: the Dwelling Unit Right (DUR) purchase option. Chart 1 summarizes the three easement options by acreage and year.

In general, an easement donation is preferred when the landowner's income is such that he/she pays taxes and can benefit from state and federal tax credits. Since 2002, 74 property owners have put their land in permanent conservation easements via donation. Nineteen easements were recorded between 2019 and

2023, totaling just over 1,440 acres. In all, 11 were donated, three were appraised value purchases, and five were purchased utilizing the DUR purchase option.

Easements can be purchased by the Authority based on an appraised value and landowner income limitations based on a sliding scale. An appraised value purchase is used when the county is able to utilize grant funds to subsidize the local funding. The property must meet the criteria for federal and/or state grants, for example, having greater than 50 percent important farmland soils as classified by the Natural Resource Conservation Service. The purchase offer is based on an appraisal that includes the location and size of the property, number of DURs retired, and resource conservation values such as streams or rivers, wildlife and woodland. Twenty-five parcels have been placed in Conservation Easement based on an appraised purchase.

The DUR purchase option, initiated in 2010, provides an opportunity for landowners owning properties that do not qualify for grants to receive some monetary compensation for placing their property in conservation easement. If the property owner has one or more DURs to retire, the Authority may be willing to purchase them for as much as \$40,000 per DUR, and funding comes jointly from the Virginia Department of Agriculture and Consumer Services and the county. The DUR purchase price is determined by a combination of income level and the conservation value of the parcels. As DURs are typically worth more than what the Authority pays, the property owner may obtain an appraisal at his/her own expense. The difference in values can be considered a charitable contribution that may qualify for state tax credits as well as federal and state tax deductions. Twenty-eight easements have been recorded using this option.

A total of 163 easements have been recorded since 2003, of which, 57 were purchases and 106 were donations. In total, these easements conserved a total of 9,509 acres and retired 307 development rights and 13 lots in the Town of Boyce. Table 1 details the number of acres placed in easement per year.

Chart 1. Acres in Easement Donation, Appraised Purchase, and DUR Purchase by Year.

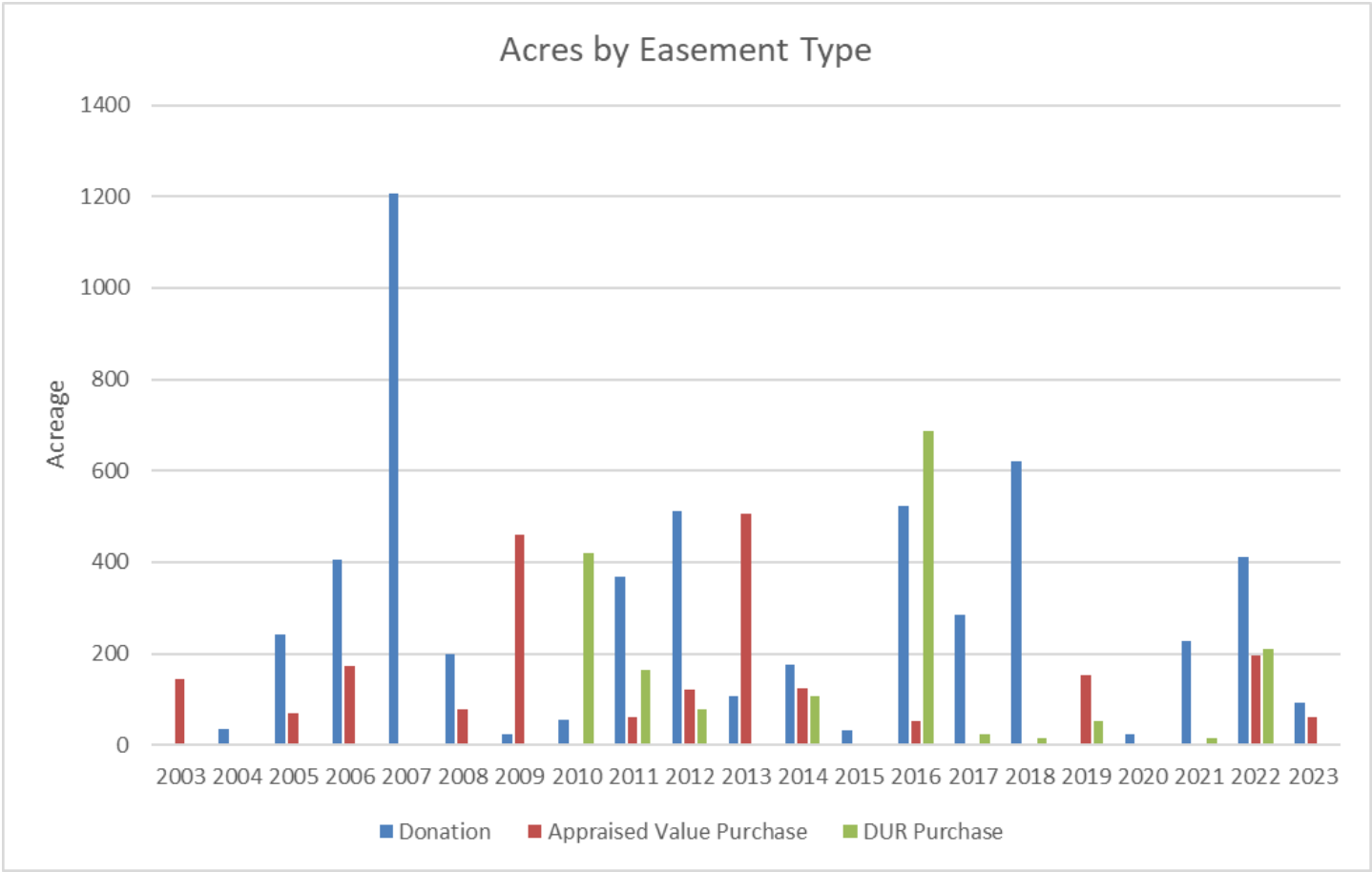


Table 1. Number of parcels placed in Conservation Easement via Clarke County Easement Authority between 2003 and 2023.

Year	Donation		Appraisal Value Purchase		DUR Purchase		Total	
	# of acres	# of parcels	# of acres	# of parcels	# of acres	# of parcels	Total # of acres	Total # of parcels
2003			145	2			145	2
2004	35	4					35	4
2005	242	7	70	2			313	9
2006	406	5	173	2			579	7
2007	1205	30					1205	30
2008	199	10	77	2			276	12
2009	23	1	461	4			484	5
2010	55	1			419	10	474	11
2011	368	3	60	1	164	3	591	7
2012	510	7	121	1	77	1	709	9
2013	107	2	506	4			613	6
2014	175	2	123	2	106	3	404	7
2015	33	2					33	2
2016	523	6	53	2	686	7	1262	15
2017	285	7			23	1	308	8
2018	621	7			15	1	636	8
2019			154	1	53	2	207	3
2020	23	1					23	1
2021	228	3			15	1	244	4
2022	410	4	195	1	211	3	816	8
2023	93	4	60	1			154	5
Grand Total	5542	106	2198	25	1769	32	9509	163

A number of land trusts, federal and state agencies also work and have easement holdings in Clarke County. A summary of easement holdings is shown in Table 2.

Table 2. Summary of Easement Holdings, Clarke County, Virginia

Agency	acreage	% holding
Virginia Outdoors Foundation	15,845	55%
Clarke County Conservation Easement Authority	9,520	33%
Department of Historic Resources	1,915	6%
Piedmont Environmental Council	404	1%
National Park Service	241	< 1%
Department of Forestry	235	< 1%
Land Trust of Virginia	207	< 1%
Potomac Appalachian Trail Conservancy	194	< 1%
Appalachian Trail Conservancy	69	< 1%
Old Dominion Land Conservancy	47	< 1%
Lord Fairfax Soil and Water Conservation District	19	< 1%
Total	28,696	

As shown, the Virginia Outdoors Foundation is the largest easement holder in the county due in part to the fact it has been holding easements since 1968, far longer than most other agencies. In most cases, these organizations have specific criteria for acceptance and many do not offer financial compensation other than tax credits. As a result, the Clarke County Easement Authority has provided an opportunity for smaller landowners and those who might not meet the criteria of other programs to place land in easement.

EASEMENT PURCHASE – FUNDING SOURCES

Depending on the program, easement purchase offers have ranged between \$13,000 and \$240,000 for DUR purchases, and as much as \$716,500 for a purchase based on an appraisal. In order to supplement minimal local funding, the Conservation Easement Authority has been successful in leveraging grant funds for easement purchases. For easement purchases utilizing an appraisal, the landowner is required to donate a minimum 25 percent of the appraised value of the easement. Then, this charitable donation can be used to offset capital gain taxes incurred by the acquisition. A frequently used grant source is the Agricultural Land Easement (ALE) — formerly Federal Farm & Ranchland Protection Program (FRPP). This grant requires a minimum of 50 percent important farmland (soils) as classified by the Natural Resource Conservation Service (NRCS). These federal grants require a 50 percent match, but accept state, local, and landowner funds as match. State grant sources include the VLFCF and VDACS. VDACS provides an annual distribution as appropriated by the General Assembly to certified programs. Funds must be spent within 2 years. Table 3 details the annual distribution to Clarke County since the programs inception in 2008. No funds were allocated in FY10 as funds remained in the FY08 and FY09 allocations.

Less frequently used funding sources include the Virginia Outdoors Foundation (VOF), Piedmont Environmental Council (PEC), and the Shenandoah Resource Conservation & Development Council (SRCDC). Funding sources for easement purchases are detailed in Chart 3. The Authority received its first grant in December 2004 when the Shenandoah Resource Conservation and Development Council (SRCDC) presented the Authority with a \$25,000 donation to be used for the purchase of an easement on the Bauhan property on Pyletown Road. In September 2006, the Authority obtained \$233,150 from the Virginia Outdoors Foundation Preservation Trust Fund for the purchase of an easement on a 74-acre farm adjacent to the Shenandoah River. A breakdown of these funding sources is detailed in Table 4.

Table 3. VDACS allocation by year.

Fiscal Year	Allocation Amount
FY08	\$403,219.75
FY09	\$49,900.00
FY10	0
FY11	\$12,500.00
FY12	\$110,952.46
FY13	\$154,602.04
FY14	\$149,678.46
FY15	\$146,778.54
FY16	\$42,319.18
FY17	\$86,950.00
FY18	\$61,615.23
FY19	\$75,738.77
FY20	\$58,333.00
FY21	\$54,000.00
FY22	\$156,476.00

Chart 2. Funding sources for easement purchases.

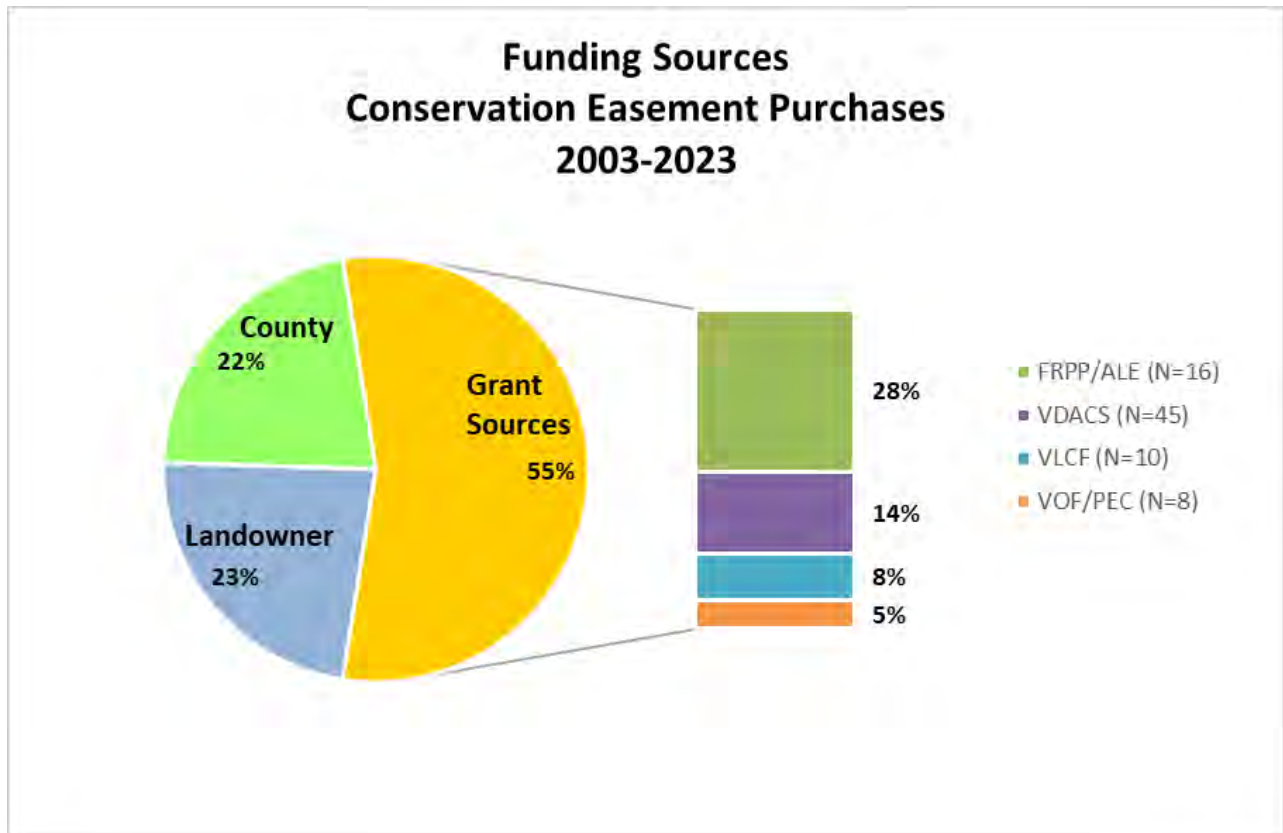


Chart 3. Breakdown of funding sources by year.

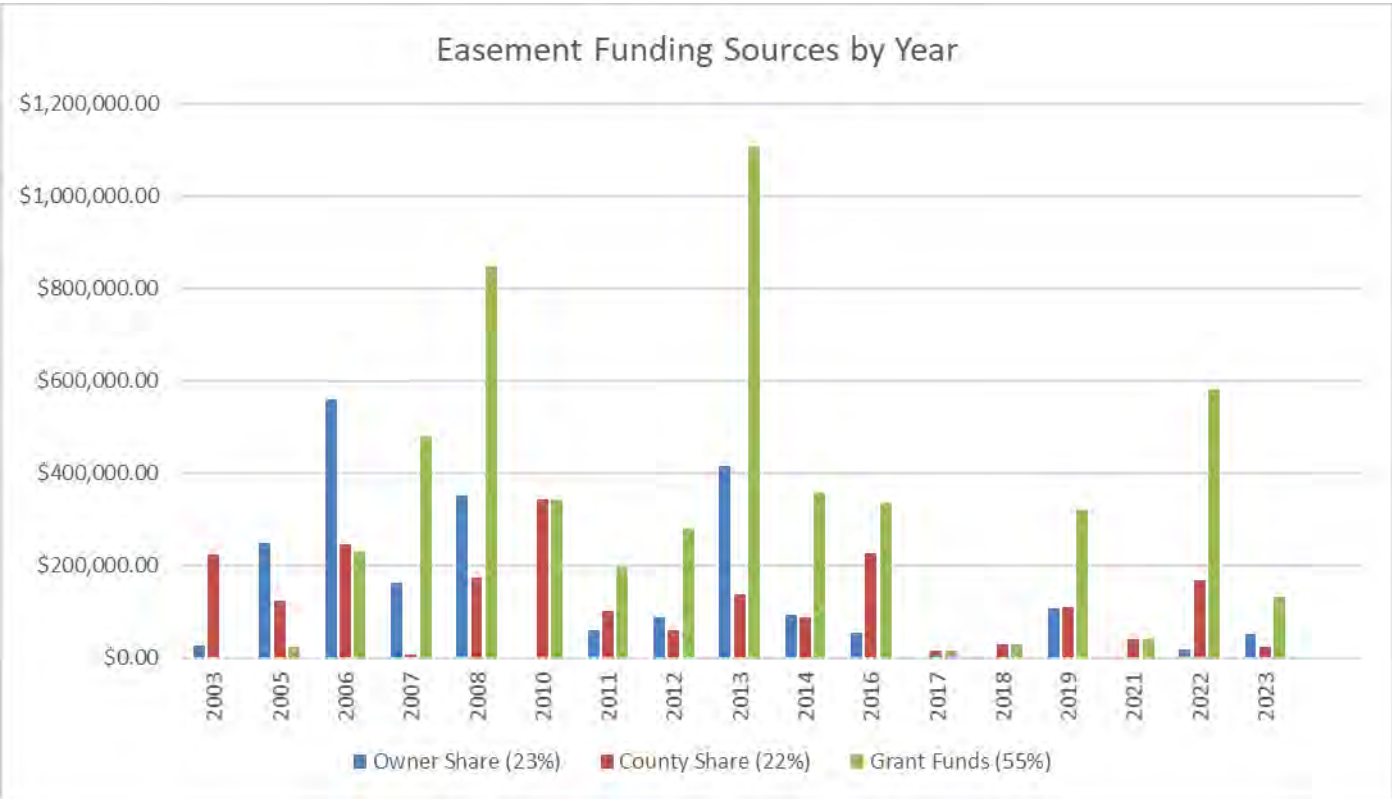


Table 4. Detailed report for all easement purchases.

Year	ACRES	DUR'S TERMINATED	APPRAISED VALUE	DUR PURCHASE VALUE	OWNER SHARE	COUNTY SHARE	GRANT SHARE	GRANT SOURCE
2003	139.7	3	\$251,000	\$0	\$26,000	\$225,000	\$0	
2003	4.9	0	\$0	\$0	\$0	\$0	\$0	
2005	39.6	2	\$198,100	\$0	\$123,100	\$75,000	\$0	
2005	32	2	\$200,000	\$0	\$125,000	\$50,000	\$25,000	SRDC
2006	99.93	3	\$578,400	\$0	\$445,133	\$133,267	\$0	
2006	74	3	\$736,950	\$0	\$166,575	\$114,075	\$228,150	VOF
2007	216	5	\$1,126,813	\$0	\$162,125	\$8,062	\$478,313	VLCF, VDACS, FRPP
2008	46.82	3	\$346,551	\$0	\$86,638	\$86,638	\$173,275	FRPP
2008	30	2	\$180,000	\$0	\$53,100	\$42,300	\$84,600	FRPP
2008	204	5	\$716,500	\$0	\$179,125	\$27,750	\$509,625	VLCF, VDACS, FRPP
2008	43	1	\$131,500	\$0	\$32,875	\$16,437	\$82,188	VDACS, FRPP
2010	11.48	1	\$0	\$25,000	\$0	\$12,500	\$12,500	VDACS
2010	19.8	2	\$0	\$80,000	\$0	\$40,000	\$40,000	VDACS
2010	10.5	1	\$0	\$28,000	\$0	\$14,000	\$14,000	VDACS
2010	133	6	\$0	\$240,000	\$0	\$120,000	\$120,000	VDACS
2010	145	5	\$0	\$140,000	\$0	\$70,000	\$70,000	VDACS
2010	38.1	2	\$0	\$80,000	\$0	\$40,000	\$40,000	VDACS
2010	47.6	2	\$0	\$60,800	\$0	\$30,400	\$30,400	VDACS
2010	15.18	1	\$0	\$30,400	\$0	\$15,200	\$15,200	VDACS
2011	60.00	2	\$240,500	\$0	\$60,125	\$30,063	\$150,312	VDACS, FRPP
2011	13.02	1	\$0	\$13,000	\$0	\$6,500	\$6,500	VDACS
2011	16.69	2	\$0	\$25,000	\$0	\$25,000	\$0	
2011	134.00	2	\$0	\$80,000	\$0	\$40,000	\$40,000	VDACS
2012	76.9	2	\$0	\$80,000	\$0	\$40,000	\$40,000	VDACS
2012	121.18	4	\$345,500	\$0	\$86,375	\$20,000	\$239,125	PEC, VDACS, FRPP
2013	80.86	4	\$30,300	\$0	\$125,000	\$27,500	\$347,500	PEC, VLCF, VDACS, FRPP
2013	217.34	4	\$542,500	\$0	\$135,625	\$32,813	\$374,062	PEC, VLCF, VDACS, FRPP
2013	68.02	3	\$255,000	\$0	\$63,750	\$3,125	\$188,125	PEC, VLCF, VDACS, FRPP
2013	140	4	\$560,000	\$0	\$140,000	\$97,500	\$322,500	PEC, VLCF, VDACS
2014	58.78	3	\$0	\$69,600	\$0	\$34,800	\$34,800	VDACS

2014	57.90	2	\$173,500	\$0	\$43,375	\$2,718	\$128,468	PEC, VLCF, VDACS, FRPP
2014	64.82	3	\$194,500	\$0	\$48,625	\$687	\$145,187	VLCF, VDACS, FRPP
2014	18.25	1	\$0	\$0	\$0	\$20,000	\$20,000	VDACS
2014	29.11	2	\$0	\$60,000	\$0	\$30,000	\$30,000	VDACS
2016	16.00	1	\$0	\$40,000	\$0	\$20,000	\$20,000	VDACS
2016	94.00	3	\$0	\$120,000	\$0	\$60,000	\$60,000	VDACS
2016	40.57	2	\$0	\$80,000	\$0	\$40,000	\$40,000	VDACS
2016	134.30	2	\$0	\$32,000	\$0	\$16,000	\$16,000	VDACS
2016	80.22	2	\$0	\$32,000	\$0	\$16,000	\$16,000	VDACS
2016	287.57	4	\$0	\$64,000	\$0	\$32,000	\$32,000	VDACS
2016	40.00	2	\$0	\$32,000	\$0	\$16,000	\$16,000	VDACS
2016	18.20	3	\$74,500	\$0	\$18,625	\$9,313	\$46,562	VDACS, ALE
2016	35.20	2	\$140,500	\$0	\$35,125	\$17,563	\$87,812	VDACS, ALE
2017	23.20	2	\$0	\$30,160	\$0	\$15,080	\$15,080	VDACS
2018	15.01	2	\$0	\$60,000	\$0	\$30,000	\$30,000	VDACS
2019	153.98	4	\$423,500	\$0	\$105,875	\$52,937	\$264,687	VDACS, ALE
2019	29.90	2	\$0	\$75,200	\$0	\$37,600	\$37,600	VDACS
2019	25.30	1	\$0	\$40,000	\$0	\$20,000	\$20,000	VDACS
2021	15.46	2	\$0	\$80,000	\$0	\$40,000	\$40,000	VDACS
2022	194.83	6	\$586,000	\$0	\$18,375	\$0	\$491,250	VDACS, ALE, VLCF
2022	122.82	4	\$0	\$140,800	\$0	\$70,400	\$70,400	VDACS
2022	88.25	3	\$0	\$40,800	\$0	\$20,400	\$20,400	VDACS
2023	60	2	\$157,500	\$0	\$52,500	\$25,000	\$100,150	VLCF, VDACS, PEC
Total	3982.29	137		Total	\$2,333,046	\$2,069,628	\$5,413,771	
				% of Total	24%	21%	55%	

VDACS=Virginia Department of Agriculture and Consumer Services

VLCF=Virginia Land Conservation Fund

ALE=Agricultural Land Easement, formerly Federal Farm & Ranchland Protection Program (FRPP)

SRCDC=Shenandoah Resource Conservation and Development Council

VOF=Virginia Outdoors Foundation

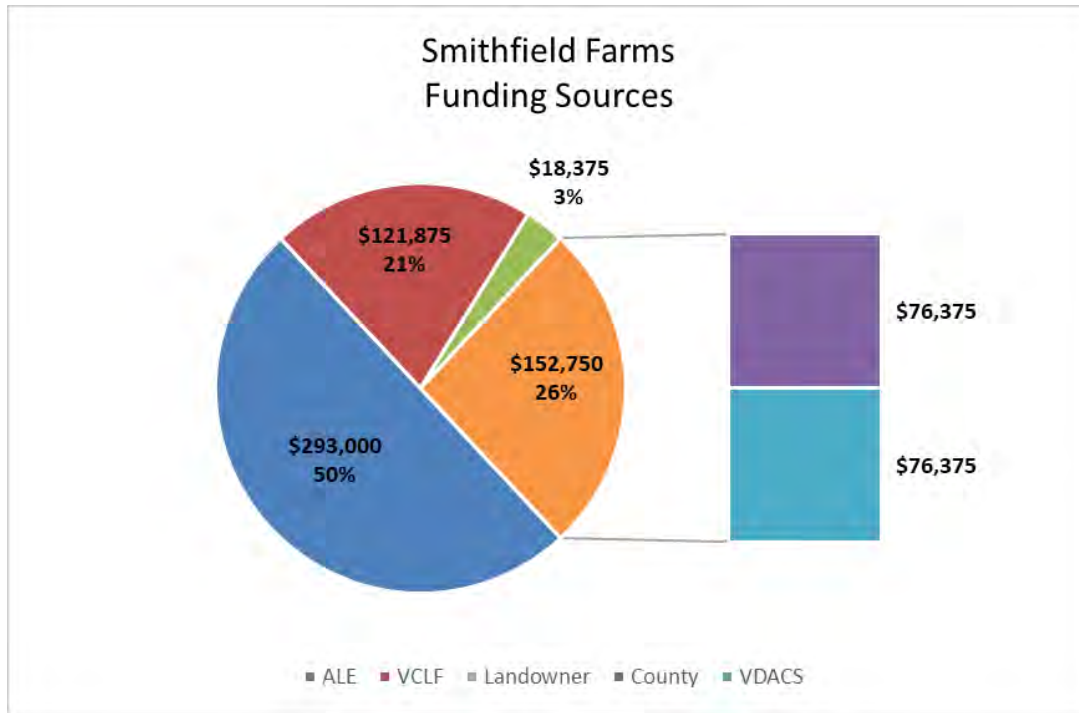
PEC= Piedmont Environmental Council

As of Dec. 31, 2023 the Conservation Easement Program has utilized \$5.4 million in grant funds (55 percent), with local and landowner contributions for easement purchases exceeding \$4.3 million over a 20-year period. This has resulted in the extinguishment of 137 DURs.

EXAMPLES OF LEVERAGING

The ability to leverage state and federal funds to supplement local appropriation can have a significant impact on the number of easements a local program can fund. One example, Smithfield Farm, is 214 acres that contains nearly 100% prime soils, a perennial stream, and a house that is individually listed on the National Historic Register (Smithfield). The owner retired all 6 remaining DURs.

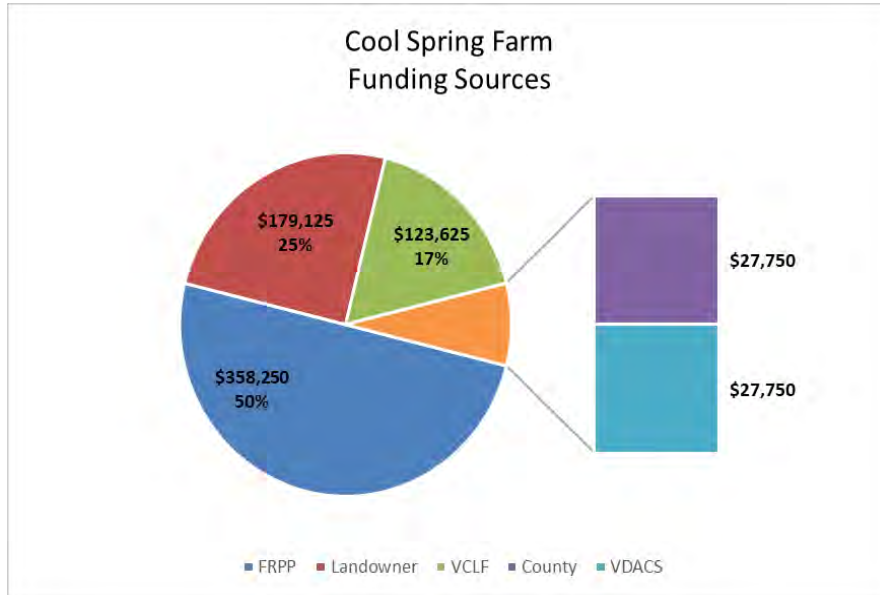
Chart 4. Smithfield Farms Funding Breakdown



The total appraised value of the easement was \$586,000 and the owner received payment of \$570,069.80. The local match was \$76,375 or 3% of the total purchase cost.

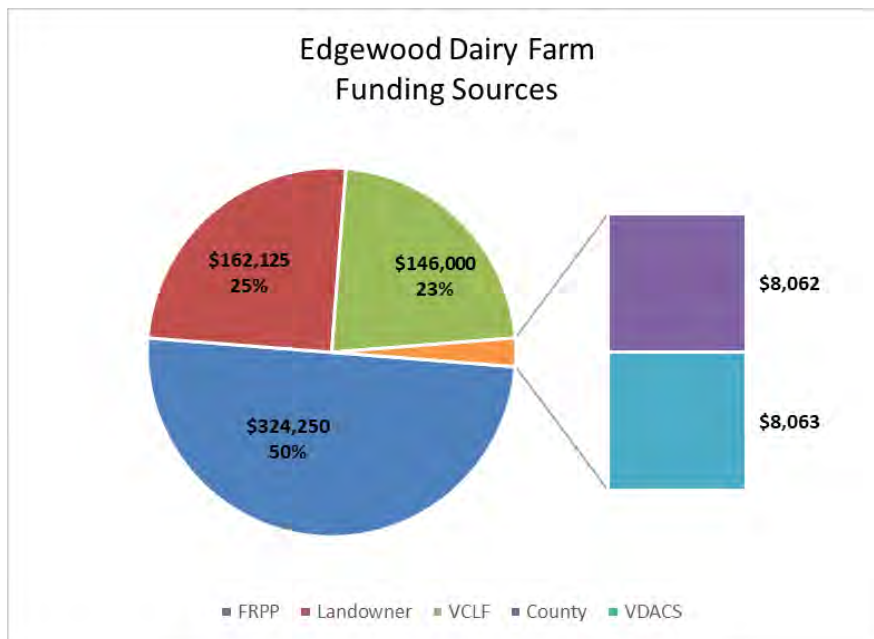
Another example, Cool Spring Farm, is 204 acres of farmland within the Cool Spring Civil War Battlefield Historic District, protecting nearly 204 acres of Important Soil, retiring 5 of its remaining 8 DURs, and protecting a circa 1880 house that is a contributing structure to the Historic District. The total appraised value of the easement was \$716,500. After deducting the property owners' 25 percent donation, they received payment of \$537,375. The local match for the purchase was \$27,750 or just under 4 percent of the total purchase cost.

Chart 5. Cool Spring Farm Funding Breakdown



One final example is the Edgewood Dairy Farm. This easement protects 216 acres of farmland, which is a family-owned and operated dairy. Fifty-seven percent of the soil is classified as Prime. The owner retired all 5 remaining DURs. The farm borders the Opequon Creek, a 303(d) listed impaired stream, and provides 2,800 feet of riparian buffer.

Chart 6. Edgewood Dairy Farm Funding Breakdown



The total appraised value of the easement was \$648,500. After subtracting the property owners' 25 percent donation, they received payment of \$486,375. In this case, the local match for the purchase was 1 percent of the purchase price or \$8,062.

COST/BENEFITS OF CONSERVATION EASEMENTS

Since its inception in 2003, the Authority has spent \$2,069,628 — roughly \$100,000 per year — of local funds to purchase conservation easements. Residents often question the value and need to spend public funds for preservation of open space. In an effort to describe the financial benefits of conservation easements to the community, the Authority contracted with the Weldon Cooper Center for Public Service to complete a Cost of Community Services Study (COCS) in 2018.

COCS studies divide land use into three categories: residential, commercial/industrial, and farmland/open space and calculate a COCS ratio for each land use category. Then, they compute the ratio of total expenditures required by land use to total revenues generated by land use. If the ratio is greater than one, the land use generates less revenue than it requires in expenditures and creates a local fiscal deficit. If the ratio is less than one, the land use requires less in the value of services than the revenue it generates and creates a fiscal surplus.

The statistics compiled are similar to those of a study for the county conducted more than a decade ago and comparable to data from other Virginia counties: Residential land use brings in the lion's share (81.52 percent) of revenue to the county, but it also accounts for most of the expenditures (94.28 percent). In other words, for every \$1 in revenue, the county spends about \$1.24 on residential land. Commercial-Industrial land use contributes 11.59 percent of revenue and requires 2.53 percent of expenditures. So, for every \$1 in revenue, the county spends about \$0.23 on commercial-industrial land. Agriculture-Open Space land use accounts for 6.89 percent of revenue and 3.19 percent of expenditures. For every \$1 in revenue, the county spends about \$0.50 on agricultural land.

An additional financial benefit of Conservation Easements is the reduction of the true value of real property used to compute the Local Composite Index, resulting in increased state aid for schools. This index determines a school division's ability to pay education costs. The Composite Index is calculated using three indicators of a locality's ability-to-pay:

- True value of real property (weighted 50 percent)
- Adjusted gross income (weighted 40 percent)
- Taxable retail sales (weighted 10 percent)

Each locality's index is adjusted to maintain an overall statewide local share of 45 percent and an overall state share of 55 percent.

Clarke County received \$8.7 million in revenue from the Commonwealth for the School Operating Fund, largely funding awarded through the state's Standards of Quality (SOQ) funding process. The latter program awards funds based on local fiscal capacity. Hence, localities demonstrating greater fiscal capacity, holding all else the same, receive smaller transfers.

Clarke County has 28,695 acres under permanent conservation easement with 689 acres added with the assistance of the county's Conservation Easement Authority funding in the past 5 years. The value of property rights removed per acre is estimated at \$2,800 to \$3,132. Meaning, if Clarke County conservation easements had not been created, the county would have an estimated \$82.1 million to \$91.9 million in

additional property assessment that would translate into higher composite indices of local ability-to-pay varying from a low of .5603 to a high of .5615. Therefore, state contributions would decrease by approximately 1 percent, translating into lost funding of approximately \$131,000 to \$147,000. The average annual appropriation by the Board of Supervisors for the County's easement program is \$120,000 therefore, the Authority actually generates income for the County.

The 2018 COCS study cost \$11,894 and was co-funded by an Agriculture and Forestry Industries Development Fund grant administered by the Virginia Department of Agriculture and Consumer Services and the Stewardship Fund of the Clarke County Conservation Easement Authority. No county funds were spent on the study.

PUBLIC RELATION EFFORTS & FUNDRAISING

Authority achievements extend beyond holding easements. The Authority has worked to educate the public about the benefits of conservation easements.

In 2003, Authority members began to explore how to solicit private funds to supplement money provided by the Board of Supervisors for easement purchases and associated expenses. Specifically, the Authority sought professional assistance to develop a private fundraising program. After months of due diligence, the Authority in August 2004 hired a professional fundraiser to develop and implement a fundraising program. The scope of work outlined in the contract includes:

- 1) Review current donor list for year-end appeal;
- 2) Write year-end appeal letter;
- 3) Write acknowledgement letters to all donors;
- 4) Analyze response to the appeal and report to the committee;
- 5) Prepare a brochure describing the Authority, soliciting involvement and seeking tangible support;
- 6) Work with a committee to develop a list of potential presentation opportunities with area groups; arrange dates. If desired, work with presenter to fine tune the presentation.

Quarterly newsletters have been prepared and distributed since December 2006. The newsletters are mailed twice a year with the tax bills to all Clarke County landowners. The other two newsletters are sent to individuals who have contributed to the Authority. The newsletters offer details about recently recorded easements, facts regarding easements, and general updates on Easement Authority activities.

Other fundraising and awareness efforts have included four photo contests. Each contest was advertised via the Authority website, posters and flyers. The contest is divided into student, amateur, and professional categories to reach the most participants. Each group is judged with three winners receiving gift cards to a local photography store. The photographs are used to create gift cards and framed photos, all offered for sale to generate funds for the Authority.

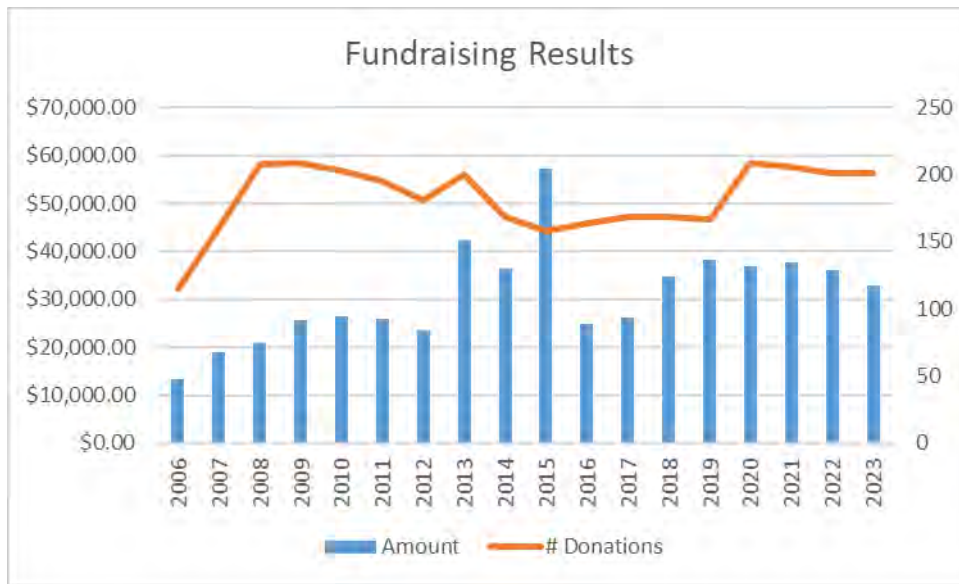
After co-founder and long-term Easement Authority member Wingate "Winkie" Mackay-Smith retired from public service in 2014, the Authority created the annual Wingate Mackay-Smith Land Conservation Award, which is designed to:

- honor individuals, groups, or organizations for outstanding contributions to conserve, preserve, and protect our open spaces in Clarke County; and
- build awareness of the need for land conservation in Clarke County and the positive role that easements play in preserving the natural beauty and historic significance of the county for future generations.

The award is presented at an annual luncheon, which has been covered by local media, providing additional publicity for the program.

Fundraising results are detailed in Chart 7. Note: The anomaly in 2015 is a large mutual fund donation of \$30,000 from a single individual. The money raised through these efforts funds a consultant and expenses relating to easement purchases such as appraisals and surveys.

Chart 7. Fundraising results



INSPECTION, MONITORING, ENFORCEMENT

Stewardship funds

Established in 2010, the Virginia Land Conservation Foundation distributes funds to conservation groups, including the Clarke County Conservation Easement Authority, based on the number of donated land interests accepted by the group during the preceding three years (VA Code Section 58.1-513 C.2). To be counted, donors must have claimed land preservation tax credits. The money is to be used for monitoring and enforcement of the county’s easements. Table 5 details the amounts received by Clarke County.

Inspections

Part of the requirement for holding easements is monitoring and inspection of eased properties to insure compliance with the terms of the Deed of Easement. As the number of easements held by the county has increased to more than 150 properties, county staff could no longer keep up with annual monitoring. As a result, the Authority began utilizing Stewardship funds to hire summer interns to complete the monitoring beginning in 2014. One or two college students are hired each summer to contact landowners and conduct easement inspections. The interns are paid \$1,000 plus mileage. If their work is satisfactory, a letter of recommendation is provided when the inspections are completed. The interns inspect the property, document any changes, and discuss the restrictions outlined in the deed with property owners. As of 2023, interns have been using a software called Landscape to document and photograph the properties during inspection. This software is linked to GPS and ensures that the intern is reporting on the correct property. To date no violations have been reported.

Table 5. Virginia Land Conservation Foundation (VLCF) Stewardship Fund Distribution

Year	Amount
2011	\$2,410
2012	\$34,159
2013	\$18,514
2014	\$17,115
2015	\$18,378
2016	\$2,010
2017	\$12,207
2018	\$44,759
2019	\$44,759
2020	\$40,209
2021	\$22,457
2022	\$4,554
2023	\$7,527
Total	\$269,057

CONCLUSION

Each year since its establishment in 2002, the Clarke County Conservation Easement Authority has accrued greater success. Two easements were recorded in 2003, growing to nine in 2005. Twenty-eight properties were accepted in 2007. In subsequent years, the number of applications has been less than the high of 28 in 2007, but that may be attributable in part to the economic trends. Since 2003, the Authority has on average placed about 475 acres per year in easement.

Increases in state grant funding is another factor that has positively affected the county’s ability to purchase easements. The past three governors have sponsored initiatives to increase state funding to help achieve the goal of placing a minimum of 400,000 acres in easement in the Commonwealth for each four-year term. This — combined with increased tax incentives — has motivated many landowners to consider placing their land in permanent open space.

As described in the Cost of Community Services report, easements are beneficial in reducing the true value of real property used to compute the Local Composite Index (The Index that sets the State's funding level for our local schools). If the Clarke County Conservation Easement Authority had not been created, the COCS indicates state contributions would decrease by be approximately 1 percent lower today translating into lost funding of approximately \$131,000 to \$147,000 annually in state aid for schools. The average annual appropriation by the Board of Supervisors for the County’s easement program is \$120,000 therefore the conservation easements actually generate income for the County.

Overall, Clarke County has 28,695 acres or 25 percent of its land area permanently protected by Conservation Easements. The Easement Authority currently holds a total of 163 easements, protecting 9,520 acres or 33 percent of the total holdings (see Map 1). The county’s Easement Authority plays an important part by enabling landowners with smaller properties that might not otherwise meet the criteria of other programs to place land in easement, thus protecting valuable natural and historic resources in Clarke County for future generations.

Map 1. Conservation Easements in Clarke County



Clarke County Board of Supervisors

Approval of Minutes

- January 16, 2024 Regular Meeting

February 20, 2024	Clarke County Board of Supervisors Regular Meeting Main Meeting Room	1:00 pm
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At a regular meeting of the Board of Supervisors of Clarke County, Virginia, held in the Berryville Clarke County Government Center, 101 Chalmers Court, 2nd Floor, Berryville, Virginia, conducted on Tuesday, February 20, 2024, at 1:00 pm.

Board Members Present:

- Matthew E. Bass - Berryville District
- Terri T. Catlett - Millwood/Pine Grove District
- Doug Lawrence - Russell District
- Beverly B. McKay - White Post District
- David S. Weiss - Buckmarsh/Blue Ridge District

Board Members Absent: None

County Staff Present: Chris Boies, Catherine Marsten, Brandon Stidham, Jeremy Camp, Cathy Kuehner, Barbara Bosserman

Constitutional Officers / State Offices / Other Agencies Present: Patricia Putnam, Tara Blackley, John Huddy, Alison Waddell, Ed Carter

Press: Mickey Powell, Winchester Star

Others Present: Nathan Stalvey, Bill Waite, Alex Lee, Jean Lee, Hunter Dickinson, Jeff Hinson, Bradley Cook, John Holmes, Renwick Richardson, Michael O'Donnell

1) *Call to Order*

Chairman Weiss called the meeting to order at 1:03 pm.

2) *Adoption of Agenda*

Supervisor Lawrence moved to adopt the agenda as presented. The motion carried by the following vote:

- Matthew E. Bass - Aye
- Terri T. Catlett - Aye

Doug M. Lawrence	-	Aye
Beverly B. McKay	-	Aye
David S. Weiss	-	Aye

Chairman Weiss recognized Trevor Brown, a firefighter in Sterling recently killed in the line of duty, for his service and valor and offered the Board’s condolences to the entire community of first responders.

Chairman Weiss also acknowledged the recent passing of former Sheriff Dale Gardner, who possessed a great outlook on life and was a tremendous asset to the community.

3) *Citizen’s Comment Period*

Bradley Cook of Longwood Lane in Bluemont

I have lived in the county for 22 years and I really like Berryville and being within 20 minutes of Leesburg, Winchester, Charles Town, and Purcellville. I really like it here but the traffic, in particular the commuting traffic, is getting out of hand. It is getting really dangerous for people pulling out onto Route 7 and getting off of Route 7. I passed out my emails back and forth with Mr. Stevens of VDOT concerning the issue.

I know we can’t control the amount of traffic and it is doubtful we can control the speeds. There is very little room to pull someone over, it’s dangerous for the officers and I don’t want to put anybody in harm’s way. I don’t care if they sit there in the car all day and not write a ticket. But there is no presence on the mountain unless there’s an accident. Unfortunately, we did have an accident right there at Retreat Road on February 2. I never found out the details of that accident and what happened, but I saw the black marks. It looked like somebody got T-boned – somebody trying to cross the road there. It’s a concern for me because we have a young girl who is getting ready to start driving. Coming down the mountain, I understand that vehicles are picking up speed. What my solution would be is some longer acceleration lanes. I don’t know if it is possible, but we could at least make them the exit lanes so that I can get out of these people’s way coming down the mountain.

VDOT did some tree trimming and I see maybe one sign posted, 55 mph, down towards the bottom of the mountain. I appreciate what they’ve done but it is not enough. If we can’t control the amount of traffic and we can’t control the speeds, we need to do something to the roads to make it safe for people to enter and exit. I spoke with the Chief Deputy and she is going to try to have more people in the area.

John Holmes of Oakleaf Lane

Our community is obviously concerned about traffic patterns on Route 7, especially the speed and the ability for Clarke County citizens to come in and out of their residences. I am a member of the homeowners association and the road association for Longwood. I also have a second property that comes in and out of River Road, which ingresses and egresses on Route 7 on the mountain. The Staunton area commissioner for VDOT told us that this is probably the most dangerous quarter mile in Northern Virginia: from the top of the mountain up to about Cattlemens crossing. I have had numerous experiences of accidents and have come upon scenes of accidents myself on this quarter mile. I have three thoughts for you; I don't just come with problems so I'm going to add what we think are solutions.

Number one is enforcement. Up on the mountain, we notice that the police do stay down by the bridge. It would be nice to have presence on the mountain. The VDOT commissioner himself stated that the average speed is somewhere between 75 and 85 miles per hour in a 55mph zone. That's extremely dangerous, especially considering the incline and the curve of the road.

Number two is that I noticed in the Board of Supervisors meeting minutes from December of last year, that you all stipulated that there was a proposal for a ten-foot paved shoulder on the right side and two feet paved on the left side.

The third thing is in the report from VDOT. I was present at the Blue Ridge fire house when they had the citizen's meeting with the VDOT person from Staunton. He went through the possibility of putting some turning lanes and traffic abatement, especially at Mountain Road. His words to us at the group were that the turning lanes were, in his words, "woefully inadequate". Those of us that live in Longwood also find that they are woefully inadequate.

I have seen a drunk girl crash through our sign one night, roll her little red Fiesta, jump out of the car, and run over to her friend's house to have a beer. Nothing ever happened to drunk girl when she crashed her car. I witnessed a guy named Will flip his Ford Explorer three times because of the way the gully is there. His car hit the bottom of the gully as he lost control and he flipped three times. He landed on the roof and I was the first person there. Here was a man bleeding, his legs were trapped in his car and he couldn't get out because of the high rate of speed and the danger of the embankments on either side. The third thing I'd mention is that we have a lot of people flow through the county that are not from the county. My friend Jay lives on Cattlemens and a fugitive came through during the Route 9 closure. His car broke down right near the bridge; he jumped out of his car and ran over to my friend Jay's farm. Jay is an honest guy and leaves his key in the car; the fugitive took his car to keep going on to Charm City to keep doing what he did.

My point is that VDOT has corresponded with our neighborhood and given us the statistics. There have been 82 accidents in the last sixty months with two fatalities.

Forty percent of the accidents are due to hit objects, which means people are sliding off the road. The road is unsafe and we beg you for some assistance.

Renwick Richardson of Bluemont

I have three young kids who will, pretty soon, be ready to drive. All the turn lanes going down the hill are horrible. They are turn lanes that you would find on residential roads in normal subdivisions, but they are the same that you have going down the mountain where there are people going seventy or eighty miles an hour.

Another thing that is a really big deal is the eighteen-wheelers and trailers coming down the road. With the speeds that everyone is coming down, it is easy for even us to make a mistake. I have almost made mistakes not judging big rigs coming down. I live right off of Route 7. I drive fire trucks for a living, and even I misjudged. It would be easy to get creamed there. Now, we all have a lot of driving experience. Shame on us if a sixteen, seventeen, eighteen year old gets creamed. The amount of driving experience that I think you need to be able to come in and out of there is very high. I work by the mixing bowl, and this is probably scarier. At least, with the mixing bowl, there's a way out as long as you're paying attention. On that mountain, there is zero way out. There is no good answer if you make a mistake.

Michael O'Donnell of Millwood Road

What I'm here to talk to you about today is the work that the Millwood traffic community has done over the last eighteen months, along with Ed Carter and his team at VDOT. There are two things that we are looking to walk out with today; I realize that you will not have an immediate decision at this point.

The first thing we are asking for is that the Board of Supervisors approve a resolution to install four speed tables as designed and placed by the Virginia Department of Transportation. Those markings are in place and let me just tell you what our role has been in gathering community support and the outcome of that. Specifically within the gateway signs of Millwood itself, there are 126 properties. According to page six of VDOT's *Traffic Calming Guide for Neighborhoods*, the community must define the area and bring forward greater than 50% approval of the plan. In this case, we have obtained written approval from 77 households, which is 66% of the total properties. The secondary rule in VDOT's guide is that those must be occupied properties. So, I've extracted ten properties which are either uninhabitable, unoccupied, or empty lots.

In addition, we have gained another 44 households outside of the Millwood gateway signs that have signed their support. That includes northerly sections of Bishop Meade Road, Clay Hill, Browntown Road, and extensions of Millwood

through Boyce and out to highway 50. A timeline of the past eighteen months includes our internal discussions, the traffic studies that have been done, and all of the conversations and meetings that we have had with the community. Those meetings have included expansive support, as have community sessions at Shiloh Baptist Church as well as notices on bulletin boards at the Millwood Post Office and email, as well as door-to-door canvassing.

Nathan Stalvey of Tannery Lane

As the Director of the Clarke County Historical Association, I would like to speak in support of the aforementioned resolution about the speed tables in Millwood. I know that, for quite some time, those who run businesses and those who live in Millwood have had a lot of different ideas. One thing could work for the residents but not so much for the business owners and vice-versa. I speak on behalf of the Historical Association, which also includes our staff, our Board of Directors, and our mill volunteers when I say that we all are in support of those speed tables. We feel like this is a great way to slow down the traffic without taking away from the historic fabric of the downtown Millwood community. It would greatly alleviate a lot of those speeding cars that come up and down Millwood Road. These speed tables would definitely solve a major problem for all of us and I wanted to speak in support of that measure.

4) *VDOT Update*

Residency Administrator Ed Carter presented the following update for the months of January and February:

Maintenance Matters

- Mobilized several times for snow and flooding events
- Spot-graded several stabilized roads and applied stone; will continue this month
- Trimmed trees on Borden Spring Road (Rt 622) and Rt 7 at Longwood Lane
- Continued debris cleanup on Blue Ridge Mountain Road (Rt 601); will continue this month
- Will begin trash pickup on primary routes and pipe cleaning operations on various routes
- Responded to and repaired numerous potholes
- Since December 2023, VDOT has mobilized for 13 snow/ice events and 3 flooding events, which takes significant time away from maintenance tasks

Board Matters

- Met with citizens group to mark speed table locations in Millwood. VDOT is prepared to move forward this spring, as soon as the weather and temperatures are favorable. VDOT will need a resolution of support from the Board to begin. The speed tables will be on a pilot basis, at least for a year, to prove that they are effective.

Supervisor McKay

- Stated that one of the proposed tables is located on an incline and suggested moving it to a flatter section, so that heavier trucks or trailers could negotiate it easier in icy or slippery conditions.
 - o Ed Carter replied that Traffic Engineering would have to investigate and coordinate with the community group.

Vice Chair Catlett

- Opined, and Supervisors Lawrence and Bass agreed, that the project, as a pilot program, would be useful to see if speed tables actually slow traffic down.

Ed Carter continued his update:

- The deceleration and acceleration lanes at the crossovers on Route 7 (mentioned earlier) were built in the early 1970's. They were standard at the time, but the traffic volume and speeds there now are much different.
- The estimated cost to extend the turning lane on westbound Route 7 at Longwood Lane was \$85,000-\$100,000. Unfortunately, there are no funds available to do that now. There are only two viable funding sources for that type of work right now: revenue sharing, where the county and state each pay half, and the Highway Safety Improvement Program (HSIP).
- HSIP funds are competitive, like SmartScale, and based on crash activity. HSIP funds were used to widen the shoulders and add the rumble strips on Route 7 because, statistically, almost 40% of the crashes are off roads. The remainder of Route 7, from the bridge to the county line, will also receive shoulder widening and rumble strips in 2024.
- The only other funding solution VDOT can offer is to submit a SmartScale application to cover the crossings along Route 7. That application would be scored against others in the state and there is no guarantee that funds would be available.
- The driving culture today is something that VDOT fights everywhere. People do not want to be slowed down, do not want to be inconvenienced, and they want to get from one place to another in a hurry.
- Law enforcement for both the county and the state have worked with VDOT on this issue in the past, but they do not have the resources to have someone out there all the time.

- VDOT has requested enhanced enforcements previously; the number of tickets issued in just a two-hour time period was surprising.

Chairman Weiss

- Asked if \$100,000 per crossover intersection would be an accurate cost estimate.
 - Mr. Carter replied that some would cost much more. The \$100,000 estimate for Longwood Lane was on the less expensive side; grade differentials drive the cost up significantly.

Supervisor Bass

- Inquired, if such a SmartScale project were to be approved, what the timeline would be.
 - Ed Carter advised that it would be six to eight years before the actual funding became available.

Chairman Weiss

- Shared that the Board is equally as concerned as the citizens who provided comment earlier and will continue to search for solutions. The Board has previously discussed whether the county can fund some of these improvements, though there is a question as to why the county must fund improvements on a state highway system.

Ed Carter continued:

- At the intersection of Crums Church Road and Route 7, there have been fifteen crashes (eight eastbound and five westbound) with six injuries. VDOT will examine the signal timing on that light again.

Supervisor Lawrence

- Shared that he has received many citizen complaints about tractor-trailers running red lights there.

Supervisor McKay

- Advised that citizens have requested centerline markings on Red Gate Road.
 - Mr. Carter responded that VDOT would look at the area to see if this is feasible.

5) *Introduce New Health Department Director*

Tara Blackley, Director of the Lord Fairfax Health District, presented the following:

- The district has been reassessing operations since the Covid-19 pandemic, with a focus on communication, customer service, and hiring.
- An internal strategic plan is important to lay out a map and vision for the future, as is setting strong performance metrics to share with the district's government partners.

- Much of public health work happens behind-the-scenes, but is critically important for keeping the public safe.
- The district is also starting work on a community health assessment and community health improvement plan. Through engagement, the community has an opportunity to help define and prioritize public health issues. Hopefully, the Board and other localities can be involved in this process as well.

6) *Introduce New Library Manager*

The Handley Regional Library System Director introduced Alison Waddell, the new Clarke County Branch Manager.

7) *Approval of Minutes*

Vice Chair Catlett moved to approve the minutes of January 16, 2024 as presented. The motion carried by the following vote:

- | | | |
|------------------|---|-----|
| Matthew E. Bass | - | Aye |
| Terri T. Catlett | - | Aye |
| Doug M. Lawrence | - | Aye |
| Beverly B. McKay | - | Aye |
| David S. Weiss | - | Aye |

8) *Set Public Hearing: 2024 Clarke County Transportation Plan*

Planning Director Brandon Stidham presented the following:



Background

- Current Plan was adopted on March 18, 2014.
- Planning Commission adopted a resolution to initiate review of the Plan on January 4, 2019.
- Commission's Policy & Transportation Committee and staff developed the revised draft Plan in 2023 using guidance from the revised Comprehensive Plan that was adopted in September 2022.
- Code of Virginia requires all county transportation plans to be reviewed by the Virginia Department of Transportation for conformance with code requirements - VDOT staff approved the revised draft Plan on December 14, 2023.

Plan Framework

- Chapter I – Introduction
 - Summary Statement of Transportation Philosophy
 - Scope of Current Revision
 - Statistics and Growth Assumptions
 - Existing Transportation Network
- Chapter II – Plan Objectives and Strategies
- Chapter III – Proposed Transportation Improvement Projects and Studies
- Appendices
 - Transportation Facilities and Improvement Projects Map
 - Functional Classification Table – Public Road System
 - Private Roads List
 - Unpaved Public Roads List

Summary Statement of Transportation Philosophy

- *The Commonwealth of Virginia, through the Virginia Department of Transportation (VDOT), is responsible for ensuring that Clarke County has a safe and efficient public road network through professional guidance and provision of funding opportunities.*
- *The capacity of existing public roads outside of the Towns and designated business intersections, including the County's primary highways, should not be expanded - even to accommodate growth generated by adjoining jurisdictions. The County's land use philosophy ensures that no unplanned growth will be generated in the county to require road capacity expansion in the rural areas.*
- *The County will invest in road improvements to support existing towns and business intersection areas which are consistent with the Comprehensive Plan and applicable component plans. Road improvements in rural areas shall be limited to safety and functional improvements.*
- *The County expects developers of public and private projects to mitigate all impacts that their projects may have on the County's transportation network.*
- *Private roads shall be designed to ensure safe connectivity to the public road network and to minimize environmental impacts. Private roads are the sole responsibility of the landowners and easement holders that use them - public funds shall not be used to maintain private roads or to upgrade them to public roads.*

Plan Objectives and Strategies

- **Objective 1 -- Plan for a safe, cost-efficient, and cost-effective County-wide transportation network.**
 - Evaluate the Transportation Plan every five years.
 - Evaluate improvement projects annually to determine how each may be affected by new impacts or funding opportunities.
 - Consider supporting new projects which may arise due to new or changed impacts or new funding opportunities. Projects should be recommended by VDOT and have strong likelihood of obtaining funding.
 - Request VDOT to conduct safety studies along primary highways, secondary roads, and intersections with safety concerns and recommend improvements, cost estimates, and likelihood of funding.
 - Ensure developers mitigate transportation impacts resulting from their projects including voluntary provision of improvements.

Plan Objectives and Strategies (cont.)

- **Objective 2 – Continue to focus the County's limited transportation funds and resources on projects that improve traffic safety and functionality within the Towns and business intersections, add compatible bicycle or pedestrian features, provide new or enhance existing commuting opportunities, or replace existing gravel public roads or road segments with new hard surfaces.**
 - Prioritize projects serving designated growth areas that have committed funding or would be strong candidates for funding programs.
 - Apply six-year secondary road construction funds to projects that improve safety, stormwater impacts, or that hard surface gravel public roads. Solicit/evaluate public comment on the hard surfacing of gravel public roads.
 - Support bicycle/pedestrian accommodations. Bicycle/pedestrian improvements along secondary roads shall not require significant road widening especially along scenic byways.
 - Private roads and access easements are the property owners' responsibility and public funds shall not be used to improve them.

Plan Objectives and Strategies (cont.)

- **Objective 3 – Improvements to the transportation network shall be consistent with the County's land use philosophy and the recommendations of the Comprehensive Plan.**
 - Oppose efforts to expand capacity of the County's road network outside of the incorporated towns and business growth areas. Avoid projects that may adversely impact conservation easements or scenic byways.
 - Support projects within Berryville and Boyce that are consistent with these towns' comprehensive plans and compatible with the County's land use and transportation philosophy.
 - Proposed new public roads and significant improvements to existing public roads in growth areas shall be consistent with guidance from the Comprehensive Plan, Berryville Area Plan, and the Waterloo and Double Tollgate Area Plans.

Chris Boies noted that counties do not have the legal authority to maintain the public roads, as they are part of the state highway system and it is a challenge for the county to get involved.

Proposed Transportation Improvement Projects and Studies

- **Current projects in 2013 Transportation Plan (unprioritized):**
 - Waterloo intersection (US 50/17 and US 340)
 - Intersection of Va. Route 7 and Shepherds Mill Road (Rt. 612)
 - Double Tollgate intersection (US 340/277 and US 522)
 - West Main Street in Berryville (Hermitage Blvd to Va. Route 7)
 - Town of Boyce drainage improvements along US 340
 - East Main Street in Berryville (railroad crossing to Va. Route 7)
 - New park-and-ride lot on Va. Route 7 west of Berryville
- **Most of these projects were scoped many years ago and need to be reevaluated.**
- **Plan recommends VDOT study each project to determine:**
 - Whether there is still a need for the project
 - Whether the project scope should be modified
 - Whether the project cost estimate is accurate
 - Likelihood of the project receiving Federal or State funding, especially Smart Scale funding

**Proposed Transportation Improvement Projects and Studies
(cont.)**

- **Policy & Transportation Committee recommended Staff update and prioritize the project list:**
 - Double Tollgate intersection (US 340/277 and US 522)
 - Va. Route 7 and Shepherds Mill Road (Rt. 612) intersection
 - NEW - Va. Route 7 and Blue Ridge Mountain Road (Rt. 601) intersection
 - NEW - Va. Route 7 Appalachian Trail pedestrian bridge
 - East Main Street in Berryville (railroad crossing to Va. Route 7)
 - West Main Street in Berryville (Hermitage Blvd. to Va. Route 7)
 - Waterloo intersection (US 50/17 and US 340)
 - Town of Boyce drainage improvements along US 340
 - New park-and-ride lot on Va. Route 7 west of Berryville
- **Unprioritized project:**
 - Town of Berryville southeastern collector road (US 340 to Jack Enders Blvd.)

**Proposed Transportation Improvement Projects and Studies
(cont.)**

- **VDOT reviewed initial Plan draft and noted that prioritized projects must be supported by quantifiable measures.**
- **VDOT recommended use of crash data from their Top Potential Safety Improvement Segments and Intersections database for each project that is prioritized.**
- **Unprioritized projects do not need to be supported by crash data.**
- **Staff revised the projects list and converted most of the projects to corridor and/or intersection studies.**

Prioritized Projects

-- Supported by crash data

#1 - Intersection of Shepherds Mill Road (Rt. 612) and Route 7; segment of Route 7 between Shepherds Mill Road and Castleman Road (Rt. 603)

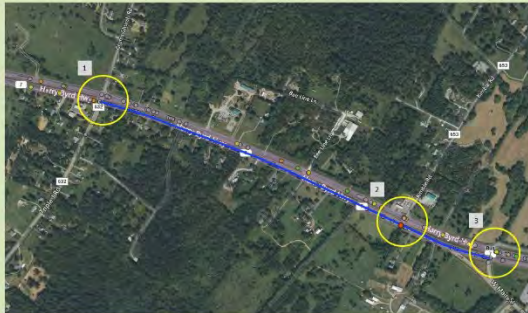


Intersection of Va. Route 7 and Shepherds Mill Rd. (Rt. 612);
VDOT 39th (18 total crashes, 5 injury/fatality)



Va. Route 7 corridor of concern - Quarry Road (Rt. 612) to Castleman Road (Rt. 603);
VDOT 51st (50 total crashes, 11 injury/fatality)

#2 - Corridor Study - Route 7 between Triple J Road/Crums Church Road (Rt. 632) and West Main Street



Va. Route 7 corridor between Route 632 and Va. Business 7; VDOT 16th (46 total crashes, 11 injury/fatality)

- (1) Triple J Road/Crums Church Road (Rt. 632) intersection
- (2) Kimble Road (Rt. 653) intersection; VDOT 85th (12 total crashes, 6 injury/fatality)
- (3) West Main Street (Va. Business 7) intersection

#3 - Intersection Study - US 340 and US 50/17 (Waterloo)



Waterloo intersection - US 340 and US 50/17
VDOT 19th (32 total crashes, 6 injury/fatality)

#4 – Intersection of Route 7 and Blue Ridge Mountain Road (Rt. 601)



Yellow circle – Intersection of Va. Route 7 and Blue Ridge Mountain Rd (Rt. 601)
Blue line – Corridor of concern, Pine Grove Road (Rt. 679) to Blue Ridge Mountain Rd (Rt. 601);
VDOT 145* (14 total crashes, 3 Injurs/fatalty)

#5 – Route 7 Appalachian Trail pedestrian bridge



Intersection of Va. Route 7, Pine Grove Rd (Rt. 679), and Appalachian Trail (green)

#6 – Intersection Study – US 340/Va. 277 and US 522 (Double Tollgate)



Double Tollgate intersection – US 340, US 522, and Va. Route 277
* Not currently ranked; previously included in Va. Route 277 corridor of concern

Other Projects and Studies

- **Unprioritized list of projects:**
 - **Not supported by crash data**
 - **Scope is outdated**
 - **Need is newly-identified and requires further study**
- **Divided into Existing (2013) Projects and New Projects**

Existing Projects 2013 Transportation Plan

East Main Street between Route 7 and Norfolk Southern railroad crossing (Berryville)

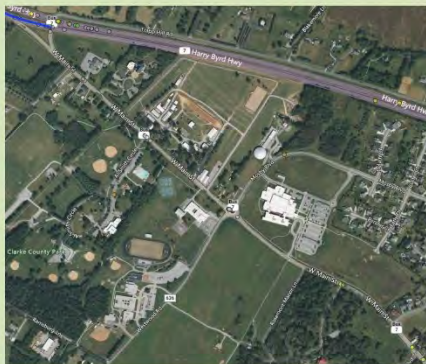


East Main Street corridor from Norfolk Southern railroad to Battletown Drive



East Main Street corridor from Battletown Drive to Va. Route 7

West Main Street from Route 7 to Hermitage Blvd. (Berryville)



West Main street corridor from Harry Byrd Highway to Hermitage Boulevard

US 340 drainage improvements (Boyce)



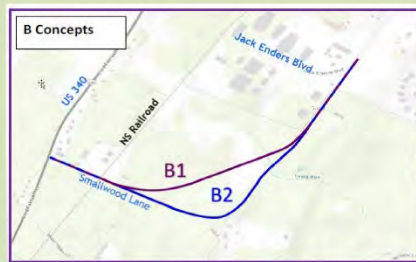
US 340 corridor through the Town of Boyce

Future Park-and-Ride lot west of Berryville



Park and Ride Lot west of Berryville
(Waterloo-US 50/17 Park-and-Ride lot shown)

Berryville Southeastern Collector Road



Proposed Southeastern Collector Road routes – Town of Berryville
Prime AE study presentation (July 14, 2020)

Newly-identified Projects

Corridor Study – US 340 between Smallwood Lane (Rt. 680) and Berryville town limits



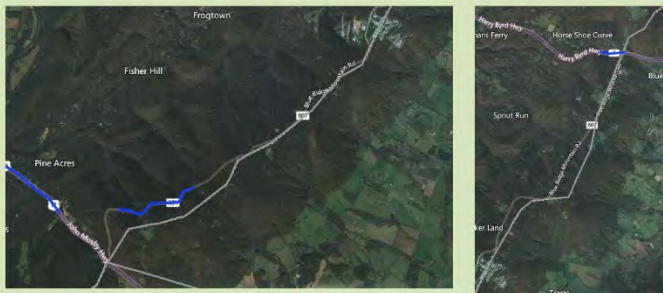
Corridor Study – Lord Fairfax Highway (US 340) between Smallwood Lane (Route 680) and Town of Berryville limits; VDOT 91st (15 total crashes, 4 injury/fatality)

Corridor Study – US 340 between Route 7 and West Virginia state line



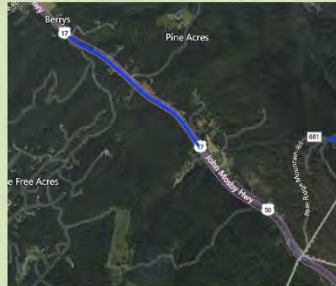
Corridor Study – Lord Fairfax Highway (US 340) between Harry Byrd Highway (V.a. Route 7) and West Virginia state line; VDOT 37th (28 total crashes, 7 injury/fatality)

Corridor Study – Blue Ridge Mountain Road (Rt. 601) between Route 7 and Route 50/17



Corridor Study – Blue Ridge Mountain Road (Route 601); VDOT 69th (20 total crashes, 9 injury/fatality)

Corridor Study – Route 50/17 between Shenandoah River and Fauquier county line



Corridor Study – John Masby Highway (U.S. 50/17) between the Shenandoah River Bridge and Fauquier County line. VDOT 111P (17 total crashes, 5 injuries/fatalities)

Planning Commission Recommendation

- Following a duly advertised public hearing on February 2, Commission voted unanimously to recommend adoption of the 2024 Transportation Plan.
- There were no public comments offered at the Commission's public hearing.

Staff Recommendation

- Staff has no outstanding concerns with the adoption of the 2024 Transportation Plan.
- Recommend scheduling public hearing for the Board's March 19, 2024 meeting.

The Board reviewed the information presented and discussed several points, including combining several Route 7 intersection projects, current citizen concerns, crash data, sources of traffic, and coordination with neighboring localities and other agencies.

By consensus, the Board agreed to postpone setting a public hearing and to review the 2024 Transportation Plan at their March 11 Work Session.

9) *Set Public Hearing: Horus Virginia I LLC Siting Agreement*

County Administrator Chris Boies presented the following:

- The Code of Virginia allows localities to enter into siting agreements with solar developers to mitigate the impact of solar projects and provide financial compensation for the county as a result.
- In order for a locality to approve such a siting agreement, it must hold a public hearing.
- The proposed siting agreement relates to the Horus Virginia I LLC special use permit and site development plan application that the Board will also be considering.
- The proposed financial compensation follows the ratio that Hecate paid per megawatt for their Double Tollgate solar facility.
- The County Attorney and County Administrator have requested several changes to strengthen the agreement’s language; no changes to the financial compensation have been proposed. The applicant’s attorney is reviewing those requests.

Chairman Weiss

- Explained the basic premise of such a siting agreement is to compensate the county for the tax revenue that the solar facility is exempted from.

Supervisor Lawrence

- Noted the proposed agreement would expire after 25 years and asked what would happen in year 26.
 - Chris Boies responded that the Board could include a 25-year expiration date as a condition to the special use permit so the applicant would be required to complete the permitting application process again and the agreement could be re-negotiated.
- Further inquired about how the property would be taxed.
 - Mr. Boies advised the agreement stipulates the financial compensation only applies to the defined project area. The several residences and other portions of the property that are outside of the project area will be assessed and taxed at regular rates.

Chairman Weiss

- Observed that it is confusing to approve an economic benefits agreement before approving a special use permit; if the Board is not going to support the special use, it is not appropriate to approve economic benefit.
 - Chris Boies added that the Code of Virginia requires the locality to hold a public hearing on the agreement but is silent on the matter of specific order. If the Board were to approve the siting agreement but deny the special use permit, then the siting agreement would be voided.

Supervisor Bass moved to set a public hearing on the Horus Virginia I, LLC, siting agreement (PH2024-04) for March 19, 2024 at 6:30 pm or as soon thereafter as the matter may be heard. The motion carried by the following vote:

- Matthew E. Bass - Aye
- Terri T. Catlett - Aye
- Doug M. Lawrence - Aye
- Beverly B. McKay - Aye
- David S. Weiss - Aye

10) Set Public Hearing: Horus Virginia I LLC Special Use Permit & Site Development Plan (PH2024-05: SUP22-01/SP22-02)


Senior Zoning Administrator Jeremy Camp presented the following:

Clarke County, VA
BOARD OF SUPERVISORS

**Special Use Permit (SUP-22-01) &
Site Development Plan (SP-22-02)**
Bokett Solar 50MW Solar Power Plant

APPLICANT
Horus Virginia I LLC
(OPDEnergy)

OWNER
Bellringer Farm, LLC



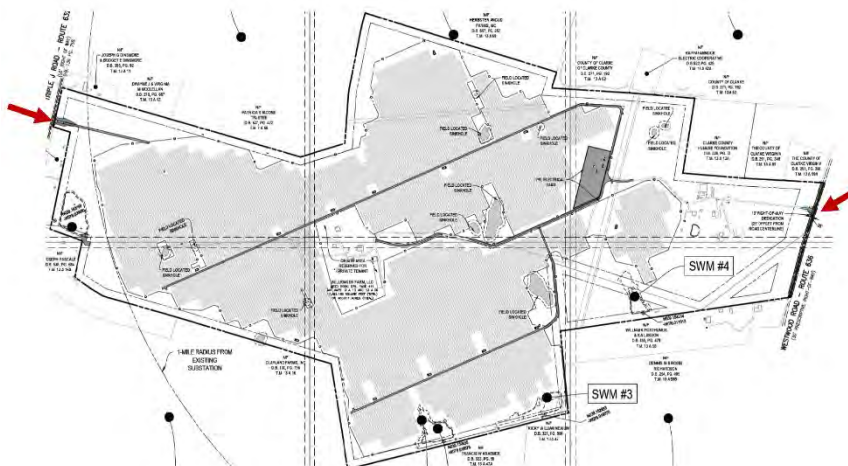
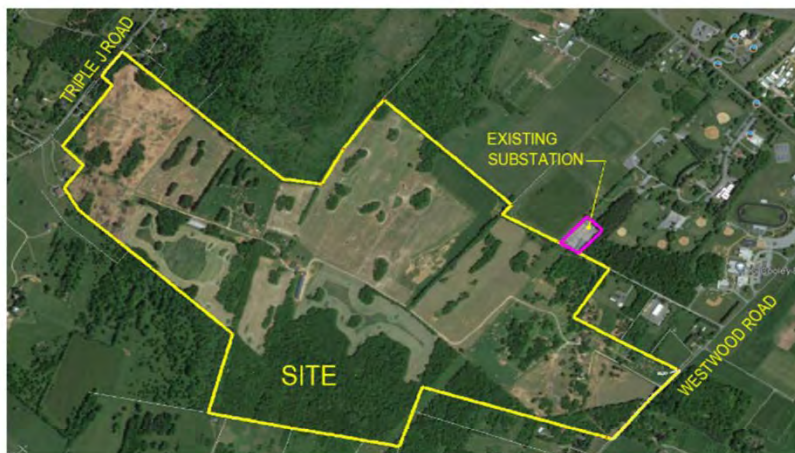
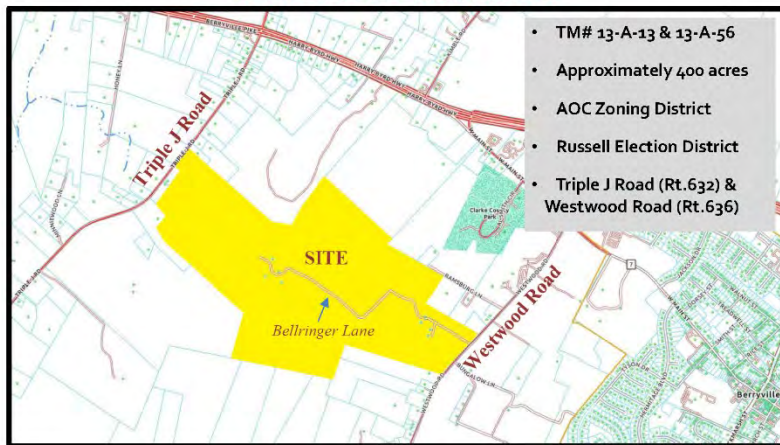
February 20, 2024 – BOS Regular Meeting – Set Public Hearing
TBD – BOS Public Hearing

REQUEST

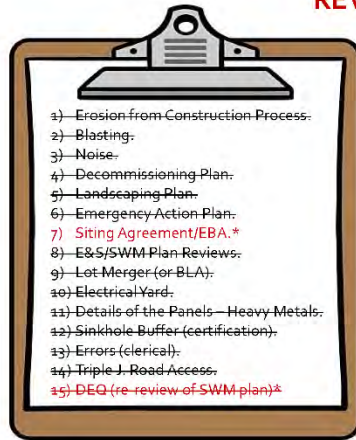
To develop a 50 MW Solar Power Plant on the subject property pursuant to Section 5.2C of the Clarke County Zoning Ordinance.



GENERAL INFORMATION



REVIEW STATUS



SUMMARY OF 22 RECOMMENDED SUP CONDITIONS

CONDITION #	HEADER - DESCRIPTION
1	Special Use Permit purpose; nontransferable
2	Applicant and Property Owner ("Owner") to sign list of adopted permit conditions; provision of revised site development plan
3	Access for inspections required

Standard conditions recommended for all SUPs in Clarke County that clarify the basics of the SUP

4	Ongoing Maintenance of site features
5	Decommissioning of facility
6	Removal of debris

Establishes the applicants responsibilities for the maintenance of the solar power plant; responsibility to make repairs after a disaster (Exhibit A), and responsibilities for decommissioning it (Exhibit B).

7	Blasting
8	Fire & EMS
9	Noise

Prohibits blasting except for 1 stormwater pond area (permit and plan required); establishes the same responsibilities as Hecate to work cooperatively with Fire & Emergency Services; limits construction btw the hours of 7AM and 7PM, no holidays or Sundays.

SUMMARY OF 22 RECOMMENDED SUP CONDITIONS

10	Entrance requirements
11	State and Federal permits
12	Karst monitoring

Responsibility of the applicant to meet VDOT requirements and make repairs if damage results from access during the construction process; requirement to meet all state and federal requirements; prohibits parking or storage along the state roads; establishes the same karst monitoring process and responsibilities as Hecate.

13	Landscaping
14	Payment Agreement
15	Revocation of Special Use Permit

Clarifies requirement to comply with landscaping plan and provide landscaping bond; establishment of the Economic Benefits Agreement, including payments to Clarke County; and establishes that the County may revoke the SUP if construction is not started within 2 years and completed within 3 years.

16	Stormwater drainage monitoring
17	Additional erosion and sediment control measures
18	Boundary Line Adjustment or Lot Merger required

Establishes monitoring procedures similar to those used for Hecate for the stormwater improvements on the property, including responsibilities for the applicant to address any issues; adds 3 additional measures to reduce runoff during the construction process above-and-beyond county requirements; and requires that TM #13-A-56 be adjusted or merged to comply with the County's minimum lot size requirement for solar power plants.

19	Solar Panel Type
20	Pre-construction meeting with Planning Department Staff
21	Metal Detector Survey – Battle of Berryville area
22	Gate at Triple J Road entrance

Requires a safer type of solar panels to minimize risk of fire and heavy metal contamination associated with certain types of solar panels; requires pre-construction meeting with Planning Staff to coordinate SUP conditions with contractor; requires a metal detector survey of the Battle of Berryville area prior to construction; and requires that the Triple J Road be gated after construction.

PLANNING COMMISSION RECOMMENDATION

February 2, 2024 – The Planning Commission recommended conditional approval of both the site development plan and special use permit with the 22 recommended SUP conditions. The conditional approval of the site development plan was that DEQ approval would be finalized prior to final approval. DEQ granted approval a few days after the Planning Commission meeting so this condition is addressed. The conditional approval of the special use permit was that the Economic Benefits Agreement be accepted to the Board prior to final approval.

RECOMMENDATION FOR FEB. 20, 2024 BOARD MEETING

The purpose of the meeting on Feb. 20th is to present the applications to the Board so that a public hearing can be scheduled with the Board in the future. Staff recommends that a public hearing be scheduled for the March Board Meeting.

Supervisor Lawrence

- Asked if the applicant would be required to plant cover crops to mitigate erosion and runoff issues.
 - o Mr. Camp advised that the proposed conditions include measures to address and monitor stormwater and erosion and sediment control concerns. Additionally, the project must be phased specifically so one section is completed and stabilized before development can begin on another section.

Board members identified several artifact errors within the materials submitted by the applicant and requested staff review these items with the applicant.

Supervisor Lawrence moved to set a public hearing on the Horus Virginia I, LLC, siting agreement (PH2024-04) for March 19, 2024 at 6:30 pm or as soon thereafter as the matter may be heard. The motion carried by the following vote:

Matthew E. Bass	-	Aye
Terri T. Catlett	-	Aye
Doug M. Lawrence	-	Aye
Beverly B. McKay	-	Aye
David S. Weiss	-	Aye

11) Board of Supervisors Personnel Committee Items from February 12, 2024

A. Expiration of Term for Appointments Expiring through April 2024

2024-02-12 Summary: Following review, the Personnel Committee recommends the following:

- Appoint Ashley Hardesty to fill the unexpired portion of Reid Dodson’s term on the Economic Development Advisory Committee, which will expire December 31, 2025.
- Reappoint Lee Coffelt as the Town of Boyce Representative to the Clarke County Sanitary Authority for a four-year term expiring February 15, 2028.
- Reappoint Ryan Reed to the Planning Commission for a four-year term expiring April 30, 2028.
- Reappoint Buster Dunning to the Planning Commission for a four-year term expiring April 30, 2028.
- Reappoint Gwen Malone to the Planning Commission for a four-year term expiring April 30, 2028.
- Recommend the reappointment of Stephanie Gray as the Career Representative to the Lord Fairfax Emergency Medical Services Council for a one-year term expiring June 30, 2025.
- Recommend the reappointment of Carolyn Trent as the Medical Professional to the Lord Fairfax Emergency Medical Services Council for a one-year term expiring June 30, 2025.
- Recommend the reappointment of Bryan Conrad as the Volunteer Representative on the Lord Fairfax Emergency Medical Services Council for a one-year term expiring June 30, 2025.

2024-02-20 Action: Chris Boies reviewed the above summary.

Supervisor McKay moved to approve the Personnel Committee recommendations as presented. The motion carried by the following vote:

- | | | |
|------------------|---|-----|
| Matthew E. Bass | - | Aye |
| Terri T. Catlett | - | Aye |
| Doug M. Lawrence | - | Aye |
| Beverly B. McKay | - | Aye |
| David S. Weiss | - | Aye |

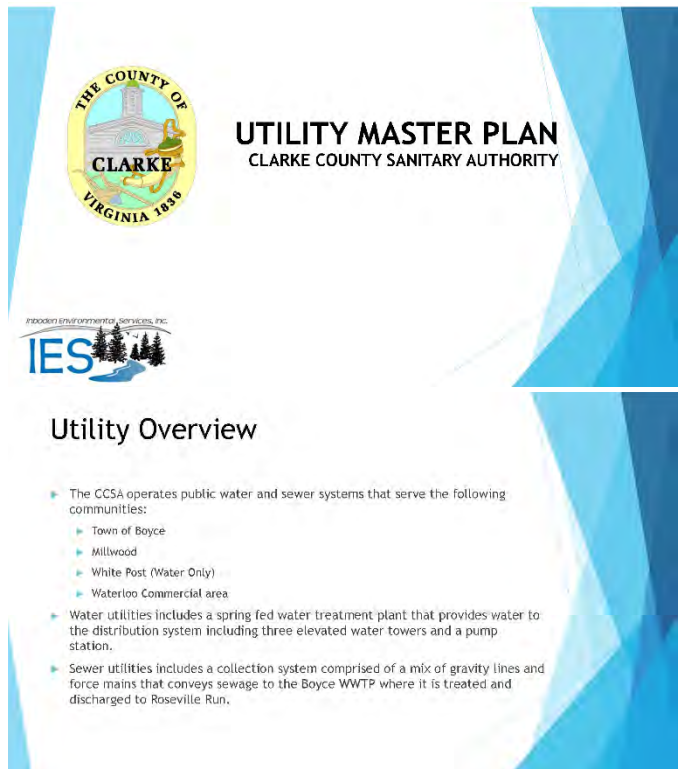
12) Board of Supervisors Work Session Items from February 12, 2024

Board of Supervisors Work Session Items
Berryville/Clarke County Government Center, 2nd Floor
101 Chalmers Court, Berryville, Virginia 22611
February 12, 2024, 10:00 am, Meeting Room AB

Board Members Present: David S. Weiss, Matthew E. Bass, Terri T. Catlett, Beverly B. McKay, Doug M. Lawrence
Board Members Absent: None
Officer / Staff Present: Chris Boies, Catherine Marsten, Cathy Kuehner, Brenda Bennett, Mike Legge
Others Present: Wayne Armbrust, Rod DeArment, Mark Inboden
Press Present: None

2024-02-12 Summary: At 10:02 am, Chairman Weiss called the meeting to order.

A. Clarke County Sanitary Authority Water & Sewer Utility Master Plan: The Board heard the following presentation by Mark Inboden, CEO of Inboden Environmental Services, Inc.:



Executive Summary

The purpose of the Utility Master Plan is to provide the CCSA with the information needed to develop its future utility availability fees by developing the cost of projected Capital Improvement Projects

IES has operated the CCSA's water supply systems and sewage collection and treatment systems since 2004, and at the request of the CCSA, developed this Utility Master Plan

Supporting Documentation

Relevant County Plans
2022 Comprehensive Plan
2014 Economic Development Strategic Plan
2016 Waterloo Plan
2018 Water Resources Plan
Other reports, plans, and documents related directly to CCSA

Limitations and Exclusions of the Plan

- ▶ Plan is based on future conditions over the next 25 years (2023-2048)
- ▶ Does not forecast potential projects and costs from the following:
 - ▶ Unforeseen growth
 - ▶ Expansion of the water and sewer service area
 - ▶ Unexpected failure of infrastructure
 - ▶ Effects of accidents or natural disasters on infrastructure or water source.

Plan Section 2 Water Treatment and Supply Infrastructure Assessment

- Supply relies on a single spring. CCSA has not identified back-up or replacement sources
- The distribution network has a high percentage of loss mostly due to leaks. Fresh water losses for CCSA averaged about 36% from 2014 through 2021.
- The pumping and storage tank systems are in adequate condition.
- One of the three system storage tanks is subject to replacement in the planned future. (Whitepost Water Tower)



The Board asked questions and discussed the various aspects of the Sanitary Authority's plan. It was acknowledged that these are necessary repairs but also very expensive costs to spread over a relatively small customer base. Grants and the issuance of debt were discussed as possible methods to fund some of the larger aspects of the plan.

At 11:49 am, Chairman Weiss adjourned the meeting.

2024-02-20 Action: Chris Boies reviewed the above summary.

13) *Board of Supervisors Finance Committee Items from February 12, 2024*

A. Bills and Claims

2024-02-12 Summary: Following review, the Finance Committee recommends approving the January 2024 Invoice History report.

2024-02-20 Action: Chris Boies reviewed the above summary.

Supervisor McKay moved to approve the January 2024 Invoice History Report as presented. The motion carried by the following vote:

Matthew E. Bass	-	Aye
Terri T. Catlett	-	Aye
Doug M. Lawrence	-	Aye
Beverly B. McKay	-	Aye
David S. Weiss	-	Aye

B. Standing Reports

- a. Year to Date Budget Report
- b. Reconciliation of Appropriations
- c. Capital Projects Report

2024-02-20 Action: Information Only.

14) *Joint Administrative Services Board Update*

The Joint Administrative Services Board has not met.

15) *Government Projects Update*

Chris Boies provided the following update:

- The capital budget for the current year includes installation of two generators: one to replace the aging unit at the 911 dispatch center and the other for new communications equipment installed on the Westwood tower recently. Bids for this project opened recently. The winning bid is approximately half of the budget price but the estimated project completion time is 39 weeks.

- Savings on the generator fund will be needed to fund some repairs at the recreation center. There are some minor wall cracks towards the back of the building and a geotechnical report recommends that the footings be underpinned with concrete or piers. A cost estimate has not been obtained yet and staff will also explore the possibility of insurance covering some of the costs.
- A preliminary design for renovating the circuit courtroom is in process, with a goal to improve the functionality of that space. A preliminary cost estimate on that design shows expected costs to be much higher than the \$300,000 programmed in the Capital Improvements Plan. Staff will work through a value engineering process to try to get the project closer to the original budget.
- Design work is almost complete on the pump station and force main at Double Tollgate. Frederick Water estimates the project will go out to bid in mid-March, with bids being due April 23. Easement acquisition is currently underway. The county still needs to execute a financing agreement before construction contracts are signed; staff is awaiting a draft agreement from Frederick Water.

16) *Miscellaneous Items*

None presented.

17) *Summary of Required Action*

<u>Item</u>	<u>Description</u>	<u>Responsibility</u>
1.	Process approved minutes	Catherine Marsten
2.	Execute appointment & appreciation letters	David Weiss
3.	Process personnel appointments	Catherine Marsten
4.	Advertise public hearings	Catherine Marsten
5.	Draft resolution on Millwood speed tables	Chris Boies
6.	Invite Sheriff to Work Session to discuss Transportation Plan	Chris Boies
7.	Process bills & claims	Brenda Bennett

18) *Board Member Committee Status Reports*

Supervisor Matthew Bass

Library Advisory Council

- Requests calendar from CCSO sale.

Litter Committee

- Planning an Earth Day event for the community.

Josephine School Community Museum Board

- Nothing to report.

Legislative Updates

- Considering a bill that removes local control of solar facilities.

Northwestern Regional Adult Drug Treatment Court Advisory Committee

- Will meet February 23.

Northwestern Regional Juvenile Detention Center Commission

- Nothing to report.

Sheriff's Office

- Discussed increased traffic enforcement on Route 7.

Town of Berryville

- Nothing to report.

Parks and Recreation Advisory Board

- Held organizational meeting. Tracy Smith is the Chair, Mitch Hoff the Vice Chair and Tom Elliston is Secretary.

Supervisor Bev McKay

Town of Boyce

- Nothing to report.

Northern Shenandoah Valley Regional Commission

- Working on Winchester Area Metropolitan Transportation study.

Regional Airport Authority

- Nothing to report.

Economic Development Advisory Committee

- March 18-23 will be Restaurant Week.

Conservation Easement Authority

- 10th annual award for excellence was given to the Dorsey Family, who has over 700 acres in easement.

Sanitary Authority

- Trying to collect balances due on delinquent accounts.

Vice Chair Terri Catlett

Career and Technical Education

- 2024 Widget Cup competition on April 11 at Millbrook.
- Offering an automotive mechanic credentialing program with Tristate Nissan.

Clarke County Humane Foundation

- Discussing property maintenance and fencing needs.

Village of Millwood

- Update on speed tables project already provided.

Planning Commission

- Update on solar application already provided.

Community Policy & Management Team

- Will be holding a retreat to discuss and revise the CPMT strategic plan.

Supervisor Doug Lawrence

Berryville-Clarke County Joint Committee on Economic Development & Tourism

- Decided to meet only three times this year.

Board of Social Services

- Will meet February 21.

School Board

- Discussing various budget scenarios.

Regional Jail Authority

- Meets Thursday.

Broadband Implementation Committee

- Disagreements about responsibility for pole replacements, legislature is going to make final determination.

Chairman David Weiss

Historic Preservation Commission

- Pursuing grant funding to develop formal standards and guidelines.

Berryville Town Council

- Scheduled an April 1 work session for the Friant property rezoning.

Berryville-Clarke County Joint Committee on Economic Development & Tourism

- Update already provided.

Board of Septic and Well Appeals

- Nothing to report.

Industrial Development Authority

- Elected annual officers, but no other action items.

19) *Adjournment*

Chairman Weiss adjourned the meeting at 4:05 pm.

20) *Next Regular Meeting Date*

The next regular meeting of the Board of Supervisors will be held on Tuesday, March 19, 2024, at 1:00 pm in the Berryville Clarke County Government Center, Main Meeting Room, 101 Chalmers Court, Berryville, Virginia.

ATTEST: February 20, 2024

David S. Weiss, Chairman

Chris Boies, County Administrator

Recorded and Transcribed by Catherine D. Marsten

Clarke County Board of Supervisors

Consent Agenda:

- Proclamation Recognizing March as Developmental Disabilities Awareness Month (2024-01P)
- Resolution of Recognition & Appreciation for Ronnie Huff (2024-02R)
- Resolution of Support for Millwood Speed Tables (2024-03R)
- Resolution of Support for the Conservation and Protection of the Fairgrounds (2024-04R)
- Abstract of Votes: March 2024 Presidential Primary

Clarke County Board of Supervisors



Berryville Voting District
Matthew E. Bass
(540) 955-5175

Millwood Voting District
Terri T. Catlett – Vice Chair
(540) 837-2328

Russell Voting District
Doug Lawrence
(540) 955-2144

Buckmarsh Voting District
David S. Weiss – Chair
(540) 955-2151

White Post Voting District
Bev B. McKay
(540) 837-1331

County Administrator
Chris Boies
(540) 955-5175

Proclamation Recognizing March as Developmental Disabilities Awareness Month 2024-01P

WHEREAS NW Works is the employment service provider for adults living with developmental disabilities in Clarke County and has provided outstanding services to the citizens of the county; and

WHEREAS people with a developmental disability are of all racial, ethnic, educational, social, and economic backgrounds and are valued members of society who contribute significantly to our communities; and

WHEREAS we value what is important to people with disabilities and their families who are striving for everyday lives no different than those of all other citizens; and

WHEREAS we recognize that intervention, education, employment, and home and community-based services continue to be vital to enabling citizens with a developmental disability to enjoy the rights of citizenship and to participate in our Clarke County community.

NOW, THEREFORE, BE IT RESOLVED that the Clarke County Board of Supervisors recognizes March 2024 as Developmental Disabilities Awareness Month and encourages all citizens to support their fellow citizens who have a developmental disability, as well as their families, in all aspects of our community life.

ADOPTED AND ORDERED ENTERED in the official records by the unanimous vote of the Clarke County Board of Supervisors assembled on the 19th day of March, 2024

Attest:2024-01P

David Weiss, Chair



Clarke County Board of Supervisors

Berryville Voting District

Matthew E. Bass
(540) 955-5175

Buckmarsh Voting District

David S. Weiss – Chair
(540) 955-2151

Millwood Voting District

Terri T. Catlett – Vice Chair
(540) 837-2328

White Post Voting District

Bev B. McKay
(540) 837-1331

Russell Voting District

Doug Lawrence
(540) 955-2144

County Administrator

Chris Boies
(540) 955-5175

Resolution of Recognition and Appreciation for Ronnie Huff 2024-02R

WHEREAS Ronnie Huff was appointed to the Parks & Recreation Advisory Board in January 1994 and served his community from that position until December 31, 2024; and

WHEREAS during that time, he helped raise over eighty percent of the more than \$800,000 needed to build the Recreation Center, a project that was a tremendous accomplishment for a county of Clarke's size; and

WHEREAS Mr. Huff furthered his contributions by serving on the Comprehensive Plan Review Committee, the Little League Lights Committee, the Master Plan Committee, the Honorees and Memorials Committee, the Operations Maintenance Committee and the Maintenance Standards Committee; and

WHEREAS Ronnie volunteered as both a coach and an official for multiple youth sports and spent tireless hours supervising the gym, securing coaches, referees, and sponsors, while helping to mold youth basketball into the successful program that it is today; and

WHEREAS with major additions like the Little League fields, concession stand, and restrooms, trails, a new playground, a dog park, the Rotary Shelter, tennis courts, the Active Living Center, and soccer fields, the park has grown tremendously during his tenure on the Advisory Board; and

WHEREAS Mr. Huff was a dedicated supporter of recreation and sports for over four decades and such individuals are critical to the success of the Clarke County Parks & Recreation system.

NOW, THEREFORE, BE IT RESOLVED by the Clarke County Board of Supervisors that Ronnie Huff be recognized and congratulated for his service and dedication to all citizens of Clarke County.

APPROVED AND ORDERED ENTERED in the official records by the unanimous vote of the Clarke County Board of Supervisors assembled on the 19th day of March, 2024.

ATTEST 2024-02R

David S. Weiss, Chair



Clarke County Board of Supervisors

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County Administrator

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Resolution Supporting the Use of Speed Tables in Millwood

2024-03R

WHEREAS citizens from the community of Millwood have appeared before the Board of Supervisors to voice concerns over speeding traffic and have requested the use of traffic calming measures; and

WHEREAS the Virginia Department of Transportation (VDOT) has met with these citizens and developed a plan to implement Speed Tables as the preferred traffic calming measure; and

WHEREAS VDOT has agreed to pilot these traffic calming measures in the community of Millwood with a resolution of support from the Board of Supervisors; and

WHEREAS funding for this effort is available from VDOT's county operational safety improvement funds for Clarke County; and

WHEREAS a representative of the Millwood community presented to the Board of Supervisors a petition of support from residents and property owners in the Millwood community at the regular meeting on February 20, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Clarke County Board of Supervisors does support the proposed plan for traffic calming measures in the community of Millwood.

APPROVED AND ORDERED ENTERED in the official records by the unanimous vote of the Clarke County Board of Supervisors assembled on the 19th day of March, 2024.

ATTEST 2024-03R

David S. Weiss, Chair

Clarke County Board of Supervisors



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Resolution of Support for the Conservation and Protection of the Fairgrounds 2024-04R

WHEREAS the Ruritan Club of Clarke County (the “Ruritans”) owns two parcels of land (Parcel Identification Numbers 14-A-1 and 14-A-2) at 850 West Main Street in Berryville (the “Fairgrounds”), on which the Ruritans hold year-round fairs, agricultural, educational, and cultural programs open to the general public; and

WHEREAS the Fairgrounds provide recreational open-space opportunities to the citizens of Clarke County, including a vibrant agricultural fair with year-round events, competitions, and educational programs essential to the agricultural community of Clarke County; and

WHEREAS the Fairgrounds are a critical element of the rural character of Clarke County and promote rural and agriculturally-based tourism; and

WHEREAS current zoning for the Fairgrounds allows for high-density residential development subject to special use permit approval; and

WHEREAS the Fairgrounds represent an important recreational, agricultural, educational, and cultural resource for: (1) support for the agricultural community of the County, (2) maintenance of the rural character of the County, and (3) the promotion of County tourism and commerce; and

WHEREAS conservation and protection of the Fairgrounds as recreational open-space will further the County’s stated goals, objectives, and policies in the 2022 Comprehensive Plan, including:

Goal 1: Preserve and protect the agricultural, natural, and open-space character of unincorporated areas.

Objective 4 – Historic Resources

Preserve the County’s historic character by protecting its historical and cultural resources for the aesthetic, social, and education benefits of present and future citizens through the following policies and the Historic Resources Plan.

Policy 3. Encourage and assist property owners to place voluntary conservation easements on lands associated with historic buildings, sites,

districts, and archaeological resources representing all historical time periods and cultures present in the County

Objective 5 – Conservation Easements

Ensure the continued success of the Conservation Easement program by encouraging landowners to place County lands in voluntary permanent easement. Provide support and funding of the County’s Conservation Easement program and collaborate with other easement programs managed by State, Federal, and private entities.

Policy 3. Encourage and support the goals of the Conservation Easement Program to protect and preserve:

- c. Historic resources, to maintain community character and identity, and encourage the tourism industry.
- g. Lands that provide viewsheds for the County’s gateways, main roads, and scenic byways.

Policy 4. Continue to support efforts pertaining to public education and outreach to expand the understanding and benefits of conservation easement.

Objective 10. Economic Development

Encourage economic growth that his compatible with the County’s environmental quality, rural character, and residential neighborhoods and that provides a healthy balance between revenues from residential and agricultural uses, and those from commercial and industrial uses.

Policy 11. Support a vigorous agricultural development program in the County that emphasizes promotion of Clarke County agricultural products, encourages cooperation with individual agricultural interests within the County and advocacy agencies, and establishes liaisons with counties in the area that have similar development programs; and

WHEREAS the Ruritans desire to place a conservation easement on the Fairgrounds to ensure the continued open-space use of the Fairgrounds in perpetuity, and a requirement for a qualified conservation contribution under federal and Virginia laws and regulations is that the easement be pursuant to a clearly delineated local government conservation policy and will yield a significant public benefit.

NOW, THEREFORE, BE IT RESOLVED that the Clarke County Board of Supervisors does hereby issue this resolution of support for the conservation and protection of the Fairgrounds through a Qualified Conservation Contribution, that the Fairgrounds are worthy of preservation and conservation and that such a Qualified Conservation Contribution is consistent with and promotes the agricultural and open-space preservation policies of the County as provided in the 2022 Comprehensive Plan.

AND BE IT FURTHER RESOLVED that conservation and preservation of the Fairgrounds will yield significant benefits to the citizens of Clarke County by (1) preserving the unique character of the Fairgrounds as a recreational, educational, and cultural resource for County residents, (2) preventing loss of the Fairgrounds to residential development, (3) promoting Clarke County agricultural education and appreciation, (4) advocating the benefits of conservation easements, and (5) promoting Clarke County tourism and commerce.

APPROVED AND ORDERED ENTERED in the official records by the unanimous vote of the Clarke County Board of Supervisors' members assembled on the 19th day of March, 2024.

ATTEST 2024-04R

David S. Weiss, Chair

ABSTRACT of VOTES

Cast in CLARKE COUNTY, VIRGINIA
at the 2024 March Republican Primary held on March 05, 2024 for,

President

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Chris Christie - Republican	6
Ryan L. Binkley - Republican	4
Vivek Ramaswamy - Republican	8
Donald J. Trump - Republican	1353
Ron D. DeSantis - Republican	19
Nikki R. Haley - Republican	600
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on March 05, 2024, do hereby certify that the above is a true and correct Abstract of Votes cast at said election for the President.



Given under our hands this 11th day of MARCH, 2024

Carol S. Hester, Chairman

R. C. Johnson, Vice Chairman

Kay Mauro Bugg, Secretary

Kay Mauro Bugg, Acting Secretary

ABSTRACT of VOTES

Cast in CLARKE COUNTY, VIRGINIA
at the 2024 March Democratic Primary held on March 05, 2024 for,

President

NAMES OF CANDIDATES ON THE BALLOT

TOTAL VOTES RECEIVED
(IN FIGURES)

Marianne Williamson - Democratic	33
Joseph R. Biden, Jr. - Democratic	541
Dean Benson Phillips - Democratic	28
Total Number of Overvotes for Office	0

We, the undersigned Electoral Board, upon examination of the official records deposited with the Clerk of the Circuit Court of the election held on March 05, 2024, do hereby certify that the above is a true and correct Abstract of Votes cast at said election for the President.



Given under our hands this 11th day of MARCH, 2024

Carol S. Stewart, Chairman

RC Johnson, Vice Chairman

Ky Mauro Buzje, Secretary

Ky Mauro Buzje, Acting Secretary

Clarke County Board of Supervisors

Set Public Hearing: Proposed FY25 Budget (PH2024-05)

Clarke County Board of Supervisors



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To: Board of Supervisors

From: Chris Boies

Re: Balanced Budget Summary

Date: March 12, 2024

The Finance Committee will meet at noon on March 19th to finalize the proposed budget. We hope to have the final personal property values at that time. Below is the balanced budget previously presented to the Finance Committee with some narrative from the Committee added. The Finance Committee also will be doing a closer look at outside agency requests, the proposed balanced budget caps those agencies to no more than a 10% increase, which leads to several not being fully funded.

State Budget Update: The House and Senate adopted a state budget on March 9th. We estimate this budget will include \$43,747 in additional Comp Board funds for the 3% raise (as a reminder the Governor's budget did not include any raise). The estimated increase for the School operating budget is \$600k.

Personnel Requests:

Employee Compensation: Recommend County employees receive a 4% raise, net impact to the budget is \$375k. **FINANCE COMMITTEE WOULD LIKE TO INCREASE THE RAISE TO 5%, \$93K IMPACT**

Health Insurance: Joint Administrative Board voted on March 4th to cover 100% of the two percent health insurance premium increase using health insurance fund balance.

Animal Shelter Kennel Attendant full-time-\$43,200 (benefits estimated), requested due to sustained increase in animal numbers, currently accruing large amounts of overtime and compensatory time with current staffing levels. **Recommend adding 25 part-time hours and increasing wages to \$14/hour, net cost of \$24k**

Fire/Rescue-\$40,000 (estimated), VRS Multiplier, this request would increase the retirement multiplier from 1.7% to 1.85% for all fire/rescue personnel. By default, the county would also have to provide this benefit to Sheriff deputies. **Recommend deferring to next year for consideration.**

Fire/Rescue-\$524,880 (eight full-time employees with estimated benefits), staffing to provide 24/7 coverage at Blue Ridge Fire Company. **Not included.**

Fire/Rescue-\$20,475 (benefits estimated), convert part-time administrative assistant to full-time. **Not included.**

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Joint Administrative Services-\$54,000 (includes benefits), convert current part-time employee to full-time, benefits person to serve schools and county. **Not included.**

Sheriff's Office-\$69,381 (benefits estimated)-Investigator-new full-time position **Not included. FINANCE COMMITTEE WOULD LIKE TO INCLUDE, \$35K IMPACT BECAUSE OF ADJUSTMENTS TO REVENUE AND EXPENDITURE SAVINGS**

Technology-\$148,500 (benefits estimated)-hire new CIO to replace Director of Information Technology who will retire in October of 2025. Provides overlap for training of new person. Staffing in office would return to two full-time employees upon retirement of the current director (request is for one-time funds). **Recommend decreasing overlap to six months and using fund balance to cover because this is a one-time expenditure (\$37,125 is the FY 25 impact, would be approximately the same number for FY 26).**

Technology Requests (NET IMPACT \$0):

Circuit Court-\$1,200-purchase new laptop for courtroom and jury room use. **Purchase using FY 24 funds.**

Circuit Court-\$3,385-permit machine for "hard card" concealed handgun permits. **Purchase using FY 24 funds.**

General Registrar-\$13,000-new electronic poll-book laptops. **Purchase using FY 24 funds.**

Minor Capital (under \$50k) (NET IMPACT \$0):

Circuit Court-\$4,783.94-Datum File System Addition-provides additional storage for civil and criminal files. **Purchase using FY 24 funds.**

Parks & Recreation-\$1,707-Replace defibrillator at pool **Purchase using FY 24 funds.**

Parks & Recreation-\$3,200-Replace 50 metal chairs at Recreation Center **Purchase using FY 24 funds.**

Parks & Recreation-\$6,000-Replace Elliptical machine at Recreation Center **Purchase using FY 24 funds.**

Parks & Recreation-\$40,000-Replace 2008 park van with SUV **Not funded, using Sheriff's office surplus vehicle.**

Parks & Recreation-\$5,414-Replace Sun Shade Canopy for Pool **Purchase using FY 24 funds.**

Planning/Zoning-\$11,970-septic system and pump out record database fee, OnlineRME. **Purchase using FY 24 funds.**

Planning/Zoning-\$12,000 (local match)-grant match to pay consultant to update and create new design guidelines for structures in historic zoning district. **Recommend allowing HPC to apply for grant, if they receive it, the request would come to BOS as supplemental appropriation.**

Sheriff's Office-\$10,000-equipment and uniform fund for outfitting new employees. **Use carryforward capital funds.**

Major Capital (\$50k and up) (Net Impact to Fund Balance \$3,959,720):

Broadband-\$1,080,000-our portion due to the Northern Shenandoah Valley Regional Commission in FY 25 for the regional broadband project. This project is being covered by ARPA funds and fund balance. **Included using designated Fund Balance. THIS ITEM HAS BEEN REDUCED TO \$540K, THE PAYMENT DUE JULY 1ST WILL TECHNICALLY BE MADE IN FY 24 SO ONLY ONE PAYMENT IS DUE IN FY 25.**

Circuit Court Deed Book Restoration-\$29,840-grant funding from state to continue restoring older deed books in Circuit Court. This is 100% grant funded which is why it is being placed in the capital budget. **Included**

Double Tollgate Sewer-\$2,500,000-construction of the pump station on Featherbed Lane and force main needed to get sewer to the larger force main being constructed by Frederick Water **Included using designated Fund Balance.**

Fire/Rescue-\$70,000-replace director vehicle **Not included.**

Fire/Rescue-\$105,000-Vehicle Repeaters, purchase vehicle repeaters to enhance radio coverage for paid/volunteer personnel. **Use carryforward capital funds from FY 24.**

Fire/Rescue-\$300,000-Radio Replacement, phased replacement of radios, unsuccessful receiving grant funds for this expense. **Included using designated Fund Balance.**

Judicial-\$300,000-Renovate Circuit Courtroom, reconfiguration of current space to improve functionality and ADA compliance. **Include \$100k using Fund Balance-phased approach to project.**

Sanitary Authority-\$250,000-portion of Roof and Ventilation Project **Included using Fund Balance.**

Parks & Recreation-\$125,000-Extend current parking lot at the VFW shelter to provide more parking for shelter and tee ball field. **Include \$75k using designated Fund Balance, either restrict project area to budget available or ask Little League to cover costs over that.**

Parks & Recreation-\$50,000-Pool House Renovations-Upgrade fixtures, roof, and paint. **Complete using current capital budget.**

Sheriff's Office-\$72,720 (first year)-In-Car and Body Worn Cameras, replaces cameras, cost can be paid over five years, total cost is \$243,673. **Included using Fund Balance.**

Sheriff's Office-\$40,000-Radio Replacement, placeholder should any existing radios need to be replaced during FY 25, current radios work but cannot be repaired when they break. **Use carryforward capital funds from FY 24.**

Sheriff's Office-\$183,000-Vehicle Replacement, follows vehicle replacement schedule by purchasing three new cruisers to replace older vehicles in their fleet. **Include \$122k to replace two vehicles using Fund Balance.**

Schools (Net Impact to Fund Balance \$400k):

Recommend using Fund Balance to contribute \$400k to School Capital (\$100k of which is designated), hopefully FY 24 school operating carryforward and FY 24 capital carryforward can make up the remainder of the requested Capital budget (\$541,500 was request). Because this is one time funding, it could only be used for capital.

Recommend providing Schools \$541k in additional Operating Budget. The proposed Senate Finance Committee budget includes around \$800k more for schools than proposed in the Governor's budget. The Senate Finance budget plus the additional \$541k in local funding would allow the schools to provide a 5% raise but does not include any of the new requested positions (or a 4% raise and funding some of the positions). The House budget provides less funding than the Senate version.

The total increase to local funding would be \$941k (this number doesn't include the potential increase from the Senate budget). **FINANCE COMMITTEE WOULD LIKE TO ADD \$497K TO SCHOOL OPERATING.**

REVENUE OPTIONS:

If BOS wants to fund any items not currently proposed to be funded, increase funding in any area, or decrease the amount of fund balance proposed to be used, the following revenue options are available:

Meals Tax, currently 4%, tax can be increased an additional 2%, each one percent equals \$97.5k.

Real Estate Tax, currently 60 cents, each penny increase equals \$250k.

Personal Property Tax, currently \$4.271, every ten cent increase equals \$225k, returning to the previous rate of \$4.496 equals \$506k.

Transient Occupancy Tax, currently 5%, one percent increase equals \$28k.

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To: Board of Supervisors

From: Chris Boies

Re: Comprehensive Fee Schedule

Date: March 12, 2024

The County charges fees for certain services provided. Per a fee policy adopted by the Board in 1998, the fee amount is "to be based upon the total costs incurred by the County in providing the specific service". That same policy calls for a comprehensive schedule to be maintained in the County Administrator's office. Catherine has worked for some time to pull together a document that includes all of this information. It is our intent to have the Board review and adopt this fee schedule each year as part of the tax rate and budget adoption.

The attached document shows the fees we were able to track down. The only changes proposed this year are shown in red for the Building Inspections Department. Those fees have not changed since 2014 and were recommended by the Building Official to more closely capture the time and effort for each of these inspections/reviews. We would recommend changes become effective July 1, 2024.

Administration

*Revised/Adopted March 2013

Permits

- Special Event - small \$100
- Special Event - medium \$250
- Special Event - large \$500
- Fireworks no charge

Freedom of Information Act Requests

- Printed materials or copies \$0.05/page
- Staff time spent searching, compiling, or processing records request:
 - Administration Clerk/FOIA Officer \$26.17/hour
 - County Administrator \$81.23/hour
 - County Attorney \$250/hour
 - IT/GIS Director \$52.85/hour
 - Planning Director \$59.44/hour
 - Zoning Officer \$22.90/hour

Animal Shelter

Adoption

- Dog \$50
- Cat \$35
- Hamsters, Poultry, Small Birds \$10
- Medium Birds \$20
- Large Birds \$100
- Rabbits \$15
- Ferrets, Reptiles \$25
- Horses, Cows, Large Livestock \$100
- Goats, Sheep, Pig, Small Livestock \$50

Surrender

- Dog \$50
- Cat \$35

Stray Fees

- Under 24 hours, first offense No charge
- Daily Care \$10/day
- Second pickup \$25 + daily care
- Third pickup \$50 + daily care
- Fourth pickup \$75 + daily care
- Subsequent pickups \$25 increase each time

Building Department

*Effective Jan 2014 **proposed changes shown in red

Fees are based on the International Code Council Building Valuation Data. Fees are to be reviewed and updated annually, per the Code of Clarke County

- Input into the formula is based on the following:
 - square footage is determined from the construction drawing
 - construction costs are listed below
 - the local jurisdiction establishes the fee permit multiplier, currently \$4.50
 - the final construction value is rounded up to the thousand

Square Footage X Construction Cost/\$1000 X Permit Fee Multiplier (\$4.50) **permits subject to 2% levy of fees for the Virginia Building Code Academy

Construction Costs

- Residential Finished Living Space ~~\$110.29~~ \$180.81
- Unfinished basement ~~\$15.00~~ \$18.75
- Commercial Buildings **New Construction: Churches, Schools, Education, Restaurants, Motels, Hotels, Retail & Offices** ~~\$158.73~~ \$198.41
- Commercial and Residential Unfinished Storage Areas \$30.00
- Residential Garages ~~\$42.06~~ \$52.58
- Residential Storage Sheds/ Accessory Buildings ~~\$30.00~~ \$37.50
- Residential and Commercial Remodeling ~~\$75.00~~ \$93.75
- Minimum permit fee for remodeling ~~\$100~~ \$125
- Commercial Warehouse ~~\$1/S2~~ (shell only, no finished areas) ~~\$30~~ \$60
- Commercial Deck/Loading Dock \$60
- Commercial Unfinished Basement \$30
- Commercial Unfinished Storage Area \$60

Miscellaneous Building Permit Fees

- Minimum fee for any residential permit ~~\$40~~ \$50
- Minimum fee for any Commercial permit ~~\$60~~ \$75
- Amusement Rides (kiddie) \$25
- Amusement Rides (major) \$55
- Certificate of Use and Occupancy for Residential Dwelling ~~\$40~~ \$50
- Certificate of Use and Occupancy for Commercial Structure ~~\$60~~ \$75
- Change of Use permit ~~\$75~~
- Change of Use permit (residential) \$100
- Change of Use permit (commercial) \$150
- Circus/Carnival permit \$100

Deck permit	\$50
Deck or porch without roof permit	\$75
Deck or porch with roof permit *plus minimum remodel fee	\$100
Demolition permit	\$50 \$75
Fireplace or chimney permit	\$50 \$75
Chimney permit	\$50
Fireworks stand	\$40
Foundation permit (residential)	\$50 \$100
Foundation permit (commercial)	\$100 \$200
Ground Mounted Solar Array (includes \$102 building permit, \$91.80 electrical permit, \$50 minor land disturbance permit)	\$244
Handicap ramp permit (residential)	\$40
Handicap ramp permit (commercial)	\$60 \$75
Monopole/radio tower	\$200
Porch permit	\$50 \$100
Re-inspection fee (charged after 2 site visits)	\$75
Re-Line Chimney (1st chimney)	\$40 \$50
each additional chimney	\$5
Renewal permit	\$50
Re-roofing or re-siding (commercial)	\$60
Retaining wall (residential)	\$50 \$75
Retaining wall (commercial)	\$60 \$100
Roof Mounted Solar Array (includes: \$102 building permit, \$91.80 electrical permit)	\$194
Sign Permit	\$60
Spa/Hot Tub permit	\$40 \$50
Stage permit	\$50
Stop Work Order fee	\$200
Stop Work Order fee (residential)	\$250
Stop Work Order fee (commercial)	\$500
Swimming Pool permit (above ground)	\$40 \$75
Swimming Pool permit (in-ground)	\$100
Temporary Certificate of Use and Occupancy for Residential Dwelling (good for 6 months 30 days only and must be renewed)	\$50 \$100
Temporary Certificate of Use and Occupancy for Commercial Structure (good for 6 months 30 days only and must be renewed)	\$100 \$300
Temporary Event permit	\$50
Temporary sales trailer (residential & commercial)	\$60 \$75
Temporary Trailer (residential)	\$40
Tent permit (tents over 900 square feet)	\$40 \$60
Water Tower	\$200
Wood Stove or Pellet Stove	\$40 \$50

Electric Permit Fees

Minimum fee for any residential permit	\$40 \$50
Minimum fee for any Commercial permit	\$60 \$75
Agricultural Electric Service 0 to 400 amps	\$45 \$50
Agricultural Electric Service 401 to 1200 amps	\$80
Agricultural Electric Service over 1200 amps	\$100
Baseboard Electric Heat (residential)	\$50
Baseboard Electric Heat (commercial)	\$60 \$75
Commercial Fire Alarm System	\$100
Commercial Light Pole Circuit	\$85 plus \$5/pole
Fixtures, Receptacles, and Circuits (Residential)	\$55 \$65
Fixtures, Receptacles, and Circuits (Commercial)	\$85
Generators w/o gas (residential)	\$65 \$50
Generators w/o gas (commercial)	\$85
HVAC System (residential)	\$50
HVAC System (commercial)	\$75
Motors (residential)	\$50
Motors (commercial)	\$60
Service equipment (new or replacement) 0 to 400 amps (Residential)	\$45 \$60
Service equipment (new or replacement) 0 to 400 amps (Commercial)	\$65 \$80
Service equipment (new or replacement) 401 to 1200 amps (Residential)	\$80
Service equipment (new or replacement) 401 to 1200 amps (Commercial)	\$100 \$150
Service equipment (new or replacement) over 1200 amps (Residential)	\$100
Service equipment (new or replacement) over 1200 amps (Commercial)	\$120 \$250
Signs	\$60
Signal Devices	\$60
Sub-panels (residential)	\$25/each
Sub-panels (commercial)	\$40/each
Swimming Pool (in-ground)	\$75 \$100
Swimming Pool (above ground) or spa/hot tub	\$40 \$50
Sub-stations up to 15KV	\$80 \$180
Sub-stations 16 to 35 KV	\$100 \$200

Sub-stations over 35 KV	\$125 \$225
Temporary Electric Service 0 to 400 amps (Residential)	\$45 \$50
Temporary Electric Service 0 to 400 amps (Commercial)	\$65 \$75
Wall Heaters (residential)	\$15
Wall Heaters (commercial)	\$20
Well or Septic Pump Connection	\$45 \$50

Gas Permit Fees

Minimum fee for any residential permit	\$40 \$50
Minimum fee for any commercial permit	\$60 \$75
1st tank or appliance (residential)	\$40 \$50
Each additional tank or appliance (residential)	\$5
1st tank or appliance (commercial)	\$60 \$75
Each additional tank or appliance (commercial)	\$5
Gas piping only-inside or outside (residential)	\$40 \$50
Gas piping only-inside or outside (commercial)	\$40 \$70

Mechanical Permit Fees

Minimum fee for any residential permit	\$40 \$50
Minimum fee for any Commercial permit	\$60 \$75
A/C Unit (residential)	\$40/each \$50
A/C Unit (commercial)	\$70/each \$75
Air Intake Cyclor Fresh Air (residential)	\$5
Air Intake Cyclor Fresh Air (commercial)	\$10
Annual elevator permit (req'd for commercial only)	\$60
Duct work only (residential)	\$40 \$50
Duct work only (commercial)	\$60 \$75
Elevator/dumbwaiter/wheelchair lift (residential)	\$50/each
Elevator/dumbwaiter/wheelchair lift (commercial)	\$100/each
Exhaust Fans (residential)	\$15
Exhaust Fans (commercial)	\$20
Exhaust Hood & Compression System (residential)	\$60
Exhaust Hood & Compression System (commercial)	\$100
Fire Dampers or Sub Ducts	\$10/each
Fire Suppression system	\$80 \$100
Fuel Dispensers	\$200 \$250
Gas or oil furnaces (residential)	\$40/each \$50
Gas or oil furnaces (commercial)	\$70/each \$70
Fuel oil, gas, or diesel storage tank - 1st tank (residential)	\$40 \$50
Fuel oil, gas, or diesel storage tank - each additional (residential)	\$5 \$25
Fuel oil, gas, or diesel storage tank - 1st tank (commercial)	\$100
Fuel oil, gas, or diesel storage tank - each additional (commercial)	\$5 \$75
Sprinkler system (residential)	\$50 \$75
Sprinkler system (commercial)	\$200 \$250 per zone
Heat pumps—electric or geothermal (residential)	\$40/each
Heat pumps—electric or geothermal (commercial)	\$70/each
Radiant Heat System (residential)	\$40/each
Radiant Heat System (commercial)	\$70/each
Radiant Heat System—piping only (residential)	\$40
Radiant Heat System—piping only (commercial)	\$60
Tank removal—1st tank (residential)	\$40
Tank removal—each additional tank (residential)	\$5
Tank removal—1st tank (commercial)	\$60
Tank removal—each additional tank (commercial)	\$5

Plumbing Permit Fees

Minimum fee for any residential permit	\$40 \$50
Minimum fee for any Commercial permit	\$60 \$75
Base fee (residential)	\$20
Base fee (commercial)	\$45
Adding or relocating plumbing equipment and fixtures + replace piping (residential)	\$10/fixture \$15
Adding or relocating plumbing equipment and fixtures + replace piping (commercial)	\$15/fixture \$20
Sewer line permit (residential)	\$10 \$15
Sewer line permit (commercial)	\$15 \$20
Water line permit (residential)	\$10 \$15
Water line permit (commercial)	\$15 \$20

Fire, EMS, & Emergency Management

Records Requests

Search Fee	\$10
Copies	\$0.50/page

Ambulance Service Fees

Basic Life Support (BLS) Transport - Emergency	\$440
Basic Life Support (BLS) Transport - Non-Emergency	\$431
Advanced Life Support (ALS) Transport - Emergency	\$550

Advanced Life Support (ALS) Transport - Non-Emergency \$512
 Advanced Life Support, Level 2 (ALS) Transport \$755
 Mileage per loaded mile from pickup location to hospital \$11
 Treated-Not-Transported (flat rate) \$150

IT/GIS

GIS/Mapping Prints

1st Map, 8.5"x11" \$10
 Copies, 8.5"x11" \$1
 1st Map, 17"x22" \$20
 Copies, 17"x22" \$5
 1st Map, 34"x44" \$30
 Copies, 34"x44" \$10
 Custom Map/Database Work \$20/hour

Digital Data Layer (County Wide) 1"=200'

Parcels \$20
 Buildings \$20
 Road Centerlines \$20
 Soils \$20
 Topography 10' \$20
 Water \$20
 Zoning \$20
 Land Cover \$20
 Digital Ortho \$20/tile (242 tiles total)
 Partial Coverages \$20/hour prep time

Parks & Recreation

*Adopted 8/16/2022, effective 01/01/2023

Pool Admission

General Admission - under 2 years Free
 General Admission - Child 3 to 5 years \$3.50
 General Admission - Youth 6 to 15 years \$4.50
 General Admission - Adult 16 to 54 years \$5.00
 General Admission - Senior 55+ or military w/ ID \$3.50
 Discount Pass - Child 3 to 5 years, residents only \$60 for 20 admissions
 Discount Pass - Youth 6 to 15 years, residents only \$80 for 20 admissions
 Discount Pass - Adult 16 to 54 years, residents only \$100 for 20 admissions
 Discount Pass - Senior 55+ or military w/ ID, residents only \$60 for 20 admissions

Pool Rental

2 hours, 3 lifeguards - residents \$200
 2 hours, 3 lifeguards - nonresidents \$250
 each additional lifeguard (1 per every 30 people required) \$40/each

Recreation Center Admission

General Admission - Child 3 to 5 years \$2.50
 General Admission - Youth 6 to 15 years \$3.00
 General Admission - Adult 16 to 54 years \$4.00
 General Admission - Senior 55+ \$2.50
 Discount Pass - Youth 6 to 15 years, residents only \$50 for 20 admissions
 Discount Pass - Adult 16 to 54 years, residents only \$70 for 20 admissions
 Discount Pass - Senior 55+, residents only \$30 for 20 admissions

Park Rental Fees

Park Shelters, full day - residents \$40
 Park Shelters, full day - nonresidents \$45
 Park Shelters, commercial activities - residents \$60/hour
 Park Shelters, commercial activities - nonresidents \$80/hour
 Tennis Courts - residents \$10/hour per court
 Tennis Courts - nonresidents \$15/hour per court
 Softball/Baseball fields - residents \$20/hour per field
 Softball/Baseball fields - nonresidents \$25/hour per field
 Softball/Baseball fields, commercial activities - residents \$40/hour per field
 Softball/Baseball fields, commercial activities - nonresidents \$50/hour per field
 Softball/Baseball fields - dragging \$20
 Softball/Baseball fields - lining \$10
 Softball/Baseball fields - lights \$10/hour
 Soccer Fields - residents \$20/hour per field
 Soccer Fields - nonresidents \$25/hour per field
 Soccer Fields, commercial activities - residents \$40/hour per field
 Soccer Fields, commercial activities - nonresidents \$50/hour per field
 Soccer Field Lining - Field 1, 2 & Practice Field \$60
 Soccer Field Lining - Field 3, 4 & 10 \$40
 Soccer Field Lining - U6 & U8 \$20

Recreation Center Facility Rentals

Full Gym - residents \$70/hour

Full Gym - nonresidents	\$80/hour
Full Gym, commercial activities - residents	\$140/hour
Full Gym, commercial activities - nonresidents	\$160/hour
Half Gym - residents	\$40/hour
Half Gym - nonresidents	\$50/hour
Half Gym, commercial activities - residents	\$80/hour
Half Gym, commercial activities - nonresidents	\$100/hour
Multi-Purpose Room - residents	\$30/hour
Multi-Purpose Room - nonresidents	\$40/hour
Multi-Purpose Room, commercial activities - residents	\$60/hour
Multi-Purpose Room, commercial activities - nonresidents	\$80/hour
Kitchen Room - residents	\$30/hour
Kitchen Room - nonresidents	\$40/hour
Kitchen Room, commercial activities - residents	\$60/hour
Kitchen Room, commercial activities - nonresidents	\$80/hour
ALC Main Room - residents	\$65/hour
ALC Main Room - nonresidents	\$75/hour
ALC Main Room, commercial activities - residents	\$130/hour
ALC Main Room, commercial activities - nonresidents	\$150/hour
ALC Kitchen - residents	\$30/hour + \$20/hour supervisor fee
ALC Kitchen - nonresidents	\$40/hour + \$20/hour supervisor fee
ALC Kitchen, commercial activities - residents	\$60/hour + \$20/hour supervisor fee
ALC Kitchen, commercial activities - nonresidents	\$80/hour + \$20/hour supervisor fee
Full Facility - residents	\$100/hour up to 8h; \$50/each add'l hour
Full Facility - nonresidents	\$120/hour up to 8h; \$60/each add'l hour
Full Facility, commercial activities - residents	\$200/hour up to 8h; \$100/each add'l hour
Full Facility, commercial activities - nonresidents	\$240/hour up to 8h; \$120/each add'l hour
Floor Covering	\$160
Additional Staff	\$20/hour
Wee Gym set up	\$20
Volleyball	\$15
Nerf party	\$75
Pickleball	\$10

Planning & Zoning

*amended 09/19/2023

Prints, copies, or publishing \$0.05/page or publishing cost

Zoning Permits

<u>Residential Structures:</u> Single-family dwelling, manufactured home, minor dwelling, tenant house, temporary dwelling, commercial district accessory dwelling, or model home	\$300
Accessory structure requiring a building permit or heated addition	\$200
Unheated residential additions (porches, decks)	\$100
	\$100
Agricultural building or non-residential building not requiring a building permit	
Temporary family health care structure	\$100
Home occupation	\$100
Short-term residential rental	\$100
Group home	\$100
Agritourism activity	\$50
Farm winery, farm brewery, or farm distillery	\$300
Change of use not requiring a site development plan	\$100
Commercial accessory structure or any addition with less than 15% increase in floor area not requiring Site Development Plan review	\$500

Signs

New sign	\$50 base fee + \$2/sq ft
Replace existing sign	\$50 base fee + \$2/sq ft of new proposed sign area
Reface existing sign	\$50.00

Rezoning, Conditional Zoning, Proffer Amendment

<u>Minor rezoning:</u> reduced fee charged to rezoning or conditional zoning application that (1) is required in conjunction with a boundary line adjustment between parcels zoned RR and either AOC or FOC, and (2) does not result in an increase in the development capacity of the subject property, either through subdivision or additional dwelling units	\$1,000
Rezoning or Conditional zoning	\$4,000 base fee + \$100/acre or portion of*
Rezoning or conditional zoning to less intense district	\$2,000 base fee + \$100/acre or portion of*
Amendment to proffered conditions	\$2,000
Amendment of proffered conditions, conditional zoning to less intense district or minor rezoning	\$1,000

Special Use Permit

New special use permit for property zoned AOC, FOC, RR, or any residential parcels zoned Berryville Annexation Area zoning district	\$825 + Site Development Plan fees*
New special use permit for property zoned CH, CN, or any non-residential parcels zoned Berryville Annexation Area zoning district	\$2,500 + Site Development Plan fees*

Amend special use permit - property in AOC, FOC, RR or any residential Berryville \$825 + Site Development Plan fees if applicable*
Annexation Area zoning district
Amend Special Use permit - property in CH, CN, or any non-residential Berryville \$1,250 + Site Development Plan fees if applicable*
Annexation Area zoning district

Site Development Plan and Other Plan Reviews

Site Development Plans:

Administrative site development plan \$1,000*
For property zoned AOC, FOC, RR, any residential Berryville Annexation Area \$2,500 + \$250 per disturbed acre*, **
zoning district, or for non-profit uses
For property zoned CH, CN, or any non-residential Berryville Annexation Area \$5,000 + \$250 per disturbed acre*, **
zoning district
Site plan amendment reviewed by Planning Commission 1/2 regular fee*

Miscellaneous Plan Reviews:

Stream buffer mitigation plan \$150
Intensive livestock, dairy, or poultry facility development plan \$250

Certificates of Appropriateness

For properties zoned AOC, FOC, Residential, or for non-profit uses \$50
For properties zoned CH or CN \$100

Board of Zoning Appeals - Variances and Appeals

Variance \$750
Appeal \$750 (fee refunded if appellant is successful)

* Base application fee - additional professional review fees may apply
** Includes erosion and sediment control plan review

Special Fees for Wireless Communication Facilities (WCFs)

Fees for New WCFs:

	(Telecommunications Consultant Fee)	(Application Fee)
Class 1	\$2,000	\$500
Class 2	\$2,500	\$1,500
Class 3	\$3,200 Special Use Permit Fee + Site Plan fee (\$1,500)	
Class 4	\$3,200 Special Use Permit Fee + Site Plan fee (\$1,500)	
Class 5/Amateur Radio Antenna	\$100	\$100

Fees for Co-location and Maintenance/Upgrade Projects on Existing WCFs:

	(Telecommunications Consultant Fee)	(Application Fee)
Co-location of antennas	\$1,000	\$500
Maintenance or upgrade of equipment	\$850	\$500

*Consultant Fee assessed at Zoning Administrator's discretion

Other Zoning Ordinance Fees

\$100
Zoning certification letter: identification of property zoning and permitted uses
Zoning determination letter: identify property zoning and permitted uses \$150
requiring interpretation of County regulations
\$500
Re-Advertising Fee: Fee charged to any applicant that is required to go through a
land use application process that requires a public hearing and who subsequently
requests a deferral of the public hearing after the advertisement is finalized
Re-Submission Fee: Fee charged to plan and plat review applicants for third and \$250
subsequent review re-submissions
Zoning Ordinance text amendment \$6,000
Administrative Land Division no fee
Merger of lots No fee
Vacation of plat \$150
Boundary line adjustment \$500
Maximum lot size exception \$1,500
Major subdivision (3 or more lots) \$4,000 per lot*
Minor subdivision \$4,000*

* Base application fee - additional professional review fees may apply

Erosion & Sediment Control Fees

Erosion & Sediment Control Plan review not associated with site development \$500/plan + \$100/acre of disturbed area
plan or subdivision plat review
Agreement in Lieu of Erosion & Sediment Control Plan (for single-family dwelling \$250/plan
construction of 10,000sqft or more)
Compliance inspection fee - 1st visit \$125
Compliance inspection fee - 2nd visit \$250
Compliance inspection fee - 3rd visit \$500
Compliance inspection fee - 4th visit & beyond \$1,000, each subsequent visit doubled
Minor Land Disturbance Permit (activities less than 10,000sq ft) \$50

Septic & Well Ordinance Fees

Resistivity test review for onsite sewage disposal system* \$275 per each system site reviewed
Blasting plan review, Board of Septic and Well Appeals \$500**
Variance request to Board of Septic and Well Appeals \$750
Appeal to Board of Septic and Well Appeals \$750
Appeal to Board of Supervisors \$2,500

* Resistivity test reviews fees are charged in conjunction with applications for onsite sewage disposal systems filed with the Virginia Department of Health (VDH). These fees are paid directly to the Department of Planning. Please consult VDH to determine their fees for onsite sewage disposal systems.

** Base application fee - additional professional review fees may apply.

Miscellaneous Fees

New structure address \$130
Street name sign and mounting pole \$350 per set

Professional Review Fees

Applicants shall be responsible for the professional review of application materials by the County's technical review consultants - **Engineering Consultant, Karst Consultant** (for applications requiring Karst Plan review or resistivity testing for onsite sewage disposal permits), and **Telecommunications Consultant** (for wireless communication facility applications).

The **County Engineering Consultant** review fees are based on the fixed fee schedule listed below. The fixed fee shall be paid to the County upon filing the application and includes the cost of the initial review and review of one resubmission. Additional fees noted below will be charged for the third review and for each subsequent review and shall be paid to the County upon filing a resubmitted application.

County Engineering Consultant:

Site Development Plan/Site Development Plan Amendment (first and second \$1,620 base fee + \$270/acre or fraction of reviews)
Major subdivision (first and second reviews) \$1,620 base fee + \$270/acre or fraction of
Third and subsequent reviews of Site Development Plan, Site Development Plan \$810/review amendment, or Major Subdivision
Erosion & Sediment Control Plan (first and second reviews) \$540 base fee + \$270/acre or fraction of and/or
examples of a complex control measure include temporary and permanent each complex control measure
sediment basins
Third and subsequent reviews of Erosion & Sediment Control Plan \$540/review

The **County Karst Consultant** review fees are also based on the fixed fee schedule listed below. Fees for resistivity review of onsite sewage disposal permits shall be paid to the County prior to receiving preliminary approval from the Virginia Department of Health (VDH), and shall include the cost of the Consultant's initial review. An additional fee shall be charged for each subsequent review. Fees for Karst plan review and blasting plan review shall be paid to the County upon filing the application and shall include the cost of the initial review and one resubmission. An additional fee shall be charged for each subsequent review and shall be paid to the County upon filing a resubmitted application.

County Karst Consultant:

Karst Plan Review:

Site area up to 5 acres (first and second reviews) \$500
Site area up to 5 acres (third and subsequent reviews) \$500/review
Site area over 5 acres negotiable

Blasting Plan Review:

Blasting for residential or agricultural use (first and second reviews) \$1,000
Blasting for commercial use (first and second reviews) \$2,750
Fee for each subsequent review after first and second reviews \$750

The **County Telecommunications Consultant** review fees are based on a separate fixed fee schedule listed in the "Special Fees for Wireless Communication Facilities (WCFs)" section above.

Other Notes Regarding Fees

Fees may be refunded in certain circumstances:

- Application is withdrawn before Planning Commission (or other review board) 50% refund sets public hearing on request
- Application is withdrawn before Board of Supervisors sets public hearing on 25% refund request

All applicant fees and charges shall be made to the Treasurer of Clarke County at the time of application for actions pertaining to zoning and subdivision matters. Fees and expenses for professional review of application materials by County consultants shall be reimbursed to the County at cost. An administrative fee of \$30 shall be charged for reimbursements not recieved within 30 days of first payment notice (VA Code §58.1-3958). The County may require a deposit for professional consulting service fees to be paid at application submittal.

Treasurer

Administrative

Collection Fee \$25
Returned Check/NSF \$30

Animals

Dog License - neutered/spayed \$5
Dog License - intact \$10
Kennel License - small \$30
Kennel License - large \$40

Clarke County Board of Supervisors

Set Public Hearing: Proposed CY24 Tax Rates (PH2024-06)



Board of Supervisors FY25 Budget Work Session Items
Berryville/Clarke County Government Center, 2nd Floor
101 Chalmers Court, Berryville, Virginia 22611

March 4, 2024, 6:30 pm, Main Meeting Room

Board Members Present: Matthew E. Bass, Terri T. Catlett, Doug M. Lawrence,
David S. Weiss, Beverly B. McKay

Board Members Absent: None

Officer / Staff Present: Chris Boies, Catherine Marsten, Brenda Bennett

School Board Members Present: Monica Singh-Smith

Others Present: Rick Catlett, John Staelin, Hunter Dickinson

Press Present: Mickey Powell, Winchester Star

Item Description

2024-03-04 Summary: Chairman Weiss called the meeting to order at 6:31 pm.

A. School Board FY25 Budget Presentation

- School Board Chair Monica Singh-Smith opened the presentation by summarizing the School Board’s budget process and provided some context for the FY25 budget request.
- Superintendent Rick Catlett presented the Clarke County School Board Proposed FY25 Budget:

FY25 Superintendent's Proposed Budget

approved by the CCSB on February 26, 2024

every child
every classroom
every day



A NEEDS BASED BUDGET:

§ 22.1-92. Estimate of moneys needed for public schools; notice of costs to be distributed.

A. It shall be the duty of each division superintendent to prepare, with the approval of the school board, and submit to the governing body or bodies appropriating funds for the school division, by the date specified in § 15.2-2503, the estimate of the amount of money **deemed to be needed** during the next fiscal year for the support of the public schools of the school division. The estimate shall set up the amount of money deemed to be needed for each major classification prescribed by the Board of Education and such other headings or items as may be necessary.

FY25 BUDGET NEEDS ARE DRIVEN BY:

- STRATEGIC PLAN GOALS
- SCHOOL COMMUNITY SURVEY PRIORITIES
- INPUT FROM PRINCIPALS AND DEPARTMENT HEADS
- INCREASING NEEDS OF STUDENTS

STRATEGIC PLAN GOALS:

Goal 1: We will continue to improve student achievement to prepare students for post-secondary education, career readiness, and opportunities to realize their fullest potential in life.

Goal 2: We will enact a safe and nurturing climate for learning and working that maximizes student achievement and promotes human development.

Goal 3: We will employ personnel who share the vision, mission and core values of the school division and demonstrate foundational skills in critical thinking, collaboration, creative thinking, communication, and citizenship. (Implement compensation, benefits and wellness plans that are competitive with appropriate regional markets.)

Goal 4: Clarke County Public Schools will increase the integration of digital technology use and application to enhance and transform the learning of all students and all personnel.

Goal 5: We will implement effective and efficient operational practices throughout the division.

SCHOOL COMMUNITY SURVEY RESULTS:

TOP 5 PRIORITIES:

Priority 1: Employee Compensation

Priority 2: Student-Teacher Ratios

Priority 3: Career and Technical Education Programming

Priority 4: Advanced Academic Offerings

Priority 5: Instructional Materials and Supplies

SCHOOL COMMUNITY SURVEY RESULTS:

	SUBGROUP: 200 Total Respondents				
PRIORITY CHOICES	Parents: 37%	Employees: 49%	Community: 12%	Students: 2%	ALL: 100%
Advanced Academic Offerings	4		3	2	4
Athletics					
Bus Replacement					
CTE Programming	1	3	1		3
Reducing Health Insurance Premiums		4			
Employee Compensation	2	1	2	1	1
Fine Arts		5		2	
Staff Professional Development				2	
Instructional Materials and Supplies	5		5		5
Remedial Programs				2	
Student- Teacher Ratios	3	2	4		2
Technology Upgrades					

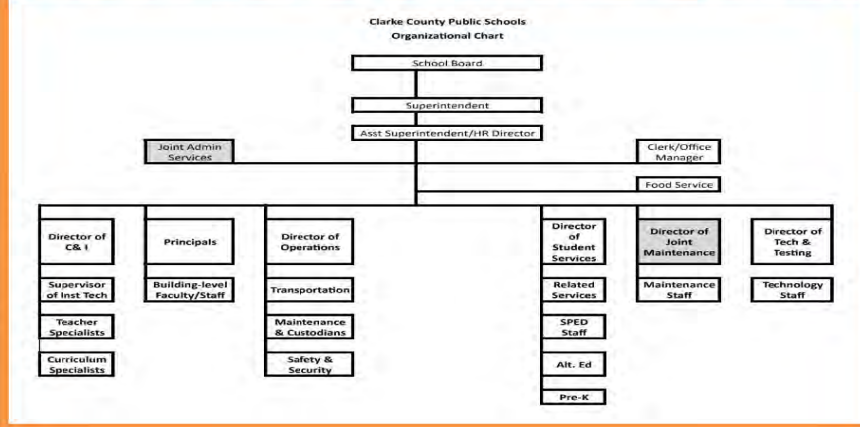
INPUT FROM PRINCIPALS/ DEPARTMENT HEADS:

November: budget requests with justification are submitted to the Superintendent in the areas of Personnel, Capital, Professional Development, and Technology

December: requests are reviewed and discussed

After deliberations, some requests are included, some are not.

INPUT FROM PRINCIPALS/ DEPARTMENT HEADS:



INCREASING NEEDS OF STUDENTS:

English Language Learners

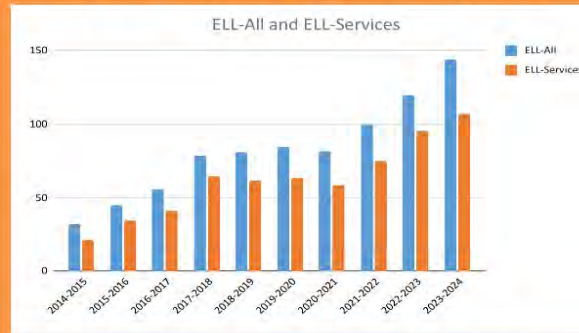
Free/Reduced Lunch Eligible

Special Education/ Section 504 of the Rehabilitation Act

Intensive Behavior Support

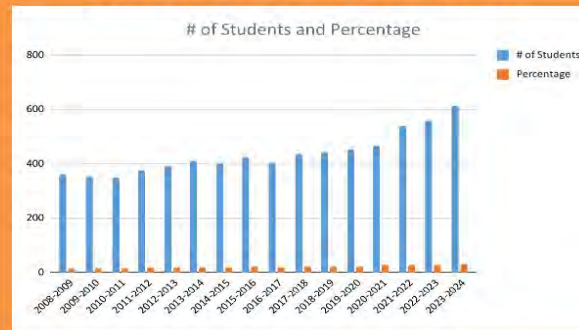
Homeless (McKinney-Vento Act)

English Language Learners (ELL)



32 students in 2014-15, 144 students in 2023-24

Free/Reduced Lunch Eligible



16% in 2010-11, 32% in 2023-24

K-12 Special Education and 504



Increasing numbers and needs K-12, 229/70 in 2023-24
 Increasing numbers and needs in Early Childhood SPED (90% increase since 2020)

Intensive Behavior Program

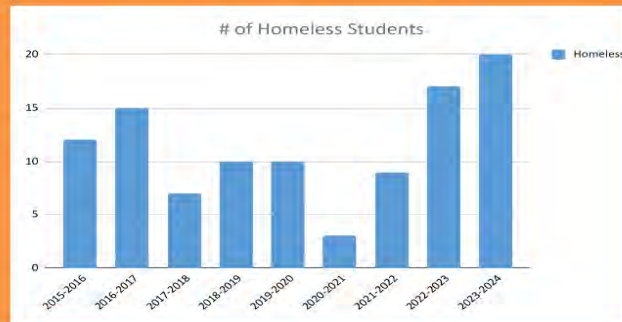
Increasing behavior issues at the early grades

Students may or may not be receiving SPED/504 services

Board Certified Behavior Analysts (BCBA), Registered Behavior Technicians (RBT), Instructional Assistants (IA) work with students K-12

Serving 46 students K-12 with many more students currently referred

Homeless Students (McKinney-Vento Act)



20 students in 2023-24

FAST FACTS ABOUT CCPS:

1,933 students: 43 in PK; 1,890 in K-12

300 employees, ~180 teachers

4 schools:

Clarke County High (plus Alternative Education)

Johnson-Williams Middle

DG Cooley Elementary (Lower and Upper Campus)

Boyce Elementary

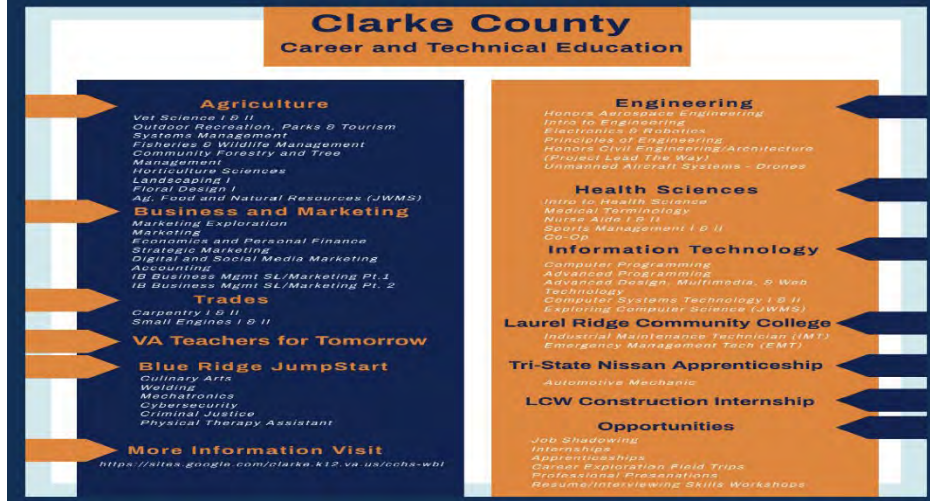
ALL schools are fully accredited by the VDOE

FAST FACTS ABOUT CCPS:

- 69.2% of CCHS graduates earn the Advanced Studies Diploma compared to 51.5% in the state
- ~70% of graduates enroll in a 2 or 4 year postsecondary institution after graduation
- 99.3% On-Time Graduation Rate, consistently one of the highest in Virginia

ADVANCED AND SPECIALIZED PROGRAMMING:

- CCHS: Dual Enrollment, Advanced Placement (AP), International Baccalaureate (IB), Honors, Governor's School (MVG) and Career and Technical Education (CTE)
- J-WMS: Honors Courses, World Languages, Advisory and CTE Electives
- K-12: Meaningful and Engaging Opportunities
Art, Music, Theatre, Technology, Physical Education



ADDITIONAL INFORMATION:

Enrollment Trends

Enrollment and Program Capacity by School

Pupil Teacher Ratios

Religious Exemption and Homeschool Students

ENROLLMENT TRENDS

K-12 Fall Membership Trends																Spring
Year	KG	1	2	3	4	5	6	7	8	9	10	11	12	FT	Total	ADM
2012-13	140	155	134	146	129	137	162	151	170	202	157	172	186	2,041	2,052	2,041
2013-14	130	136	152	132	147	131	131	168	146	185	202	164	168	1,992	2,005	1,994
2014-15	106	136	134	159	136	146	132	138	169	159	192	203	158	1,968	1,981	1,957
2015-16	118	115	141	143	164	137	146	144	152	178	161	184	198	1,981	1,986	1,965
2016-17	130	124	126	145	150	165	139	151	146	171	183	159	184	1,973	1,975	1,961
2017-18	111	134	119	132	144	147	170	143	158	165	170	183	155	1,931	1,935	1,931
2018-19	117	110	139	117	138	146	153	174	147	172	162	172	180	1,927	1,932	1,923
2019-20	105	119	110	139	127	141	154	149	180	153	176	167	168	1,888	1,890	1,880
2020-21	98	94	104	99	135	107	127	145	149	187	154	169	157	1,725	1,726	1,715
2021-22	125	117	108	115	105	140	123	141	153	183	187	147	163	1,807	1,807	1,817
2022-23	120	135	123	128	119	119	142	137	147	171	178	200	145	1,864	1,862	1,861
*2023-24	115	130	140	132	125	126	126	150	151	163	168	173	191	1,890	1,887	1,886
^2024-25	120	119	134	144	136	129	130	130	154	168	167	172	177	1,880	1,880	1,880

NOTE: Data is from VDOE, Statistics and Reports, School Quality Profiles, and/or actual enrollment
 *2023-24 is the actual enrollment as of 12/12/2023, ADM is an estimate
 ^2024-25 projection: 3 year avg at K, trending increase at each grade, significant increase at 9th

CURRENT ENROLLMENT DATA BY SCHOOL:

BOYCE ELEMENTARY 301

COOLEY ELEMENTARY 510 (43 at CUC, 467 at CLC)

JOHNSON-WILLIAMS MIDDLE 427

CLARKE COUNTY HIGH 695

(as of 12/12/2023)

ENROLLMENT and PROGRAM CAPACITY BY SCHOOL

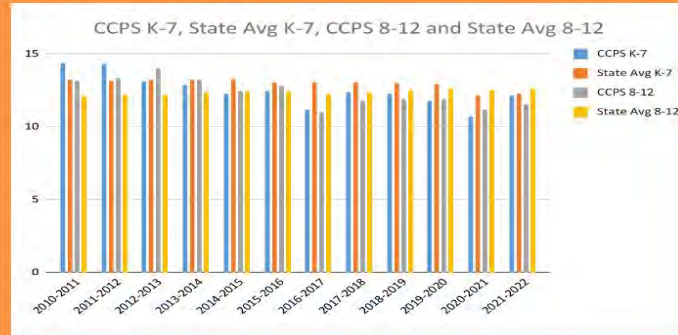
PROGRAM CAPACITY BY SCHOOL As of 12/12/2023

Utilizing the GUIDELINES FOR SCHOOL FACILITIES IN VIRGINIA'S PUBLIC SCHOOLS provided by and found on the VDOE website, program capacity and current enrollment for each school is listed below.

SCHOOL	CAPACITY	ENROLLMENT
CLARKE COUNTY HIGH	781	695
JOHNSON-WILLIAMS MIDDLE	574	427
DG COOLEY ELEMENTARY (LOWER)	496	467
BOYCE ELEMENTARY	374	301

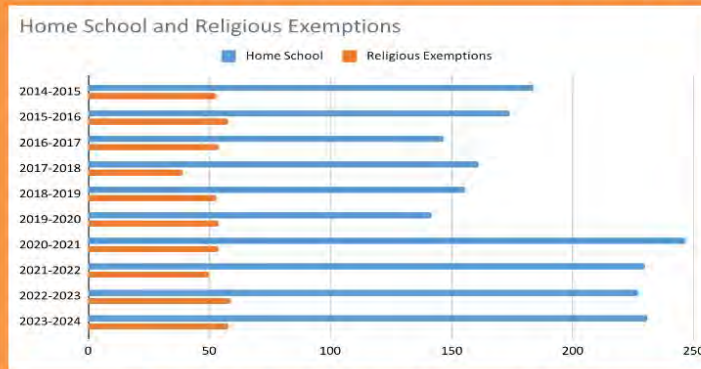
Cooley Upper Campus needs extensive renovation before moving a significant number of classrooms/students into the space. Assuming the building footprint would stay the same/similar during a renovation, the post-renovation program capacity for Cooley Upper Campus would be 242.

Pupil-Teacher Ratios



Consistently identified as a priority, class sizes and pupil-teacher ratios have remained below state averages

Religious Exemption & Home School Students



231 Home School and 58 Religious Exemption in 2023-24

FY25 BUDGET PROPOSAL

THE FOUR FUNDS OF THE SCHOOL BUDGET:

- School Operating (86% personnel costs, 14% other)**
- School Capital**
- School Food Service**
- School Debt Service**

REVENUE SOURCES:

- Local Revenue (Fees, Tuition)**
- State Revenue (Basic Aid, Sales Tax)**
- Federal Revenue (Title Grants, ESSER)**
- General Fund Transfer (County of Clarke)**
- Other Sources (Clarke County Education Foundation)**

SCHOOL OPERATING FUND

FY25 SCHOOL OPERATING BUDGET FACTORS

FACTORS IMPACTING FY25 STATE REVENUE:

Local Composite Index (LCI) of Ability-to-Pay <\$606,505> loss of revenue
 Average Daily Membership (ADM) <\$13,868> loss of revenue
 *The State Budget (GOV Budget) No Compensation Supplement funding

*This FY25 budget proposal is based on the revenue detail in the Governor's original budget.
 Revenue changes were introduced by both chambers of the General Assembly and would provide increased revenue to CCPS and include compensation supplements (salary increases) for FY25.

Senate (SB30): +\$800,867
 3% salary increase
 House (HB30): +\$247,434
 3.375% salary increase

Composite Index of Local Ability-to-Pay (LCI) determines a school division's ability to pay education costs fundamental to the Commonwealth's Standards of Quality (SOQ) with local funds. The LCI is calculated using three indicators of a locality's ability to pay:

- True value of real property (weighted 50 percent)
- Adjusted gross income (weighted 40 percent)
- Taxable retail sales (weighted 10 percent)

As the LCI increases, the state's share of revenue to a locality decreases. Clarke's Local Composite Index (LCI) increased from 0.5728 to 0.6032, remaining the highest in the area.

Division	Final 2020-2022 Composite Index	Final 2022-2024 Composite Index	Final 2024-2026 Composite Index
CLARKE	0.5729	0.5728	0.6032
FREDERICK	0.4120	0.4141	0.4151
LOUDOUN	0.5466	0.5450	0.5518
WINCHESTER	0.4319	0.4172	0.4151

The LCI increase to 0.6032 is projected to cost Clarke \$606,505 in state revenue for FY25.

**A specific example of how the LCI impacts state funding:
ALL IN VA revenue distributed to districts in FY24**

School Division	2022-24 LCI	FY24 Projected ADM	All In Va Funding
DICKENSON	0.2301	1,841	1,111,629
BUCKINGHAM	0.3273	1,902	1,020,452
CLARKE	0.5728	1,903	321,709
BRISTOL	0.3058	2,071	1,201,347
KING WILLIAM	0.3063	2,103	707,232
ROCKBRIDGE	0.4530	2,145	728,015
APPOMATTOX	0.2960	2,308	1,103,910
BUCHANAN	0.2850	2,331	1,427,966
PATRICK	0.2511	2,341	1,264,773
SOUTHAMPTON	0.2965	2,368	1,080,390
STAUNTON	0.3967	2,378	948,768
FALLS CHURCH	0.8000	2,438	150,000
GOOCHLAND	0.8000	2,632	236,262
GREENE	0.3505	2,660	1,024,113

Average Daily Membership (ADM)

K-12 Fall Membership Trends																Spring
Year	KG	1	2	3	4	5	6	7	8	9	10	11	12	FT	Total	ADM
2012-13	140	155	134	146	129	137	162	151	170	202	157	172	186	2,041	2,052	2,041
2013-14	130	136	152	132	147	131	131	168	146	185	202	164	168	1,992	2,005	1,994
2014-15	106	136	134	159	136	146	132	138	169	159	192	203	158	1,968	1,981	1,957
2015-16	118	115	141	143	164	137	146	144	152	178	161	184	198	1,981	1,986	1,965
2016-17	130	124	126	145	150	165	139	151	146	171	183	159	184	1,973	1,975	1,961
2017-18	111	134	119	132	144	147	170	143	158	165	170	183	155	1,931	1,935	1,931
2018-19	117	110	139	117	138	146	153	174	147	172	162	172	180	1,927	1,932	1,923
2019-20	105	119	110	139	127	141	154	149	180	153	176	167	168	1,888	1,890	1,880
2020-21	98	94	104	99	135	107	127	145	149	187	154	169	157	1,725	1,726	1,715
2021-22	125	117	108	115	105	140	123	141	153	183	187	147	163	1,807	1,807	1,817
2022-23	120	135	123	128	119	119	142	137	147	171	178	200	145	1,864	1,862	1,861
*2023-24	115	130	140	132	125	126	126	150	151	163	168	173	191	1,890	1,887	1,886
^2024-25	120	119	134	144	136	129	130	130	154	168	167	172	177	1,880	1,880	1,880

NOTE: Data is from VDOE, Statistics and Reports, School Quality Profiles, and/or actual enrollment
 *2023-24 is the actual enrollment as of 12/12/2023, ADM is an estimate
 ^2024-25 projection: 3 year avg at K, trending increase at each grade, significant increase at 9th

The estimated ADM of 1880, a slight decrease from FY24 to FY25, is projected to cost Clarke \$13,868 is state revenue for FY25.

FY25 SCHOOL OPERATING BUDGET FACTORS

FACTORS IMPACTING FY25 EXPENSES:

Virginia Retirement System Rate Change (savings)	<\$200,000>
Health Insurance Premium Increases	\$57,232
Personnel Costs	\$595,862
DCJS SSO (Grant Expiring)	\$39,536
Master's Stipend Increase	\$54,750
Other Stipends Increase	\$15,693
Personnel Requests (Cooley Upper)	\$194,229
New Personnel Requests	\$281,345
Extended CTE Contracts	<u>\$10,309</u>
	\$595,862

Virginia Retirement System (VRS) Rate Changes

The Virginia Retirement System Board of Trustees adopted the employer contribution rates for FY25. The projected cost savings estimated by Finance, provided the GA adopts the VRS rate changes is approximately \$200,000.

Health Insurance Premium Increases

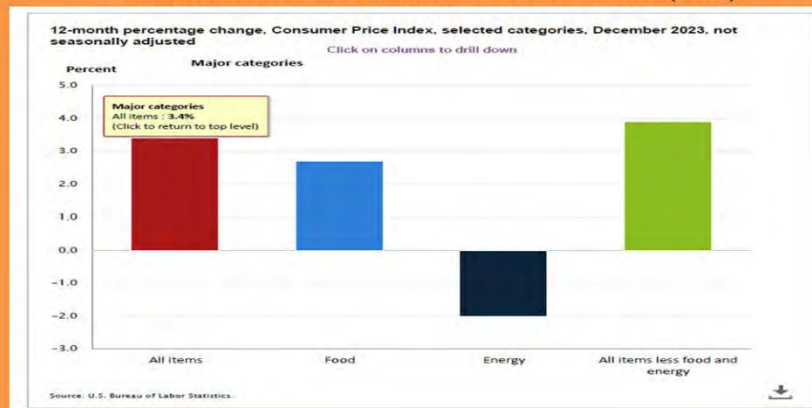
GOOD NEWS! The health insurance premium is estimated to increase by 2% at a cost of \$57,232 (Down from 10% at a cost of \$286,162).

Inflation and the Consumer Price Index (CPI)

The Consumer Price Index (all items) is currently 3.4%. Inflation is a strain to an employee's cost of living. It also affects school budgets as we are forced to pay more for everything from school supplies in the classroom to maintaining bus fleets.

All non-personnel lines of the operating budget have been reviewed (scrubbed) multiple times. Adjustments have been made, primarily to maintenance and custodial accounts, based upon trends and inflation.

Inflation and the Consumer Price Index (CPI)



Department of Criminal Justice Services (DCJS) Grant

Two School Security Officer (SSO) positions at our elementary schools have been partially grant-funded by the DCJS for two years, however, the grant funds expire at the end of FY24. The total cost of the two SSO positions is estimated to be \$108,603; the grant funded portion that expires in FY24 is \$39,536. The SSO positions are critical for safety and security.

Two School Resource Officers (SRO) are funded by and employees of the Clarke County Sheriff's Office. They are uniformed deputies and are stationed at CCHS and JWMS. Thankfully, Sheriff Sumption has advised these positions will remain for FY25.

Personnel Requests: Cooley Upper Campus

CCPS reopened the Cooley Upper Campus (CUC) for the FY24 school year to house Pre-Kindergarten/Early Childhood Special Education, Head Start, and to continue providing a space for Clarke County Parks and Recreation. No new personnel positions were requested or funded for this reopening, so there was a shifting of budgeted positions from other areas/schools. This request is intended to restore those positions. Positions repurposed to CUC include a Lead Teacher/Dean who serves as an administrator designee, a nurse, a secretary/registrar, and the sharing of the SSO with Cooley Lower Campus.

Personnel Requests: Cooley Upper Campus

Secretary/Registrar	\$36,915
Instructional Assistants (3 at Step 10 on scale)	\$64,149
*Nurse (Step 10 on Nurse scale)	\$50,678

*Grant funding pursued for revenue for nurse position

The projected cost of these positions is \$151,742 in salary plus \$42,487 (28%) in benefits, for a total of \$194,229.

New Personnel Requests

The Virginia Literacy Act (VLA) requires significant and ongoing professional development and data collection for all elementary literacy teachers. The VLA Literacy Specialist would work under the Director of Curriculum and Instruction and have primary responsibility for the implementation of VLA. This position is a teacher-scale position with an extended contract to 220 days. The position was requested last year but was not funded.

VLA Literacy Specialist (Step 20 on Teacher scale) \$77,199

All principals requested additional Special Education (SPED) support due to increasing caseloads and the increasing needs of students. After a thorough review of anticipated student enrollment and caseloads per teacher, the critical request is for the addition of two (2) Special Education Teachers.

Special Education Teachers (2 at Step 5 on Teacher Scale) \$117,962

New Personnel Requests, continued:

CCPS and the County of Clarke transitioned from contracted custodial services to in-house operation for FY24. The budget for FY24 was not sufficient to cover all personnel positions, primarily due to the cost of benefits, so two positions and materials/supplies had to be cut. The proposal is to return one custodial position to the workforce.

Custodian \$24,640

The projected cost of these NEW positions is \$219,801 in salary plus \$61,544 (28%) in benefits, for a total of \$281,345.

Stipend Increases

The current annual stipend for teacher-scale employees with a Master's degree, who began employment with CCPS after FY15 (73 teachers), is \$4,250. An increase of \$750 would bring the master's stipend to \$5,000. This increase has been discussed and proposed in past budgets, but has not been funded.

The estimated cost to raise the master's stipend by \$750 for 73 teachers is \$54,750.

The current FY24 budget includes other stipends (instructional, extra duty, coaching, etc.) at an annual cost of \$313,868. These stipends have remained flat for many years.

The estimated cost to increase these stipends by 5% is \$15,693.

Extended Contracts

With the expansion of CTE programming in CCPS and the Agriculture program at J-WMS, two teacher positions, Work Based Learning (WBL) Coordinator and Agriculture Teacher need to be expanded to 11 month positions. These contract extensions were requested last year but not funded.

Extended contracts (WBL, Ag Teacher) \$10,309

The projected cost of these contract extensions is \$10,309.

PROPOSED NEW PERSONNEL EXPENSES:

POSITION	LOCATION	COST	NOTES*
School Security Officer (SSO)	BES	\$19,768	Grant funded portion of salary expires
School Security Officer (SSO)	CE5	\$19,768	Grant funded portion of salary expires
Secretary/Registrar	JWMS	\$36,915	Reopening of CUC - rehire position shifted from JWMS
plus benefits		\$10,336	estimated at 28%
Instructional Assistant	CCHS	\$21,383	Reopening of CUC - rehire position shifted from CCHS, Step 10 on scale
plus benefits		\$5,987	estimated at 28%
Instructional Assistant	CE5	\$21,383	Reopening of CUC - rehire position shifted from CCHS, Step 10 on scale
plus benefits		\$5,987	estimated at 28%
Instructional Assistant	BES	\$21,383	Reopening of CUC - rehire position shifted from CCHS, Step 10 on scale
plus benefits		\$5,987	estimated at 28%
School Nurse	BES/CUC	\$50,678	Reopening of CUC - shifted nurse from BES, hired new at BES
plus benefits		\$14,190	estimated at 28%
Virginia Literacy Act (VLA) Specialist	k-5	\$77,199	Step 20 on 220 Teacher Scale
plus benefits		\$21,616	estimated at 28%
Teacher, Special Education	BES	\$58,981	Step 5 on Teacher Scale
plus benefits		\$16,515	estimated at 28%
Teacher, Special Education	CCHS	\$58,981	Step 5 on Teacher Scale
plus benefits		\$16,515	estimated at 28%
Custodian	CCHS/JWMS	\$24,640	Step 1 on 240 scale
plus benefits		\$6,898	estimated at 28%
Work Based Learning Coordinator/ Ag Ed Teacher	CCHS/JWMS	\$10,309	Extended contracts to 220 days (11 months)
Adjust Master's Stipend	k-12	\$54,750	From \$4250 to \$5000 (73 teachers x \$750) (37 teachers at the higher rate)
Adjust all other Stipends	k-12	\$15,693	Adjust by 5%
		\$595,862	

TEACHER SALARY NOTES

- VA Teacher Salaries rank 25th nationally, \$6,787 below the national average
- VA ranks 12th in the country in per capita personal income
- A Teacher Salary comparison is completed each year. We have closed the gap with our market competition (WPS and FCPS) but have more work to do
- To recruit, hire, and retain teachers and staff, we must stay competitive with our market area
- 28% of Clarke County teachers live in Clarke County
- The cost of a 1% salary increase for all employees is ~\$193,189

A 5% increase for all employees is included in this proposed budget with an estimated cost of \$965,945 (a \$16,000 reduction since the 2/12/2024 work session).

SCHOOL OPERATING BUDGET FACTORS: FY17 to FY24

Fiscal Year	Salary Increase (%)	Health Insurance Increase			Local Transfer Increase Adopted Budgets
		Employee	Employer	Total	
FY24	7%	2%	16%	18%	\$896,103
FY23	10%	0%	8%	8%	\$496,106
FY22	5% plus Step teachers 5% all others	0%	0%	0%	\$196,488
FY21	Step for teachers	0%	0%	0%	(\$203,844)
FY20	4% for teachers 3% others	2.5%	2.5%	5%	\$215,306
FY19	2.5%	5%	9%	14%	\$690,018
FY18	3%	-1%	-2%	-3%	\$135,167
FY17	3%	3%	5%	8%	\$550,397

SCHOOL CAPITAL FUND

SCHOOL CAPITAL FUND

The School Capital projects account has been managed with ESSER (COVID) funds, funds from proffers (Shenandoah Crossing), and Capital Carryforward for FY23 and FY24; no new local funds have been requested from the County’s General Fund. Capital funds allow the school division to address both planned and unplanned capital expenses.

SCHOOL CAPITAL REQUEST

From the 5 Year Capital Improvement Plan:

School Bus Replacement \$122,000

BES Roof Replacement ~~\$350,000~~

Initially included, this request is removed based upon inspection from a roof consultant who advised that roof replacement at BES is not needed at this time. There are areas of shingle damage and blow off that can be resolved with localized repair. Age of the shingle roof is 18 years and life could be 25 to 30.

Cooley Upper Campus Secure Vestibule ~~\$50,000~~

To be completed in FY24 using ESSER (COVID) funds

SCHOOL CAPITAL REQUEST, CONTINUED:

For ongoing and routine maintenance/replacement:

HVAC	\$150,000
Safety and Security, Alyssa's Law (panic alarms)	\$15,000
Safety and Security	\$85,000
Technology Classroom Instruction	\$20,000
CCHS Band Equipment	\$20,000
CCHS Athletic Equipment	\$10,000
CCHS Strength and Conditioning Equip.	\$10,000
Fleet Vehicle	\$22,000
BES Asphalt	\$25,000
Furniture	\$40,000
Painting	\$10,000
Flooring	\$10,000
School Signage	<u>\$2,500</u>
	\$419,500

SCHOOL CAPITAL REQUEST, CONTINUED:

TOTAL GENERAL FUND REQUEST \$541,500

FOOD SERVICE FUND

FOOD SERVICE FUND

Stand alone fund, managed by Sodexo, LLC

CCPS operated the program prior to 2010

**Contracted to leverage resources, increase buying power,
and improve quality**

**Dietician and Nutrition experts to assist with meal planning and
nutrition requirements**

DEBT SERVICE FUND

DEBT SERVICE FUND

There are no new capital projects requiring additional debt requests
Debt balances remain on several projects (JWMS, CCHS, CLC)
A reduction of subsidies/reimbursables has caused an increased request from the General Fund (County) for FY25
Debt schedule is maintained by Joint Administrative Services and the detail is included in the agenda attachments

EXECUTIVE SUMMARY REVIEW

The *PROPOSED* FY25 School Operating Fund is a 3.96% increase over the FY24 Adopted School Operating Budget and includes:

- 5% Salary Increase for all Employees
- 2% Health Insurance Premium Increase
- \$595,862 in new personnel requests

Due to the reduction of State and Federal revenue of \$739,389, it would require a General Fund (County) increase of \$1,832,652.

Adding Debt Service of \$5,108 and School Capital of \$541,500 the total General Fund (County) increase would be \$2,379,260.

Clarke County Schools
Executive Summary

02/26/24

FY25 Proposed EXECUTIVE SUMMARY

Fund	FY 24 Adopted	Variance	%	FY 25 Proposed
Expenditure				
School Operating Fund	27,585,063	1,093,263	3.96%	28,678,326 *
Food Service Fund	1,565,391	(473,775)	-30.27%	1,091,616
Debt Service Fund	2,289,543	(4,672)	-0.20%	2,284,871
School Capital Fund	779,256	244	0.03%	779,500
Total Expenditure	32,219,253	615,060	1.91%	32,834,313
Revenue: Local, State & Federal Revenue				
School Operating Fund	12,845,282	(739,389)	-5.76%	12,105,893 **
Food Service Fund	1,565,391	(473,775)	-30.27%	1,091,616
Debt Service Fund	185,799	(9,780)	-5.26%	176,019
School Capital Fund	779,256	(541,256)	-69.46%	238,000
Total Local, State & Federal Revenue	15,375,728	(1,764,200)	-11.47%	13,611,528
Revenue: General Fund Tax Funding				
School Operating Fund	14,739,781	1,832,652	12.43%	16,572,433
Food Service Fund	-	-	100.00%	-
Debt Service Fund	2,103,744	5,108	0.24%	2,108,852
School Capital Fund	-	541,500	100.00%	541,500
Total General Fund Tax Funding	16,843,525	2,379,260	14.13%	19,222,785
Total Revenue	32,219,253	615,060	1.91%	32,834,313

*includes the following:

Reduction of \$200k reflecting the proposed change to VRS rates (will need General Assembly adoption)

Personnel costs include a 5% salary increase, non-personnel expenses adjusted for inflation/trends

\$57,232 placeholder for 2% health insurance premium increase (reduced from 10%)

\$595,862 cost of new personnel requests:

- SSO fully funded by locality \$39,536 (grant ends)
- Increase to Master's stipend \$54,750
- Increase to other stipends \$15,693
- New Personnel (CUC) \$194,229
- New Personnel requests \$281,345
- Extended CTE contracts \$10,309

**State funding based upon GOVERNOR's original proposed budget, Local Composite Index increase

House Bill (HB30) proposes +\$247,434 additional STATE revenue; Senate Bill (SB30) proposes +\$800,867

- Board of Supervisors members asked several questions and thanked Mr. Catlett and Mrs. Singh-Smith for their presentation.

Chair Weiss adjourned the meeting at 7:48 pm.



Personnel Committee Items

Berryville/Clarke County Government Center, 2nd Floor
101 Chalmers Court, Berryville, Virginia 22611

March 11, 2024, 9:30 am

Item

Description

A. Expiration of Term for Appointments Expiring through April 2024

2024-03-11 Summary: Following review, the Personnel Committee recommends the following:

- Appoint Deborah Liggins to fill the unexpired portion of Adeela Al-Khalili's term on the Historic Preservation Commission, which will expire May 31, 2026.
- Reappoint Shelley Daisley to the Library Advisory Council for a four-year term expiring April 15, 2028.
- Reappoint Nancy Foster to the Library Advisory Council for a four-year term expiring April 15, 2028.

Appointments by Expiration Through May 2024

Appt Date Exp Date Resignation Date

April 2024

Library Advisory Council 4 Yr
 Daisley Shelley Russell District 4/21/2020 4/15/2024

The Council shall consist of nine (9) regular members and one liaison from the BoS. The BoS shall appoint the liaison for a one (1) year term. Members may be recommended by the Council to the BoS, and shall be appointed for four (4) year terms by the BoS. Members can be reappointed for a maximum of three consecutive terms. If a member misses three consecutive meetings, the board reserves the right to vote to terminate membership

Foster Nancy Russell District 4/21/2020 4/15/2024

The Council shall consist of nine (9) regular members and one liaison from the BoS. The BoS shall appoint the liaison for a one (1) year term. Members may be recommended by the Council to the BoS, and shall be appointed for four (4) year terms by the BoS. Members can be reappointed for a maximum of three consecutive terms. If a member misses three consecutive meetings, the board reserves the right to vote to terminate membership

Resigned

Library Advisory Council 4 Yr
 Al-Khalili Adeela Buckmarsh District 3/15/2022 4/15/2026 1/16/2024

The Council shall consist of nine (9) regular members and one liaison from the BoS. The BoS shall appoint the liaison for a one (1) year term. Members may be recommended by the Council to the BoS, and shall be appointed for four (4) year terms by the BoS. Members can be reappointed for a maximum of three consecutive terms. If a member misses three consecutive meetings, the board reserves the right to vote to terminate membership

Resigned

Historic Preservation Commission 4 Yr
 Al-Khalili Adeela Buckmarsh District 6/1/2022 5/31/2026 1/16/2024

Section 3-E-3-d Zoning Ord "shall consist of at least 5 members not to exceed 7 members; Members shall be residents of Clarke County with a demonstrated interest in and knowledge of the historic character of Clarke County. Reasonable effort to appoint at least 2 members with professional training or equivalent experience in 1 or more of the following: architecture, architectural history, historic preservation, archeology, land use planning, or related fields. Reasonable effort to appoint at least 1 member that is a professional architect or architectural historian. At least 1 member shall be appointed from the Planning Commission upon recommendation to the Board by the Planning Commission. After the establishment of an Historic District, at least 1 member shall be a resident of a local Historic District."

Clarke County Public Body Listing

			<i>Appt Date</i>	<i>Exp Date</i>
<i>Agricultural & Forestal District Advisory Committee</i>				
Childs	Corey	Landowner	7/20/2021	7/15/2027
Conrad	Sam	Landowner/Producer	8/17/2021	7/15/2027
Day	Emily	Landowner/Producer	7/20/2021	7/15/2027
Dorsey	Tupper	Landowner/Producer	8/17/2021	7/15/2027
Hartsook	Shawna	Landowner/Producer	8/17/2021	7/15/2027
McKay	Beverly B.	BoS - Appointed Member	8/17/2021	7/15/2027
Peake	Donna	Commissioner of the Revenue	8/17/2021	7/15/2027
Shenk	Philip	Landowner/Producer	8/17/2021	7/15/2027
Simmons	Tait	Landowner	8/17/2021	7/15/2027
<i>Barns of Rose Hill Board of Directors</i>				
Cook	Peter		11/23/2021	12/31/2024
<i>BCCGC Joint Building Committee</i>				
Arnold, Jr.	Harry Lee	Berryville Town Council Representative	1/11/2018	
Boies	Chris	County Administrator	12/2/2019	
Dalton	Keith	Berryville Town Manager		
Marsten	Catherine	Clerk	1/1/2022	
McKay	Beverly B.	BoS - Appointed Member	1/16/2024	12/31/2024
<i>Berryville Area Development Authority</i>				
Ohrstrom, II	George	Russell District	12/13/2021	3/31/2025
Smart	Kathy	White Post District	3/21/2023	3/31/2026
Weiss	David S.	Buckmarsh/Blue Ridge District	4/19/2022	3/31/2025
<i>Berryville/Clarke County Joint Committee for Economic Development and Tourism</i>				
Arnold, Jr.	Harry Lee	BTC - Appointed Member		
Boies	Chris	Staff Representative - County Administrator	12/2/2019	
Brown	Michelle	Staff Representative - Director of Economic Development	7/10/2023	
Dalton	Keith	Staff Representative - Town Manager		
Dunkle	Christy	Staff Representative - Town - Alternate		
Ford	Indea	Clerk	11/7/2022	
Harrison	Diane	BTC - Appointed Member		
Lawrence	Doug	BoS - Appointed Member	1/16/2024	12/31/2024
Weiss	David S.	BoS - Appointed Member	1/16/2024	12/31/2024
<i>Board of Septic & Well Appeals</i>				

			<i>Appt Date</i>	<i>Exp Date</i>
Buckley	Randy	White Post District; Planning Commission Alternate, Vice-Chair	1/16/2024	1/31/2025
Camp	Jeremy	Staff Representative		
Irwin	Jenny	Citizen Representative	1/16/2024	2/15/2028
McKay	Beverly B.	BoS - Alternate	1/16/2024	12/31/2024
Ohrstrom, II	George	Russell District; Planning Commission Chair Representative	1/16/2024	1/31/2025
Staelin	John	Planning Commission Citizen Alternate	1/16/2024	1/31/2025
Weiss	David S.	BoS - Appointed Member	2/5/2024	12/31/2024

Board of Social Services

Byrd	Barbara J.	Russell District	12/19/2023	12/31/2027
Cushman	Anne	Berryville District	12/19/2023	12/31/2027
Dabinett	Laura	Russell District	6/21/2022	7/15/2026
Dodson	Gerald	Berryville District	6/16/2020	7/15/2024
Lawrence	Doug	BoS - Appointed Member	1/16/2024	12/31/2024
Parker	Jennifer	Staff Representative		
Smith	James	Berryville District	6/15/2021	7/15/2025
York	Robert	White Post District	6/21/2022	7/15/2026

Board of Supervisors

Bass	Matthew	Berryville District	1/1/2024	12/31/2027
Boies	Chris	Clerk	12/2/2019	
Catlett	Terri T.	Millwood/Pinegrove Districts, Vice Chair	1/1/2024	12/31/2027
Lawrence	Doug	Russell District	1/1/2024	12/31/2027
McKay	Beverly B.	White Post District	1/1/2024	12/31/2027
Weiss	David S.	Buckmarsh/Blue Ridge Districts; Chair	1/1/2024	12/31/2027

Board of Supervisors Finance Committee

Catlett	Terri T.	BoS - Appointed Member	1/16/2024	12/31/2024
McKay	Beverly B.	BoS - Alternate	1/16/2024	12/31/2024
Weiss	David S.	BoS - Appointed Member	1/16/2024	12/31/2024

Board of Supervisors Personnel Committee

Catlett	Terri T.	BOS - Alternate	1/16/2024	12/31/2024
McKay	Beverly B.	BoS - Appointed Member	1/16/2024	12/31/2024
Weiss	David S.	BoS - Appointed Member	1/16/2024	12/31/2024

Board of Zoning Appeals

Borel	Alain F.	White Post District	2/8/2024	2/15/2029
Brumback	Clay	White Post District	2/8/2024	2/15/2029
Camp	Jeremy	Staff Representative		
Means	Howard	White Post District	1/19/2021	2/15/2026
Shenk	Philip	Alternate	2/8/2024	2/15/2029

Thursday, February 29, 2024

Page 2 of 8

			<i>Appt Date</i>	<i>Exp Date</i>
Staelin	John	Millwood District	12/5/2022	2/15/2025
Volk	Laurie	White Post District	2/8/2024	2/15/2029

Broadband Implementation Committee

Dunning	Buster	White Post District	5/17/2022	6/30/2024
Houck	William	Citizen Representative	5/17/2022	6/30/2024
Lawrence	Doug	Russell District	1/16/2024	12/31/2024
McKay	Beverly B.	White Post District	1/16/2024	12/31/2024

Career and Technical Education Advisory Committee

Catlett	Terri T.	BoS - Appointed Member	1/16/2024	12/31/2024
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Clarke County Sanitary Authority

Armbrust	Wayne	White Post District; Vice Chair	11/17/2020	6/30/2024
Bauhan	Tom	White Post District; Sec/Treasurer	12/13/2021	1/5/2026
Bennett	Brenda	Assistant Treasurer	1/17/2023	
Coffelt	Lee	Town of Boyce	2/20/2024	2/15/2028
Conrad	Bryan H.	White Post District	1/17/2023	1/5/2025
DeArment	Roderick	White Post District; Chair	12/15/2020	1/5/2025
McKay	Beverly B.	BoS - Liaison	1/16/2024	12/31/2024

Community Policy and Management Team

Acker	Denise	Northwestern Community Services	11/23/2021	12/31/2024
Ash	David	Parent Representative	1/16/2024	12/31/2026
Catlett	Terri T.	BoS - Appointed Member	1/16/2024	12/31/2024
Greene	Colin	Alternate - VDH Representative	11/23/2021	12/31/2024
Mair	Tavan	Private Provider - Connected Communities, Inc.	11/22/2022	12/31/2025
Moore	Frank	CCPS Representative	12/20/2022	12/31/2025
Parker	Jennifer	Director Clarke County DSS	1/19/2021	12/31/2022
Shirley	Leea	VDH Representative	11/23/2021	12/31/2024

Conservation Easement Authority

Bacon	Rives	White Post District	11/22/2022	12/31/2025
Buckley	Randy	White Post District	11/22/2022	12/31/2025
Hedlund	John	Berryville District	3/15/2022	12/31/2024
Jones	Michelle	Millwood / Pine Grove District	11/22/2022	12/31/2025
McKay	Beverly B.	BoS - Appointed Member	1/16/2024	12/31/2024
Ohrstrom, II	George	Russell District; Planning Commission Representative	3/21/2023	4/30/2026
Thomas	Walker	Buckmarsh District	11/23/2021	12/31/2024
Weiss	David S.	BoS - Alternate	1/16/2024	12/31/2024

Constitutional Officer

Thursday, February 29, 2024

Page 3 of 8

			<i>Appt Date</i>	<i>Exp Date</i>
Keeler	Sharon	Treasurer	1/1/2024	12/31/2027
Peake	Donna	Commissioner of the Revenue	1/1/2024	12/31/2027
Sumption	Travis	Sheriff	1/1/2024	12/31/2027
Wilkerson	April	Clerk of the Circuit Court	1/1/2024	12/31/2031
Williams	Anne	Commonwealth Attorney	1/1/2024	12/31/2027

County Administrator

Boies	Chris	County Administrator	12/2/2019	
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Director of Economic Development

Brown	Michelle	Director of Economic Development	7/10/2023	
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Economic Development Advisory Committee

Borel	Christian	White Post District	7/18/2023	12/31/2026
Brown	Michelle	Director of Economic Development	7/10/2023	
Dunkle	Christy	Town of Berryville Representative	12/19/2023	12/31/2027
Ford	Indea	Clerk	11/7/2022	
Gribble	Mark	Buckmarsh District	11/22/2022	12/31/2026
Hardesty	Ashley	Russell District	2/20/2024	12/31/2025
Kraybill	Christina	Berryville District, Business Owner	9/20/2022	12/31/2025
McKay	Beverly B.	BoS - Appointed Member	1/16/2024	12/31/2024
Milleson	John R.	Banking, Finance	11/22/2022	12/31/2026
Pritchard	Betsy	Hospitality Industry, agriculture	7/21/2020	8/31/2024

Handley Regional Library Board

Bacon	Rives		10/19/2021	11/30/2025
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Historic Preservation Commission

Al-Khalili	Adeela	Buckmarsh District	6/1/2022	5/31/2026
Arnett	Betsy	White Post District	4/21/2020	5/31/2024
Berger	Katherine	Buckmarsh District	4/18/2023	5/31/2027
Camp	Jeremy	Staff Representative		
Carter	Paige	White Post District	4/21/2020	5/31/2024
Glover	Bob	Planning Commission Representative	1/16/2024	12/31/2027
Thompson	Billy	White Post District	4/20/2021	5/31/2025
Weiss	David S.	BoS - Liaison	1/16/2024	12/31/2024
York	Robert	White Post District	4/20/2021	5/31/2025

Humane Foundation

Catlett	Terri T.	BoS - Liaison	1/16/2024	12/31/2024
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Industrial Development Authority of the Clarke County, Virginia

Brown	Michelle	Director of Economic Development	7/10/2023	
Cantatore	Marcy	Buckmarsh District	11/21/2023	10/30/2025

Thursday, February 29, 2024

Page 4 of 8

			<i>Appt Date</i>	<i>Exp Date</i>
Ferrell	Brian	Millwood District	10/17/2023	10/30/2027
Ford	Indea	Clerk	11/7/2022	
George	James	Buckmarsh District	10/31/2022	10/30/2026
Guarriello	Ted	Millwood District	11/21/2023	10/30/2027
Pierce	Rodney	Buckmarsh District	9/15/2020	10/30/2024
Preston	Isreal	Berryville District	10/18/2022	10/30/2026
Waite	William	Millwood District	10/31/2017	10/30/2025
Weiss	David S.	BoS - Liaison	1/16/2024	12/31/2024

Joint Administrative Services Board

Bennett	Brenda	Staff Representative	7/1/2020	
Boies	Chris	County Administrator	12/2/2019	
Catlett	Rick	School Superintendent	7/1/2023	
Keeler	Sharon	Treasurer	3/12/2005	
Marsten	Catherine	Recording Clerk	1/1/2022	
McKay	Beverly B.	BoS - Alternate	1/16/2024	12/31/2024
Singh-Smith	Monica	School Board Representative	1/1/2024	12/31/2024
Weiss	David S.	BoS - Appointed Member	1/16/2024	12/31/2024

Josephine School Community Museum Board

Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
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Legislative Liaison and High Growth Coalition

Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
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Library Advisory Council

Al-Khalili	Adeela	Buckmarsh District	3/15/2022	4/15/2026
Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
Bogert	Aubrey	White Post District	3/15/2022	4/15/2026
Brondstater	Bette	Berryville District	3/15/2022	4/15/2026
Daisley	Shelley	Russell District	4/21/2020	4/15/2024
Foster	Nancy	Russell District	4/21/2020	4/15/2024
Judge	Ann		3/21/2023	4/15/2025
Kalbian	Maral	Millwood District	3/15/2022	4/15/2026
Mitchell	Jessica	Berryville District	4/20/2021	4/15/2025
Payne	Lisa	Berryville District	4/20/2021	4/15/2025

Litter Committee

Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
Bauhan	Tom	White Post District	9/21/2021	9/30/2024
Harrison	Ashley	Berryville District	9/21/2021	9/30/2024
Keim	John	Russell District	9/21/2021	9/30/2024
Lemmon	Lorien	Staff Representative	7/1/2023	

Thursday, February 29, 2024

Page 5 of 8

			<i>Appt Date</i>	<i>Exp Date</i>
Maddox	Kristina	Staff Representative	7/1/2023	
Martin	Mary	White Post District	9/21/2021	9/30/2024
McMullen	Christina	Buckmarsh District	8/15/2023	9/30/2024
<i>Lord Fairfax Emergency Medical Services Council</i>				
Conrad	Bryan H.	Volunteer Representative; White Post District	2/20/2024	6/30/2025
Trent	Carolyn	Medical Professional	2/20/2024	6/30/2025
<i>Lord Fairfax Soil & Water Conservation District</i>				
Buckley	Randy	Soil and Water Conservation Director Lord Fairfax District	1/1/2024	12/31/2027
Mackay-Smith	Justin	Soil and Water Conservation Director Lord Fairfax District	1/1/2024	12/31/2027
<i>Northern Shenandoah Valley Regional Commission</i>				
Bass	Matthew	BoS - Alternate	1/16/2024	12/31/2024
McKay	Beverly B.	BoS - Appointed Member	1/16/2024	12/31/2024
Stidham	Brandon	Citizen Representative [Planning Director]	12/13/2021	1/21/2025
<i>Northwest Regional Adult Drug Treatment Court Advisory Committee</i>				
Bass	Matthew	BoS - Appointed Member	1/16/2024	12/31/2024
<i>Northwestern Community Services Board</i>				
Goshen	Lisa	Millwood District	12/19/2023	12/31/2026
McKay	Beverly B.	BoS - Appointed Member	1/19/2021	12/31/2022
Sheikh	Bisma		1/16/2024	12/31/2024
<i>Northwestern Regional Jail Authority</i>				
Boies	Chris	BoS - Appointed Member	12/19/2023	12/31/2024
Lawrence	Doug	BoS - Appointed Member	1/16/2024	12/31/2027
Sumption	Travis	Sheriff	1/1/2024	12/31/2027
<i>Northwestern Regional Juvenile Detention Center Commission</i>				
Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
Sumption	Travis	Sheriff	1/16/2024	12/20/2024
<i>Old Dominion Alcohol Safety Action Policy Board & Division of Court Services</i>				
Sumption	Travis	Sheriff	1/16/2024	12/31/2025
<i>Old Dominion Community Criminal Justice Board</i>				
Sumption	Travis	Sheriff	1/16/2024	12/31/2025
<i>Our Health</i>				
Shipe	Diane	Buckmarsh District	2/15/2022	3/15/2025

Thursday, February 29, 2024

Page 6 of 8

Parks & Recreation Advisory Board

Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
Elliston	Tom	Russell District	12/19/2023	12/31/2027
Hoff	Mitch	Berryville District	3/21/2023	12/31/2025
Merriman	Nancy	Town of Berryville Representative	1/16/2024	12/31/2027
Merriman	Susan	White Post District	12/19/2023	12/31/2027
Reynolds	Berkeley	Appointed by Town of Boyce	12/19/2023	12/31/2027
Rhodes	Emily	Buckmarsh District	12/19/2023	12/31/2027
Smith	Tracy	Millwood District	11/23/2021	12/31/2025
Trenary	Randy	School Superintendent Designee	10/24/2013	
Voelkel	Eric	At Large	11/22/2022	12/31/2026

Planning Commission

Buckley	Randy	White Post District	3/15/2022	4/30/2026
Catlett	Terri T.	BoS - Appointed Member	1/16/2024	12/31/2024
Dunning	Buster	White Post / Greenway District	2/20/2024	4/30/2028
Hunt	Pearce	Russell District	5/19/2020	4/30/2025
Lawrence	Doug	BoS - Alternate	1/16/2024	12/31/2024
Malone	Gwendolyn	Berryville District	2/20/2024	4/30/2028
Ohrstrom, II	George	Russell District	3/21/2023	4/30/2027
Reed	Ryan	Buckmarsh/Battletown District	2/20/2024	4/30/2028
Staelin	John	Millwood District	7/3/2022	4/30/2025
Stidham	Brandon	Staff Representative	4/30/2012	

Regional Airport Authority

Boies	Chris	BoS - Alternate	1/16/2024	12/31/2024
McKay	Beverly B.	BoS - Alternate	1/16/2024	12/31/2024
Melanson	Leslie	Russell District	5/19/2020	6/30/2024

Shenandoah Area Agency on Aging, Inc.

Pritchard	Betsy	Buckmarsh District	7/19/2022	9/30/2026
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Shenandoah Valley Chief Local Elected Officials Consortium

Seal	Cathy	Alternate	12/19/2023	12/31/2027
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Towns and Villages: Berryville

Bass	Matthew	BoS - Liaison	1/16/2024	12/31/2024
McKay	Beverly B.	BoS - Alternate	1/16/2024	12/31/2024

Towns and Villages: Boyce

Catlett	Terri T.	BoS - Liaison - Alternate	1/16/2024	12/31/2024
McKay	Beverly B.	BoS - Liaison	1/16/2024	12/31/2024

			<i>Appt Date</i>	<i>Exp Date</i>
<i>Towns and Villages: Millwood</i>				
Catlett	Terri T.	BoS - Liaison	1/16/2024	12/31/2024
<i>Towns and Villages: Pine Grove</i>				
Catlett	Terri T.	BoS - Liaison	1/16/2024	12/31/2024
Weiss	David S.	BoS - Liaison	1/16/2024	12/31/2024
<i>Towns and Villages: White Post</i>				
McKay	Beverly B.	BoS - Liaison	1/16/2024	12/31/2024



Board of Supervisors Work Session Items
Berryville/Clarke County Government Center, 2nd Floor
101 Chalmers Court, Berryville, Virginia 22611

March 11, 2024, 10:00 AM, Meeting Room AB

Board Members Present: David S. Weiss, Matthew E. Bass, Terri T. Catlett,
Beverly B. McKay, Doug M. Lawrence

Board Members Absent: None

Officer / Staff Present: Chris Boies, Catherine Marsten, Cathy Kuehner, Lorien
Lemmon, Brandon Stidham, and Sheriff Travis Sumption

Others Present: None

Press Present: Mickey Powell, The Winchester Star

2024-03-11 Summary: At 10:00 am, Chairman Weiss called the meeting to order.

- A. Proposed Conservation Easement Authority Deed Template Changes: Conservation Planner Lorien Lemmon explained two proposed changes to the easement deed template as a result of recent guidance from the IRS concerning extinguishment and boundary line adjustments. She also reviewed proposed deed template language changes related to nutrient credit banks that place limits and parameters concerning prime farmland soils. Additional changes made at last Friday's Conservation Easement Authority were also reviewed. By consensus, the Board agreed to consider these items at their March 19 meeting.
- B. Proposed 2024 Clarke County Transportation Plan: Planning Director Brandon Stidham explained changes to the draft Transportation Plan. The major change is modifying the prioritized project list to include the Route 7 corridor from Shepherds Mill Road to the Loudoun County line as the second priority. This project addresses concerns raised by residents at a recent board meeting. The unpaved public roads list was also updated to include two additional roads. The Board agreed that safety on Route 7 was a top priority and that VDOT should fund improvements to the roadway to improve safety. By consensus, the Board agreed to consider authorizing a public hearing on the Transportation Plan at their March 19 meeting.

At 10:44 am, Chairman Weiss adjourned the meeting.

MEMORANDUM

TO: Board of Supervisors, Chris Boies
FROM: Alison Teetor, Lorien Lemmon
SUBJECT: deed template revisions
DATE: March 9, 2024

Review of the recently adopted deed template has revealed a couple of sections where staff has determined that the verbiage inaccurately reflects the intent of sections, 3.3 Buildings and Structures and 6.6 Grantee approval, in the template. The Easement Authority approved the following changes and recommends approval by the Board of Supervisors.

Staff reviewed the current VOF model deed template for guidance as a result the following changes are recommended to clarify these sections.

1) 3.3 Buildings and Structures -

CEA language: A. No buildings or structures other than the following are permitted on the Property:

REPLACE WITH:

VOF language: No buildings, structures, roads, alternative energy structures, or utilities, other than the following, are permitted on the Property:

Staff comment: This title more accurately reflects the contents of section 3.3

Private Roads and Utilities Section

This section regulates the construction of new roads and utilities to serve permitted structures – at issue is the current language that requires CEA approval for private roads serving permitted structures – this was not the intent and we have never approved private roads. It would continue to require approval for roads accessing structures on adjacent properties.

2) current CEA language: E. Private roads and utilities to serve permitted buildings or structures, (*if applicable*: private roads and utilities to parcels created by permitted divisions of the Property), private roads or driveways and access easements over same to serve adjacent properties, and roads with permeable surfaces for other permitted uses, such

as farming or forestry, may be constructed and maintained, provided that such roads, driveways or easements have the prior written approval of the Grantee. Public or private utilities whose construction and maintenance Grantee determines will not impair the Property's conservation values may be constructed and maintained if Grantee gives its prior written approval; provided, however, easements for the location of underground utilities are permitted as set forth below.

REPLACE WITH current VOF language:

(a) Private roads and driveways to serve permitted buildings and structures and roads for permitted uses and activities such as farming or forestry are permitted.

(b) Private roads or driveways and access easements over same to serve adjacent properties, provided that the location and configuration of such roads or driveways and access easements therefor have the prior written approval of Grantee, which approval will take into consideration the impact of the roads or driveways on the Conservation Values of the Property.

Staff comments – this concisely states which roads require approval

This section outlines when the CEA has to approve certain activities. As written it appears to apply the approval requirement to all of the paragraphs listed below. For example, if the property was permitted 1 single family dwelling not to exceed 4,500 square feet without grantee approval. Then it would stand to reason that if you built up to 4,500 square feet you would not need approval, above that size you would. Therefore the following change to this section is recommended.

6.6 GRANTEE APPROVAL:

A. The Grantor shall notify the Authority 60 days (hereafter “Grantor’s Notice”) prior to undertaking any activities, **requiring grantee approval**, permitted under Section III, paragraphs [3.2, 3.3, 3.4, 3.5, 3.6 and 3.7].

Staff comments – adding the proposed statement clarifies that only activities requiring approval are reviewed by the Authority.

Recommendation – approve the proposed language changes in order to clarify the intent of the deed template.

MEMORANDUM

TO: Board of Supervisors, Chris Boies
FROM: Conservation Easement Authority, Alison Teetor/Lorien Lemmon
DATE: March 4, 2024
SUBJECT: Draft deed language: IRS Extinguishment and Boundary Line Adjustment clauses

The Conservation Easement Authority has proposed changes to its deed template that must receive final approval from the Board of Supervisors. These changes are the result of recommendations from the IRS to ensure that easement donations for tax credits meet the requirements of the IRS tax code.

On April 24, 2023 the IRS formally published safe harbor language in Notice 2023-30 allowing easement Grantors the opportunity to amend certain conservation easement deeds to potentially safeguard their federal tax deductions from possible IRS audits with respect to two clauses: extinguishment and boundary line adjustments. Individuals were not required to amend their easement deed but Mr. Mitchell recommended that the following language be included in all future deeds drafted by the CEA.

.01 Extinguishment clause. The safe harbor deed language for extinguishment clauses is:

Pursuant to Notice 2023-30, Grantor and Grantee agree that, if a subsequent unexpected change in the conditions surrounding the property that is the subject of a donation of the perpetual conservation restriction renders impossible or impractical the continued use of the property for conservation purposes, the conservation purpose can nonetheless be treated as protected in perpetuity if (1) the restrictions are extinguished by judicial proceeding and (2) all of Grantee's portion of the proceeds (as determined below) from a subsequent sale or exchange of the property are used by the Grantee in a manner consistent with the conservation purposes of the original contribution.

Determination of Proceeds. Grantor and Grantee agree that the donation of the perpetual conservation restriction gives rise to a property right, immediately vested in Grantee, with a fair market value that is at least equal to the proportionate value that the perpetual conservation restriction, at the time of the gift, bears to the fair market value of the property as a whole at that time. The proportionate value of Grantee's property rights remains constant such that if a subsequent sale, exchange, or involuntary conversion of the subject property occurs, Grantee is entitled to a portion of the proceeds at least equal to that proportionate value of the perpetual conservation restriction, unless state law provides that the Grantor is entitled to the full proceeds from the conversion without regard to the terms of the prior perpetual conservation restriction.

.02 Boundary line adjustments clause. The safe harbor boundary line adjustment clause is:

Pursuant to Notice 2023-30, Grantor and Grantee agree that boundary line adjustments to the real property subject to the restrictions may be made only pursuant to a judicial proceeding to resolve a bona fide dispute regarding a boundary line's location.

Recommendation

Approve the revised deed template as presented.

MEMORANDUM

TO: Board of Supervisors, Chris Boies
FROM: Conservation Easement Authority, Alison Teetor/Lorien Lemmon
DATE: March 4, 2024
SUBJECT: Draft deed language: Nutrient Credit Bank Policy

The Conservation Easement Authority (CEA) has been discussing including further restrictions for nutrient credit banks on easement properties. The purpose of restricting nutrient banks on easement properties is to prevent the permanent conversion of agricultural land to forested land that seems to benefit developers in other counties within the Potomac River watershed. Being an agricultural community, the CEA does not support the permanent loss of farmland and sees this program as biased against farming localities because it shifts issues related to rapid-growth development to slower growing areas that still have farmland.

Nutrient credit banks will be considered on a case-by-case basis. The CEA shall review and approve all planting and maintenance plans for nutrient banks. The landowner shall provide a species list, site plan that includes bank boundaries, and proposed maintenance schedule to the CEA for approval.

This policy was reviewed by Mr. Mitchell and the following language is to be included in all future deeds drafted by the CEA:

D. Nutrient banks using land use conversion are prohibited unless prior written approval has been obtained from Grantee. Nutrient banks using land use conversion are prohibited in areas that contain prime farmland soils as designated by the U.S. Department of Agriculture's Natural Resources Conservation Service and may not exceed 10% of the overall acreage of the easement property. Initial planting of the nutrient bank will require that 90% of the trees planted be hardwood trees typical of the species growing in healthy and productive reference forests in the Shenandoah valley. Grantee retains the right but not the obligation to enforce management of the nutrient bank. Management shall be consistent with the conditions included in the Implementation Plan required by 9VAC25-900-120, regardless of the term of the credits.

Recommendation

Approve the revised deed template as presented.



TO: Board of Supervisors
FROM: Brandon Stidham, Planning Director
RE: Continued Discussion, 2024 Clarke County Transportation Plan
DATE: March 4, 2024

At the February 20 Board of Supervisors meeting, the Board deferred action on scheduling a public hearing for the 2024 Clarke County Transportation Plan and planned further discussion on the draft Plan at the March 11 work session. One specific issue raised pertained to safety and functional improvements along the Route 7 corridor between the Shenandoah River and Loudoun County line. Citizens who live along this corridor spoke at the February 20 public comment period to complain about long wait times and unsafe conditions entering and exiting Route 7. The Board asked Staff to review the current proposed improvement projects along this corridor and develop a new project to address these concerns.

Enclosed for review and discussion are modifications to improvement projects located along the Route 7 corridor between Shepherds Mill Road (Route 612) and the Loudoun County line. The current draft Plan includes the following prioritized projects:

- Priority project #1 – Intersection of Route 7 and Shepherds Mill Road and a 0.90 mile segment of Route 7 between Shepherds Mill Road and Castleman Road (Route 603)
- Priority project #4 – Intersection of Route 7 and Blue Ridge Mountain Road/Raven Rocks Road (Route 601)

The enclosed document makes the following modifications to these projects:

- **Priority project #1 – Intersection of Route 7 and Shepherds Mill Road.** This project would consist only of improvements to this intersection. The proposed improvements to the 0.90 mile segment of Route 7 to the east would be folded into the new project below. This project is able to stand on its own as VDOT’s 39th-ranked project in the 2018-2022 Top Potential Safety Improvements (PSI) Segments and Intersections database and by virtue of VDOT currently working on safety improvements at this intersection.
- **New priority project #2 – Corridor Safety Improvements – Route 7 between Shepherds Mill Road and Blue Ridge Mountain Road/Raven Rocks Road.** This new project would direct VDOT to evaluate and recommend safety and functional improvements along this entire corridor. This would include but not be limited to turn lanes, tapers, and acceleration lanes. The project scope would also include additional improvements to the intersection of Blue Ridge Mountain Road/Raven Rocks Road and

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the current standalone project (Priority project #4) would be deleted. The project is supported by the fact that three of VDOT's ranked PSI projects are along this corridor:

- Shepherds Mill Road intersection – 39th-ranked
- Route 7 between Quarry Road (Rt. 612) and Castleman Road – 51st-ranked
- Blue Ridge Mountain Road/Raven Rocks Road intersection – 145th-ranked

If these modifications are made, the priority project list would be revised as follows:

1. Intersection of Route 7 and Shepherds Mill Road
2. Corridor Safety Improvements – Route 7 between Shepherds Mill Road and Blue Ridge Mountain Road/Raven Rocks Road
3. Corridor and Intersection Study – Route 7 between West Main Street (Business Route 7) and Triple J Road/Crums Church Road (Route 632)
4. Intersection of US Route 340 and US Routes 50/17 – Waterloo
5. Route 7 Appalachian Trail/Pedestrian Bridge
6. Intersection Study – Intersection of US Routes 340/522 and Route 277 – Double Tollgate

Staff recommends the Board discuss these modifications and provide direction on changes to the draft Plan.

Supervisors had additional comments and questions at the February 20 work session. Staff confirmed that two roads were omitted from the draft Plan's Unpaved Public Roads list and will be added in:

- Bethel Lane (Route 625) from Swift Shoals Road (Route 622) to dead end
- Lime Marl Lane (Route 619) from end of pavement to dead end

Supervisor Lawrence also requested to see the full list of priority projects in the Staunton District from VDOT's current PSI database. Attached you will find two spreadsheets showing the District's PSI rankings – one is for intersections and the other is for road segments. One item to note is that the unprioritized corridor study for Route 50/17 east of the river actually contains two separate ranked projects. The segment from Wildcat Hollow Road to Mt. Carmel Road is ranked 141st and the segment from Mt. Carmel Road east to a point just beyond Stone Ridge Lane is ranked 111th. Staff will correct this reference with the next draft.

If the Board is able to reach a consensus on modifications to the draft Plan, Staff recommends taking action at the March 19 Board meeting to schedule public hearing for the April 16 meeting. Please let me know if you have any questions or concerns.

DRAFT FOR BOARD OF SUPERVISORS REVIEW 3/11/2024

1. Intersection of Va. Route 7 (Harry Byrd Highway) and Route 612 (Shepherds Mill Road) ~~and 0.90-mile segment located between Shepherds Mill Road and Castleman Road (Route 603)~~

Project Scope

- Complete improvements as recommended by VDOT's Va. Route 7 Corridor Study.
- ~~Evaluate whether additional improvements are necessary to reduce crash volume along corridor of concern.~~

Justification:

The intersection is VDOT's 39th-ranked project location ~~and the segment is VDOT's 51st-ranked project location~~. Most crashes at the intersection are angle (T-bone) and rear end, mainly due to drivers turning from the median turn lanes onto the east and westbound lanes of Va. Route 7.

Planning-Level Cost Estimate: \$1,100,000

Assessed Need/Description:

Shepherds Mill Road (Route 612) is a high-volume shortcut for commuter traffic traveling to and from West Virginia via Route 7 and U.S. 340. The intersection has serious safety issues due to insufficient sight distance and substandard turn lanes. An existing convenience store on the northeast corner of the intersection has an entrance located within the right turn lane, creating additional conflict points.

In 2019, VDOT completed a corridor safety study for Va. Route 7 which included a detailed evaluation of this intersection. The report confirmed issues with the intersections and recommended the following counter measures:

- Improve sight distance to the east by removing vegetation, cutting back the slope on the north side of Va. Route 7.
- Install signing to encourage traffic to use Va. Route 7 and U.S. 340 instead of Shepherds Mill Road as a shortcut to West Virginia.
- Install optical speed bars on Va. Route 7 westbound to possibly reduce the speed of traffic approaching the intersection.
- Install centerline in the crossover.
- Refresh the stop bar on Shepherds Mill Road.
- Widen and extend the westbound right turn lane to Shepherds Mill Road north.
- Modify the crossover to allow eastbound traffic to turn north onto Shepherds Mill Road but not allow southbound traffic to cross the westbound lanes to turn east onto Va. Route 7. Close westbound left turn to Va. Route 7 eastbound and extend westbound left turn lane at Hawthorne Lane.
- Raise the grade of the sag vertical curve in the westbound lanes east of the intersection.

As of August 2023, VDOT had implemented several of the recommended counter measures and was in the process of implementing the crossover modifications (UPC #122783).



Intersection of Va. Route 7 and Shepherds Mill Rd. (Rt. 612)

- 2. Corridor Safety Improvements – Va. Route 7 (Harry Byrd Highway) between Route 612 (Shepherds Mill Road) and Route 601 (Blue Ridge Mountain Road/Raven Rocks Road)*

Project Scope:

Identify and construct improvements to enhance safety and reduce wait times for turning movements along project corridor including turn lane and acceleration lane improvements, intersection improvements, and modifications to crossovers.

Justification:

The corridor of concern contains multiple areas that appear on VDOT's 2018-2022 Top Potential Safety Improvement (PSI) Segments and Intersections:

- Intersection of Va. Route 7 and Shepherds Mill Road (Route 612) – 39th*
- 0.90 mile segment located between Shepherds Mill Road and Castleman Road (Route 603) – 51st*
- 0.38 mile segment located between Pine Grove Road (Rt. 679) and Blue Ridge Mountain Road/Raven Rocks Road (Rt. 601) – 145th*

Planning-Level Cost Estimate:

Total to be determined. \$2,650,000 for improvements to Route 601 (Blue Ridge Mountain Road/Raven Rocks Road) intersection.

DRAFT FOR BOARD OF SUPERVISORS REVIEW 3/11/2024

Assessed Need/Description:

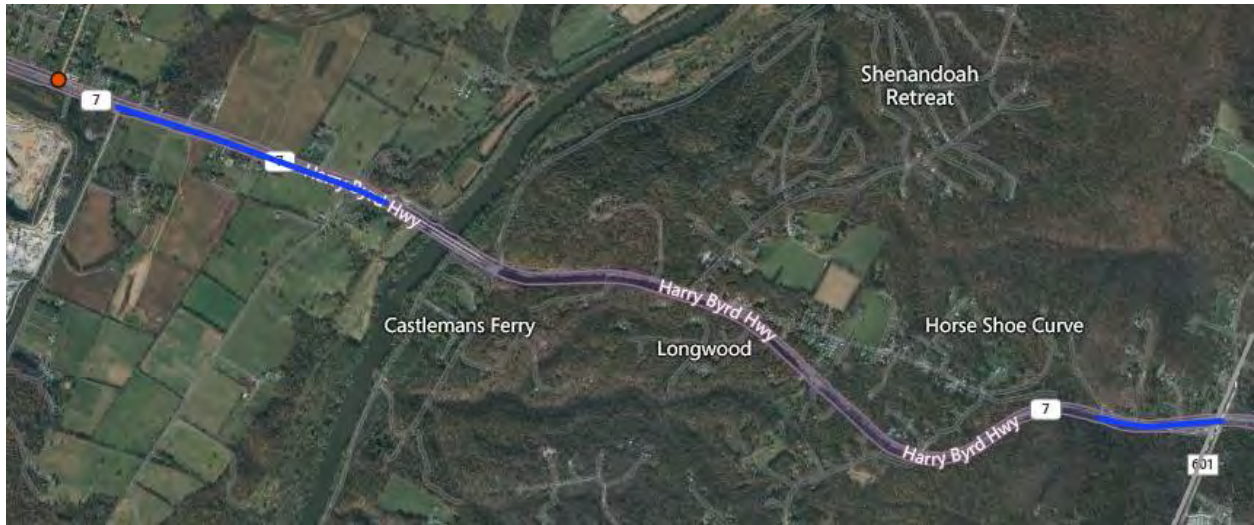
This project was originally scoped as an improvement project for the intersection of Va. Route 7 and Blue Ridge Mountain Road/Raven Rocks Road (Route 601). A recent increase in traffic resulting from construction of a brewery/event center on Route 601 in Loudoun County as well as increased usage of the Bears Den overlook and Appalachian Trail has produced safety and capacity deficiencies at this intersection. A 2022 study by VDOT recommended implementation of an “R-CUT” intersection design which would replace current left turn movements at this intersection with east and westbound U-turn movements at other downslope crossovers. This design was not supported by the Board of Supervisors so VDOT proposed a smaller safety improvement project that does not mandate U-turns. A Smart Scale application to fund these necessary improvements was filed in 2023 but was not selected for funding. Applications for this project should be pursued in future Smart Scale funding rounds. As a possible alternative, a new project which combines this project with the Appalachian Trail pedestrian project described in #5 below could be evaluated.

Additional needs beyond this intersection have been further identified. The County has received multiple complaints from residents along the corridor regarding wait times and safety concerns with entering and exiting Va. Route 7. This is due primarily to the high volume of morning and evening traffic, rate of speed, substandard turn lanes, and absence of acceleration lanes. These issues impact not only major public road intersections but lower classification public and private roads and crossovers:

- *Quarry Road (Route 612) – Access for county convenience center*
- *North Hill Lane (private)*
- *Gordons Ridge Lane (private)*
- *Castleman Road (Route 603)*
- *River Road (Route 606)*
- *Parker Lane (private) – Access for Shenandoah University’s Shenandoah River campus*
- *Ross Lane (private)*
- *Retreat Road (Route 643) – Access for Shenandoah Retreat subdivision*
- *Longwood Lane (private)*
- *Pine Grove Road (Route 679) – Two access points for Pine Grove unincorporated area*
- *Ebenezer Road (Route 604)*
- *Good Shepherd Road (Route 604)*
- *Seltenhorst Lane (private)*
- *Valley Springs Lane (private)*
- *Blue Ridge Mountain Road (Route 601) – Access for Mt. Weather Emergency Operations Center*
- *Raven Rocks Road (Route 601)*
- *6 crossovers east of the Shenandoah River (including one unmarked, nonconforming crossover)*
- *5 crossovers west of the Shenandoah River*

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Many of these intersections and crossovers lack conforming turn lanes, tapers, and acceleration lanes. Speeding enforcement is also difficult due to a lack for safe locations for law enforcement to make traffic stops. In addition to supporting improvements to the Route 601 intersection, the expanded project scope would include measures throughout the corridor to improve safety and reduce wait times for local traffic entering and exiting Route 7. The County would rely on VDOT to identify turn lane and acceleration improvements to key locations in addition to any other measures that forward the project's goal.



Project corridor – Va. Route 7 between Shepherd's Mill Road (Route 612) and Blue Ridge Mountain Road/Raven Rocks Road (Route 601)



VDOT's 51st ranked corridor of concern – Quarry Road (Rt. 612) to Castleman Road (Rt. 603)



Yellow circle -- Intersection of Va. Route 7 and Blue Ridge Mountain Rd/Raven Rocks Rd (Rt. 601)
Blue line – VDOT’s 145th ranked corridor of concern, Pine Grove Road (Rt. 679)
to Blue Ridge Mountain Rd/Raven Rocks Rd (Rt. 601)

4. ~~Intersection of Va. Route 7 (Harry Byrd Highway) and Route 601 (Blue Ridge Mountain Road)~~

~~Project Scope:~~

~~Construct turn lane, safety, and capacity improvements at primary highway intersection.~~

~~Justification:~~

~~This intersection is located within a corridor of concern ranked 145th in VDOT’s 2018-2022 PSI Segments and Intersections list—Harry Byrd Highway (Va. Route 7) between Pine Grove Road (Rt. 679) and Blue Ridge Mountain Road (Rt. 601).~~

~~Planning Level Cost Estimate:~~ ~~—\$2,650,000~~

~~Assessed Need/Description:~~

~~A recent increase in traffic resulting from construction of a brewery/event center on Route 601 in Loudoun County as well as increased usage of the Bears Den overlook and Appalachian Trail has produced safety and capacity deficiencies at this intersection. A 2022 study by VDOT recommended implementation of an “R-CUT” intersection design which would replace current left turn movements at this intersection with east and westbound U-turn movements at other downslope crossovers. This design was not supported by the Board of Supervisors so VDOT proposed a smaller safety improvement project that does not mandate U-turns. A Smart Scale application to fund these necessary improvements was filed in 2023 but was not selected for funding. Applications for this project should be pursued in future Smart Scale funding rounds. As a possible alternative, a new project which combines this project with the Appalachian Trail pedestrian project described in #5 below could be evaluated.~~

2018-2022 VDOT PSI Intersections

DISTRIC	JURISDICTION	APP_1	APP_2	APP_3
1	136. City of Waynesboro	R-VA IS00064WB RMP094.00A	R-VA US00340NB	R-VA US00340NB RMP012.00B
2	034. Frederick County	R-VA IS00081NB RMP315.00A	R-VA SR00007WB	
3	034. Frederick County	R-VA US00011NB	R-VA034SC00661SB	R-VA034SC00839EB
4	034. Frederick County	R-VA IS00081SB RMP317.00A	R-VA US00011NB	R-VA US00011UK RMP332.00A
5	082. Rockingham County	R-VA SR00276NB	R-VA US00033EB	R-VA082SC00620NB
6	034. Frederick County	R-VA US00050EB	R-VA US00050UK RMP017.00B	R-VA US00522NB
7	115. City of Harrisonburg	R-VA IS00081SB RMP245.00A	R-VA SR00253EB	
8	093. Warren County	R-VA IS00066WB RMP006.00A	R-VA US00522NB	
9	007. Augusta County	R-VA IS00064WB RMP091.00A	R-VA SR00285NB	R-VA SR00285SB
10	034. Frederick County	R-VA SR00007EB	R-VA034SC00991NB	
11	093. Warren County	R-VA FR00730NB	R-VA US00522NB	R-VA093SC00655NB
12	034. Frederick County	R-VA US00011NB	R-VA034SC00761EB	
13	132. City of Staunton	R-VA SR00262NB	R-VA US00011NB	
14	136. City of Waynesboro	R-VA US00340NB	R-VA007SC01727NB	S-VA136PR SHENANDOAH VILLAGE DR
15	034. Frederick County	R-VA FR00733EB	R-VA US00011NB	S-VA034PR PACTIV WAY
16	034. Frederick County	R-VA SR00007EB	R-VA034SC00659EB	
17	082. Rockingham County	R-VA US00033EB	R-VA082SC00981EB	
18	034. Frederick County	R-VA US00011NB	R-VA US00011UK RMP332.00B	R-VA034SC00661NB
19	021. Clarke County	R-VA US00050WB	R-VA US00340NB	
20	330. Town of Woodstock	R-VA SR00042NB	S-VA330PR OX RD	
21	007. Augusta County	R-VA IS00081NB RMP225.00A	R-VA SR00262NB	R-VA SR00262NB RMP013.00B
22	034. Frederick County	R-VA US00522NB	R-VA034SC00645EB	
23	330. Town of Woodstock	R-VA IS00081SB RMP283.00A	R-VA SR00042NB	R-VA SR00042UK RMP270.00A
24	069. Page County	R-VA US00211EB	R-VA069SC00644NB	
25	082. Rockingham County	R-VA US00033EB	R-VA082SC00644NB	
26	082. Rockingham County	R-VA US00033EB	R-VA082SC00602NB	R-VA082SC00981EB
27	007. Augusta County	R-VA US00340NB	R-VA007SC00608NB	
28	034. Frederick County	R-VA SR00037NB RMP004.00A	R-VA US00050EB	R-VA US00050UK RMP014.00B
29	007. Augusta County	R-VA US00250EB	R-VA US00250UK RMP073.00A	
30	082. Rockingham County	R-VA US00033EB	R-VA082SC00701NB	
31	034. Frederick County	R-VA034SC00657EB	R-VA034SC00807NB	
32	034. Frederick County	R-VA US00011NB	R-VA US00011SB	R-VA034SC00814NB
33	082. Rockingham County	R-VA US00340NB	R-VA082SC00649NB	

2018-2022 VDOT PSI Intersections

34	034. Frederick County	R-VA IS00081SB RMP307.00A	R-VA SR00277EB	R-VA SR00277UK RMP000.00A
35	081. Rockbridge County	R-VA SR00039EB	R-VA US00011NB	
36	034. Frederick County	R-VA US00011NB	R-VA034SC00672EB	
37	007. Augusta County	R-VA SR00254EB	R-VA007SC00608NB	
38	034. Frederick County	R-VA IS00081NB RMP317.00A	R-VA US00011NB	
39	021. Clarke County	R-VA SR00007WB	R-VA021SC00612NB	R-VA021SC00612SB
40	082. Rockingham County	R-VA SR00280EB	R-VA082SC00710NB	S-VA082NP RESERVOIR ST
41	007. Augusta County	R-VA SR00254EB	R-VA007SC00640NB	
42	136. City of Waynesboro	R-VA IS00064EB RMP094.00A	R-VA US00340NB	R-VA US00340SB RMP012.00A
43	034. Frederick County	R-VA SR00277EB	R-VA034SC01085NB	
44	034. Frederick County	R-VA US00050EB	R-VA034SC00608SB	
45	085. Shenandoah County	R-VA IS00081SB RMP296.00A	R-VA SR00055EB	R-VA SR00055UK RMP014.00A
46	082. Rockingham County	R-VA SR00259NB	R-VA082SC00619NB	
47	085. Shenandoah County	R-VA IS00081SB RMP298.00A	R-VA US00011NB	R-VA US00011NB RMP313.00B
48	007. Augusta County	R-VA IS00081NB RMP217.00A	R-VA007SC00654EB	R-VA007SC00654UK RMP000.00B
49	093. Warren County	R-VA US00522NB	R-VA093SC00661NB	S-VA093PR FAIRGROUND RD
50	007. Augusta County	R-VA US00250EB	R-VA007SC00642NB	
51	007. Augusta County	R-VA IS00081NB RMP227.00A	R-VA007SC00612EB	R-VA007SC00612EB RMP011.00B
52	034. Frederick County	R-VA US00522NB	R-VA034SC01367EB	
53	136. City of Waynesboro	R-VA IS00064WB RMP096.00A	S-VA136PR S DELPHINE AVE	
54	081. Rockbridge County	R-VA IS00081NB RMP205.00A	R-VA081SC00606EB	R-VA081SC00606UK RMP004.00B
55	085. Shenandoah County	R-VA IS00081SB RMP273.00A	R-VA SR00292EB	R-VA SR00292UK RMP000.00A
56	007. Augusta County	R-VA US00340NB	R-VA007SC00654EB	R-VA007SC00909NB
57	304. Town of Stephens City	R-VA SR00277EB	R-VA US00011NB	R-VA034SC00631EB
58	132. City of Staunton	R-VA SR00262NB RMP008.00A	R-VA US00250EB	R-VA US00250UK RMP054.00B
59	007. Augusta County	R-VA SR00256EB	R-VA SR00276NB	R-VA007SC00750NB
60	034. Frederick County	R-VA IS00081NB RMP307.00A	R-VA SR00277EB	R-VA SR00277UK RMP000.00B
61	034. Frederick County	R-VA SR00277EB	R-VA034SC00719NB	R-VA034SC09525NB
62	085. Shenandoah County	R-VA SR00263EB	R-VA085SC00614NB	
63	085. Shenandoah County	R-VA SR00055EB	R-VA085SC00628NB	
64	034. Frederick County	R-VA US00050EB	R-VA034SC00600NB	
65	034. Frederick County	R-VA US00050EB	R-VA034SC00797NB	
66	007. Augusta County	R-VA SR00254EB	R-VA007SC00792NB	
67	034. Frederick County	R-VA034SC00642NB	R-VA034SC00719NB	R-VA034SC00719SB

2018-2022 VDOT PSI Intersections

68	085. Shenandoah County	R-VA SR00055EB	R-VA085SC00623NB	
69	034. Frederick County	R-VA034SC00621NB	R-VA034SC00622NB	
70	069. Page County	R-VA US00211EB	R-VA US00340NB	R-VA US00340SB
71	034. Frederick County	R-VA SR00007EB	R-VA034SC00815NB	S-VA034PR BLOSSOM DR
72	081. Rockbridge County	R-VA US00011NB RMP209.00B	R-VA US00011SB	
73	007. Augusta County	R-VA US00250EB	R-VA007SC00640NB	
74	034. Frederick County	R-VA SR00259NB	R-VA US00050EB	S-VA034PR CARPERS PIKE
75	007. Augusta County	R-VA US00340NB	R-VA007SC00631EB	
76	069. Page County	R-VA US00340NB	R-VA069SC00731NB	
77	034. Frederick County	R-VA US00011NB	R-VA034SC01167EB	
78	007. Augusta County	R-VA007SC00608NB	R-VA007SC00612EB	
79	082. Rockingham County	R-VA US00033EB	R-VA082SC00979EB	
80	034. Frederick County	R-VA SR00007WB	R-VA034SC00660NB	
81	034. Frederick County	R-VA US00050EB	R-VA034SC00781EB	
82	034. Frederick County	R-VA US00522NB	R-VA034SC00767NB	
83	034. Frederick County	R-VA034SC00600NB	R-VA034SC00613EB	
84	107. City of Covington	R-VA IS00064WB RMP014.00A	R-VA SR00154SB	
85	021. Clarke County	R-VA SR00007EB	R-VA021SC00653EB	
86	034. Frederick County	R-VA US00050EB	R-VA034SC00655EB	
87	034. Frederick County	R-VA034SC00657EB	R-VA034SC01213NB	
88	082. Rockingham County	R-VA US00011NB	R-VA082SC00704NB	
89	093. Warren County	R-VA SR00055EB	R-VA US00522NB	S-VA112PR STRASBURG RD
90	007. Augusta County	R-VA IS00081NB RMP235.00A	R-VA SR00256EB	R-VA SR00256UK RMP000.00B
91	082. Rockingham County	R-VA082SC00763EB	R-VA082SC00910NB	
92	082. Rockingham County	R-VA SR00253EB	R-VA SR00276NB	
93	007. Augusta County	R-VA SR00358NBINS001	R-VA US00250EB	R-VA007SC00636NB
94	007. Augusta County	R-VA SR00254EB	R-VA SR00262NB	
95	330. Town of Woodstock	R-VA US00011NB	S-VA330PR NORTH ST	
96	007. Augusta County	R-VA US00011NB	R-VA007SC00612EB	
97	082. Rockingham County	R-VA SR00253EB	R-VA082SC00704NB	R-VA082SC01083EB
98	034. Frederick County	R-VA034SC00656NB	R-VA034SC01380EB	
99	082. Rockingham County	R-VA082SC00753EB	R-VA082SC00765EB	
100	085. Shenandoah County	R-VA US00011NB	R-VA085SC00730EB	

2018-2022 VDOT PSI Segments

DISTRICT	JURISDICTION	ROUTE_NA	DIRECTION	RTE_NM	BEGIN_MP	END_MP	LENGTH_MI
1	034. Frederick County	SR-7	Both	R-VA SR00007EB	2.1	2.26	0.16
2	093. Warren County	SR-55	Both	R-VA SR00055EB	31.482	32.66	1.178
3	093. Warren County	US-522	Both	R-VA US00522NB	119.931	120.21	0.279
5	093. Warren County	SC-655	Both	R-VA093SC00655NB	0.665	0.85	0.185
9	330. Town of Woodstock	SR-42	Both	R-VA SR00042NB	271.41	271.63	0.22
8	330. Town of Woodstock	SR-42	Both	R-VA SR00042NB	271.08	271.18	0.1
12	034. Frederick County	US-50	Both	R-VA US00050EB	14.31	14.453	0.143
13	034. Frederick County	SR-7	Both	R-VA SR00007EB	3.78	4.76	0.98
15	138. City of Winchester	SR-7	Both	R-VA SR00007EB	1.75	2	0.25
16	021. Clarke County	SR-7	Both	R-VA SR00007EB	8.38	9.31	0.93
18	093. Warren County	US-522	Both	R-VA US00522NB	118.71	119.16	0.45
21	034. Frederick County	US-50	Both	R-VA US00050EB	14.02	14.19	0.17
25	034. Frederick County	US-11	Both	R-VA US00011NB	325.16	325.49	0.33
27	034. Frederick County	US-11	Both	R-VA US00011NB	325.49	325.59	0.1
26	034. Frederick County	SR-7	Both	R-VA SR00007EB	2.51	2.82	0.31
31	034. Frederick County	US-522	Both	R-VA US00522NB	134.79	135.09	0.3
33	034. Frederick County	US-50	Both	R-VA US00050EB	6.65	8.04	1.39
37	021. Clarke County	US-340	Both	R-VA US00340NB	122.02	122.76	0.74
36	034. Frederick County	US-50	Both	R-VA US00050EB	18.16	18.38	0.22
39	034. Frederick County	SC-600	Both	R-VA034SC00600NB	10.206	12.52	2.314
38	330. Town of Woodstock	US-11	Both	R-VA US00011NB	300.3	300.42	0.12
42	034. Frederick County	SC-656	Both	R-VA034SC00656NB	0	0.86	0.86
45	034. Frederick County	US-522	Both	R-VA US00522NB	143.54	143.91	0.37
44	330. Town of Woodstock	SR-42	Both	R-VA SR00042NB	270.65	270.79	0.14
49	034. Frederick County	SR-277	Both	R-VA SR00277EB	3.24	4.56	1.32
48	034. Frederick County	SC-622	Both	R-VA034SC00622NB	13.15	13.61	0.46
50	093. Warren County	SR-55	Both	R-VA SR00055EB	32.66	33.49	0.83
51	021. Clarke County	SR-7	Both	R-VA SR00007EB	15.26	16.16	0.9
54	093. Warren County	I-81	NB	R-VA IS00081NB	299.72	301.01	1.29
55	034. Frederick County	US-50	Both	R-VA US00050EB	12.84	13.31	0.47
60	034. Frederick County	SC-614	Both	R-VA034SC00614NB	0	0.81	0.81
62	330. Town of Woodstock	US-11	Both	R-VA US00011NB	299.41	299.67	0.26
69	021. Clarke County	SC-601	Both	R-VA021SC00601NB	1.025	2.365	1.34

2018-2022 VDOT PSI Segments

74	034. Frederick County	US-50	Both	R-VA US00050EB	9.73	10.07	0.34
76	093. Warren County	SC-647	Both	R-VA093SC00647NB	1.867	2.81	0.943
85	093. Warren County	US-522	Both	R-VA US00522NB	119.58	119.931	0.351
91	021. Clarke County	US-340	Both	R-VA US00340NB	116.06	116.55	0.49
94	034. Frederick County	US-50	Both	R-VA US00050EB	12.46	12.84	0.38
97	093. Warren County	US-522	Both	R-VA US00522NB	112.52	113.36	0.84
102	034. Frederick County	SR-259	Both	R-VA SR00259NB	24.922	26.8	1.878
110	093. Warren County	SC-624	Both	R-VA093SC00624NB	2.698	3.98	1.282
111	021. Clarke County	US-50	Both	R-VA US00050EB	31.63	32.288	0.658
113	034. Frederick County	US-522	Both	R-VA US00522NB	138.25	138.69	0.44
117	093. Warren County	SR-55	Both	R-VA SR00055EB	33.49	33.93	0.44
120	093. Warren County	US-340	Both	R-VA US00340NB	89.468	90.09	0.622
125	034. Frederick County	SC-614	Both	R-VA034SC00614NB	1.25	2.05	0.8
129	034. Frederick County	US-522	Both	R-VA US00522NB	148.85	149.99	1.14
133	093. Warren County	SR-55	Both	R-VA SR00055EB	34.11	34.6	0.49
137	085. Shenandoah County	I-81	NB	R-VA IS00081NB	286.11	287.265	1.155
139	034. Frederick County	SR-55	Both	R-VA SR00055EB	5.45	6.86	1.41
141	021. Clarke County	US-50	Both	R-VA US00050EB	31.15	31.63	0.48
145	021. Clarke County	SR-7	Both	R-VA SR00007EB	18.7	19.08	0.38
147	034. Frederick County	US-50	Both	R-VA US00050EB	23.06	23.42	0.36
146	034. Frederick County	SC-642	Both	R-VA034SC00642NB	5.52	5.94	0.42
148	034. Frederick County	SC-719	Both	R-VA034SC00719NB	0.46	0.88	0.42



2024 Transportation Plan

**An Implementing Component Plan of the
2022 Clarke County Comprehensive Plan**

**DRAFT FOR
BOARD OF SUPERVISORS REVIEW
February 20, 2024**

ACKNOWLEDGEMENTS

CLARKE COUNTY PLANNING COMMISSION

George L. Ohrstrom, II, Chair (Russell Election District)
Randy Buckley, Vice Chair (White Post Election District)
Frank Lee (Berryville Election District)
Gwendolyn Malone (Berryville Election District)
Scott Kreider (Buckmarsh Election District)
Ronnie “Ron” King (Buckmarsh Election District)
Ryan Reed (Buckmarsh Election District)
Bob Glover (Millwood Election District)
John Staelin (Millwood Election District)
Pearce Hunt (Russell Election District)
Buster Dunning (White Post Election District)
Terri Catlett (Board of Supervisors representative)

PLANNING COMMISSION POLICY & TRANSPORTATION COMMITTEE

Buster Dunning (White Post Election District)
Bob Glover (Millwood Election District)
Scott Kreider (Buckmarsh Election District)
Gwendolyn Malone (Berryville Election District)
George L. Ohrstrom, II, Ex-Officio (Russell Election District)

CLARKE COUNTY BOARD OF SUPERVISORS

David Weiss, Chair (Buckmarsh Election District)
Terri Catlett, Vice-Chair (Millwood Election District)
Matthew Bass (Berryville Election District)
Doug Lawrence (Russell Election District)
Beverly B. McKay (White Post Election District)

CLARKE COUNTY PLANNING DEPARTMENT

Brandon Stidham, Planning Director
Jeremy Camp, Senior Planner/Zoning Administrator
Lorien Lemmon, Conservation Planner/GIS Coordinator
Alison Teetor, Natural Resources Planner; CCEA Coordinator
Kristina Maddox, Office Manager/Zoning Officer

Clarke County Planning Department
101 Chalmers Court, Suite B
Berryville, VA 22611
540-955-5132

DATE OF PLANNING COMMISSION PUBLIC HEARING AND ACTION:

February 2, 2024

DATE OF BOARD OF SUPERVISORS PUBLIC HEARING AND ADOPTION:

To be determined

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

2024 TRANSPORTATION PLAN TABLE OF CONTENTS

I.	Introduction	
A.	Executive Summary	1-2
B.	Summary Statement of Transportation Philosophy	2-3
C.	Scope of Current Revision	3-4
D.	Statistics and Growth Assumptions	4-6
	Table 1 – Population and Growth Rates, 1950-2020	5
	Table 2 – Population Projections, 2020-2040	5
E.	Existing Transportation Network	6-10
	1. Public Road System	6-9
	2. Private Roads	9
	3. Bicycle and Pedestrian Facilities	10
	4. Railroads	10
	5. Airports	10
	6. Commuter Facilities	10
II.	Plan Objectives and Strategies	11-13
III.	Proposed Transportation Improvement Projects and Studies	15-40
	Priority Improvement Projects and Studies	19-26
	Other Projects and Studies	27-39
	State Six-Year Improvement Program Projects	39
	Local Six-Year Secondary Road Construction Project Priorities	40
V.	Conclusion	41-42
	APPENDIX A – Transportation Facilities and Improvement Projects Map	A-3
	APPENDIX B – Functional Classification Table, Public Road System (Clarke County, Town of Berryville, Town of Boyce)	A-7 – A-8
	APPENDIX C – Private Roads, Unincorporated Areas of the County	A-11 – A-17
	APPENDIX D – Unpaved Public Roads	A-21

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

I. INTRODUCTION

A. Executive Summary

The Clarke County Transportation Plan is an implementing component of the 2022 Clarke County Comprehensive Plan. This iteration is an update of the 2013 Transportation Plan which was the first standalone plan document. Prior to the 2013 version, transportation planning objectives and strategies were included as a chapter within the Comprehensive Plan.

The purpose of the Transportation Plan is to identify and prioritize short and long-term transportation network needs as they relate to the management of growth by the County and its incorporated towns. The Plan is designed to comply with the requirements of Code of Virginia §15.2-2223 which states the following:

As part of the comprehensive plan, each locality shall develop a transportation plan that designates a system of transportation infrastructure needs and recommendations that include the designation of new and expanded transportation facilities and that support the planned development of the territory covered by the plan and shall include, as appropriate, but not be limited to, roadways, bicycle accommodations, pedestrian accommodations, railways, bridges, waterways, airports, ports, freight corridors, and public transportation facilities. The plan shall recognize and differentiate among a hierarchy of roads such as expressways, arterials, and collectors. In developing the plan, the locality shall take into consideration how to align transportation infrastructure and facilities with affordable, accessible housing and community services that are located within the territory in order to facilitate community integration of the elderly and persons with disabilities. The Virginia Department of Transportation shall, upon request, provide localities with technical assistance in preparing such transportation plan.

Transportation plans are required by State code to be consistent with the Commonwealth Transportation Board's Statewide Transportation Plan, the Six-Year Improvement Program, and the location of routes to be followed by roads comprising systems of state highways.

The 2022 Comprehensive Plan's Objective 12 on Transportation directs the specific recommendations that are provided by this Transportation Plan. The Objective includes the following policies:

Ensure that the County's transportation system provides safe and efficient means for all modes of travel for citizens and visitors through coordinated land use decision-making and judicious use of limited fiscal resources.

- 1. Maintain a transportation plan that includes an inventory of the County's existing transportation network, planning assumptions, needs assessment, and recommended future improvements.*
- 2. Develop specific strategies for prioritizing transportation projects, responding to new State and Federal projects in the County, and identifying new projects to*

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

improve safety or increase capacity of the public road system. Include policies on bicycle and pedestrian facilities and commuter facilities.

3. *Maintain the existing primary road system at its present level and upgrade it only for safety purposes or planned traffic increases to the extent funds are provided by the Virginia Department of Transportation.*
4. *Establish specific transportation planning policies in the area plans for the County's designated growth areas including but not limited to policies on walkability, bicycle and pedestrian mobility, interconnected street networks, traffic calming, and other modern techniques that support high quality communities and neighborhoods.*
5. *Carefully assess the short- and long-range fiscal impacts of transportation improvements when land-use decisions and plans are made.*
6. *Continue to maintain a County bicycle and pedestrian plan.*

The Transportation Plan should be used in concert with the Comprehensive Plan and relevant component plans to guide land use decisions and to prioritize investments in transportation infrastructure. Objectives and strategies found in the Plan's Chapter II provide specific guidance and recommendations on implementation. Chapter III contains a list of current County-wide project priorities including scoping and planning-level cost estimates. Policies and required transportation planning elements for the Town of Berryville are found in the Town's comprehensive plan and in the Berryville Area Plan for the designated annexation areas. Elements for the Town of Boyce may be found in the Boyce Comprehensive Plan.

B. Summary Statement of Transportation Philosophy

As described in the Comprehensive Plan, Clarke County's land use philosophy focuses residential and commercial development into designated growth areas where it can be best served by public infrastructure. These growth areas include the Towns of Berryville and Boyce and the business intersections of Waterloo and Double Tollgate, all of which are served by primary highways. This philosophy has successfully prevented sprawl and unplanned growth which causes congestion and reduces level of service within the transportation network.

Hand in hand with directing growth to designated areas is the preservation of rural areas for agriculture and open space. Tools such as sliding-scale zoning and the County's conservation easement program have ensured that rural areas have not become dotted with subdivisions and unplanned business areas. An expectation has been established over decades that residents and property owners in the County's rural areas will have a rural level of service for infrastructure including transportation. Increasing the capacity of roads and constructing new roads in rural areas is unnecessary and can facilitate development pressures.

The County's transportation philosophy can be summarized as follows:

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

1. The Commonwealth of Virginia, through the Virginia Department of Transportation (VDOT), is responsible for ensuring that Clarke County has a safe and efficient public road network through professional guidance and provision of funding opportunities.
2. The capacity of existing public roads outside of the Towns and designated business intersections, including the County's primary highways, should not be expanded – even to accommodate growth generated by adjoining jurisdictions. The County's land use philosophy ensures that no unplanned growth will be generated in the county to require road capacity expansion in the rural areas.
3. The County will invest in road improvements to support existing towns and business intersection areas which are consistent with the Comprehensive Plan and applicable component plans. Road improvements in rural areas shall be limited to safety and functional improvements.
4. The County expects developers of public and private projects to mitigate all impacts that their projects may have on the County's transportation network.
5. Private roads shall be designed to ensure safe connectivity to the public road network and to minimize environmental impacts. Private roads are the sole responsibility of the landowners and easement holders that use them – public funds shall not be used to maintain private roads or to upgrade them to public roads.

C. Scope of Current Revision

The Clarke County Planning Commission adopted a resolution on January 4, 2019 to initiate a review of the 2013 Transportation Plan. This resolution directed the review to include the following issues:

1. Integrate new transportation funding programs adopted or modified since 2014, including the Commonwealth of Virginia's "Smart Scale" program, into the Transportation Plan.
2. Evaluate each priority improvement project to determine whether the project remains relevant and would address current County needs, along with the likelihood of being funded through State and/or Federal programs such as "Smart Scale."
3. Evaluate whether to include new priority projects including the Town of Berryville's proposed southeastern collector road that may involve the extension of Jack Enders Boulevard to U.S. 340.
4. Determine whether to integrate recommendations from the 2014 Town of Berryville-Clarke County Bicycle and Pedestrian Plan into the Transportation Plan.
5. Determine whether to request the Virginia Department of Transportation to conduct new transportation studies, such as a crossover study of the County's four-lane divided primary highways, to aid in developing future project and funding priorities.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

6. Coordinate any proposed changes to Comprehensive Plan Objective 12 (Transportation) with any revised recommendations in the Transportation Plan.

In addition to these issues, the 2013 Plan's strategies have been expanded into a more detailed objectives/strategies format. This revision also addresses changes and new information generated since 2013 including population and growth data from the 2020 Census.

D. Statistics and Growth Assumptions

As described in detail in the 2022 Clarke County Comprehensive Plan, the County's land use philosophy focuses residential and business growth into the incorporated towns of Berryville and Boyce and utilizes robust land use controls and programs to ensure preservation of open lands and agricultural operations in the unincorporated areas of the County. Subdivision of land outside of the incorporated towns is limited by the County's sliding-scale zoning system and regulations to ensure that large parcels are maintained. The County also has an active conservation easement purchase program and, together with the efforts of the Virginia Outdoors Foundation and other preservation organizations, have facilitated the placement of approximately 25% of the total land area of Clarke County in permanent conservation easement. This approach to growth management has resulted in the County experiencing a much lower growth rate over the past few decades compared to surrounding jurisdictions.

The County's land use policies also focus commercial growth into the incorporated towns and two designated business growth areas at intersections of primary highways -- Waterloo (U.S. 50/17 and U.S. 340) and Double Tollgate (U.S. 340 and U.S. 522). The County has been disciplined over the years in ensuring that commercial growth occurs predominantly in these locations and at a scale that can be managed with minimal upgrades to the County's infrastructure. Public water and sewer – the primary catalyst for commercial growth – is provided within the incorporated towns, the Waterloo intersection (U.S. 340 and U.S. 50/17), and the Village of Millwood. Public water is provided to the Village of White Post. Plans to extend public water and public sewer from Frederick County to the Double Tollgate intersection (U.S. 340/Va. 277 and US 522) are also underway. Focusing public water and sewer into designated growth areas helps to prevent haphazard commercial growth outside of these areas.

As depicted in the tables below, Clarke County's growth rate has been much slower and is expected to continue be slower in the future compared to our neighboring jurisdictions:

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

TABLE 1 – Population and Growth Rates, 1950-2020

Jurisdiction*	1950	1960	1970	1980	1990	2000	2010	2020
Clarke	7,074	7,942 (12.2%)	8,102 (2.0%)	9,965 (23.0%)	12,101 (21.4%)	12,652 (4.5%)	14,034 (10.9%)	14,783 (5.3%)
Loudoun	21,147	24,549 (16.1%)	37,150 (51.3%)	57,427 (54.6%)	86,129 (50.0%)	169,599 (96.9%)	312,311 (84.1%)	420,959 (34.8%)
Frederick/City of Winchester	31,378	37,051 (18.1%)	48,322 (30.4%)	54,367 (12.5%)	67,686 (24.5%)	82,794 (22.3%)	104,508 (26.2%)	119,539 (14.4%)
Warren	14,801	14,655 (-1.0%)	15,301 (4.4%)	21,200 (38.6%)	26,142 (23.3%)	31,584 (20.8%)	37,575 (19.0%)	40,727 (8.4%)
Fauquier	21,248	24,066 (13.3%)	26,375 (10.0%)	35,889 (36.1%)	48,860 (36.1%)	55,139 (12.9%)	65,203 (18.3%)	72,972 (11.9%)
Fairfax	98,557	275,002 (179.0%)	454,275 (65.2%)	598,901 (31.8%)	818,584 (36.7%)	969,749 (18.4%)	1,081,726 (11.5%)	1,150,309 (6.3%)
Berkeley, WV	30,359	33,791 (11.3%)	36,356 (7.6%)	46,775 (28.7%)	59,253 (26.7%)	75,905 (28.1%)	104,169 (37.2%)	122,076 (17.2%)
Jefferson, WV	17,184	18,665 (8.6%)	21,280 (14.0%)	30,302 (42.4%)	35,926 (18.6%)	42,190 (17.4%)	53,498 (26.8%)	57,701 (7.9%)

Source: US Census 2020

*County government unless otherwise specified

TABLE 2 – Population Projections, 2020-2045

Jurisdiction	2020*	2025**	Growth % 2020-2025	2035**	Growth % 2025-2035	2045**	Growth % 2035-2045
Clarke	14,783	14,894	.8%	15,560	4.5%	16,123	3.6%
Loudoun	420,959	492,696	17.0%	611,954	24.2%	726,245	18.7%
Frederick/City of Winchester	119,539	127,265	6.5%	142,917	12.3%	157,526	10.2%
Warren	40,727	42,108	3.4%	45,679	8.5%	48,930	7.1%
Fauquier	72,972	75,046	2.8%	81,775	9.0%	87,928	7.5%
Fairfax	1,150,309	1,203,264	4.6%	1,276,124	6.1%	1,340,323	5.0%
Berkeley Co., WV	122,076	128,196***	5.0%	144,886***	13.0%	No data	No data
Jefferson Co., WV	57,701	62,463***	8.3%	68,245***	9.3%	No data	No data

Sources:

* US Census (2020)

** University of Virginia’s Weldon-Cooper Center (projections)

*** West Virginia University’s Bureau of Business and Economic Research unpublished data, published by the WV Solid Waste Management Board

The County expects to continue to strengthen this philosophy in the coming years so growth rates will continue to be well below those of our neighboring jurisdictions. As noted in Table 2 above, the County is projected to add approximately 1,340 new residents through the year 2045.

The County’s growth rate and land use approach translates into a conservative philosophy in regards to transportation planning. As a matter of practice, the County focuses its limited transportation funds on projects that provide substantial safety improvements or improve gravel-surface roads as opposed to projects that expand the capacity of the public road network. The

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

County supports efforts by the incorporated Towns to expand the safety and efficiency of their internal road networks as the County's designated growth areas. The County also supports capacity and safety improvements to support new business growth at the intersections of Waterloo and Double Tollgate in partnership with developers, landowners, and VDOT.

One of the major challenges in the future will be to balance the County's transportation and land use philosophies with increasing impacts generated by neighboring localities. The County is generally opposed to expanding the capacity of its public road network including the State and Federal primary highways as these projects could attract additional growth that would be inconsistent with the County's land use philosophies. Alternatives to adding capacity, including expansion of commuting opportunities, should be pursued.

E. Existing Transportation Network

Clarke County is a rural, agricultural county with an area of 178 square miles and is located in the Northern Shenandoah Valley. It is bordered by Frederick County to the west, Warren County to the south, Loudoun and Fauquier Counties to the east, and Jefferson County, West Virginia to the north. The County is bisected by the Shenandoah River and the eastern portion of the County falls within the Blue Ridge Mountains. Population is centered in the two incorporated towns of Berryville and Boyce along with the unincorporated villages of Millwood, White Post, and Pine Grove. Business growth areas are designated at the intersections of Waterloo and Double Tollgate.

Clarke County is not included in any metropolitan planning organization (MPO) study area but is bordered by the Winchester-Frederick MPO to the west and the National Capital Region Transportation Planning Board (TPB) area to the east.

1. Public Road System¹

The Virginia Department of Transportation (VDOT) maintains all public roads within the County with the exception of secondary streets within the Town of Berryville, which are maintained by the Town. Public roads are classified by VDOT using the following terms:

- Other principal arterials – Roads that serve corridor movements of substantial statewide or interstate travel and provide an integrated network without stub connections (dead ends).
- Minor arterials – Roads that provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts, and offer connectivity to the higher arterial system. Minor arterials in rural areas link cities and large towns, along with other major traffic generators, and form an integrated network providing interstate and inter-county service.

¹ Source for functional classification is the Virginia Department of Transportation (VDOT) 2005 Functional Classification map.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

- Major collectors – Roads that provide service to any county seat not on an arterial system and to larger towns not directly served by arterial systems. Major collectors link these places to nearby larger towns and cities or with arterial routes and serve the most important intra-county travel corridors. Compared to minor collectors, major collectors have lower connecting driveway densities, higher speed limits, are spaced at greater intervals, have higher annual average traffic volumes, and may have more travel lanes.
- Minor collectors – Roads that collect traffic from local roads and bring all developed areas within a reasonable distance of a collector roads. Minor collectors provide service to the remaining smaller communities and link local traffic generators with rural areas. They are typically spaced at intervals consistent with population density.
- Local roads – Roads that serve primarily as direct access to adjacent land. They provide service to travel over relatively short distance as compared to collectors or other higher systems. All roads not classified as an arterial or collector is classified as a local road.

The County’s major public road infrastructure consists of the following:

Federal Primary Highways	
U.S. 50/17 – John Mosby Hwy	-- Frederick County line to Fauquier County line -- Four-lane divided minor arterial
U.S. 340 – Lord Fairfax Hwy	-- Four-lane divided other principal arterial from West Virginia state line to Va. Rt. 7 (Harry Byrd Highway) -- Two-lane minor arterial from Va. Rt. 7 to U.S. 522 (Stonewall Jackson Highway) -- Four-lane minor arterial from U.S. 522 to Warren County line (runs concurrently with U.S. 522)
U.S. 522 – Stonewall Jackson Hwy	-- Four-lane minor arterial from Warren County line to Frederick County line (runs concurrently with U.S. 340 from Warren County line to Double Tollgate intersection)

State Primary Highways	
Route # and Name	Segment, design, and classification
Va. 7 – Harry Byrd Hwy	-- Frederick County line to Loudoun County line -- Four-lane divided other principal arterial
Va. 7 Business – West Main St and East Main St (Town of Berryville)	-- Two-lane major collector
Va. 255 – Bishop Meade Rd	-- Lord Fairfax Hwy (U.S. 340) to John Mosby Hwy (U.S. 50/17) -- Two-lane major collector

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

Classified Secondary Roads – Major Collectors		
#	Name	Segment From/To
611	Summit Point Rd	Lord Fairfax Hwy (U.S. 340) to West Virginia state line
612	Shepherds Mill Rd	Lord Fairfax Hwy (U.S. 340) to Harry Byrd Hwy (Va. 7)
615	First St	East Main St (Va. Business 7) to Liberty St
616	South Church St	South Buckmarsh St (U.S. 340) to East Main St (Va. Business 7)
616	North Church St	East Main St (Va. Business 7) to Liberty St (Rt 1005)
620	Browntown Rd	Lord Fairfax Hwy (U.S. 340) to Bishop Meade Rd (Va. 255)
628	Berrys Ferry Rd	Lord Fairfax Hwy (U.S. 340) White Post Rd (Rt 658)
632	Crums Church Rd	Old Charles Town Rd (Rt 761) to Harry Byrd Hwy (Va. 7)
632	Triple J Rd	Harry Byrd Hwy (Va. 7) to Senseny Rd (Rt 657)
636	Westwood Rd	West Main St (Va. Business 7) to Senseny Rd (Rt 657)
638	Howellsville Rd	John Mosby Hwy (U.S.50/17) to Warren County line
657	Senseny Rd	Lord Fairfax Hwy (U.S. 340) to Frederick County line
658	White Post Rd	Lord Fairfax Hwy (U.S. 340) to Carters Line Rd (Rt 627)
723	Old Winchester Rd	North Greenway Ave (U.S. 340) to Frederick County line
723	Millwood Rd	Bishop Meade Rd (Va 255) to John Mosby Hwy (U.S. 50/17)
761	Old Charles Town Rd	Frederick County line to West Virginia state line
1005	Liberty St	First St (Rt 615) to N. Church St (Rt 616)
1035	Mosby Blvd	N. Buckmarsh St (U.S. 340) and West Main St (Va. Business 7)
1041	Jackson St	Mosby Blvd (Rt 1035) to West Main St (Va. Business 7)

Classified Secondary Roads – Minor Collectors		
#	Name	Segment From/To
601	Blue Ridge Mountain Rd	Harry Byrd Hwy (Va. 7) to John Mosby Hwy (U.S. 50/17)
601	Raven Rocks Rd	Harry Byrd Hwy (Va. 7) to West Virginia state line
606	River Rd	Harry Byrd Hwy (Va. 7) to Frogtown Rd (Rt 649)
606	Mt. Carmel Rd	John Mosby Hwy (U.S. 50/17) to Frogtown Rd (Rt 649)
608	Wickliffe Rd	Harry Byrd Hwy (Va. 7) to West Virginia state line
613	Springsbury Rd	Jack Enders Blvd (Rt 700) to Possum Hollow Rd (Rt 647)
615	First St	Liberty St (Rt 1005) to East Fairfax St (Rt T-1015)
616	North Church St	Liberty St (Rt 1005) to Bundy St (Rt 616)
616	Bundy St	North Church St (Rt 616) to North Buckmarsh St (U.S. 340)
617	Briggs Rd	Bishop Meade Rd (Va. 255) to Lockes Mill Rd (Rt 618)
624	Red Gate Rd	John Mosby Hwy (U.S. 50/17) to Warren County line
644	Gun Barrel Rd	John Mosby Hwy (U.S. 50/17) to Lord Fairfax Hwy (U.S. 340)
649	Frogtown Rd	River Rd (Rt 606) to Mt. Carmel Rd (Rt 606)
653	Kimble Rd	Harry Byrd Hwy (Va. 7) to Stringtown Rd (Rt 654)

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

658	Sugar Hill Rd	White Post Rd (Rt 658) to Warren County line
661	Brucetown Rd	Swimley Rd (Rt 672) to Frederick County line
672	Swimley Rd	Brucetown Rd (Rt 661) to Old Charles Town Rd (Rt 761)
700	Jack Enders Blvd	East Main St (Va. Business 7) to Springsbury Rd (Rt 613)

A complete road classification table is located in Appendix B.

The County also has 22 unpaved public roads or road segments that are maintained by VDOT totaling approximately 24.35 miles. Most of these roads have gravel surfaces with limited or nonexistent shoulders and drainage areas. Below is a breakdown of the general location and characteristics of these unpaved public roads. A full list is included in Appendix D.

- East of the Shenandoah River – 5 roads, approximately 6.85 miles
- West of the Shenandoah River – 17 roads, approximately 17.5 miles
- Unpaved segments of paved roads – 7 roads, approximately 9.75 miles
- Through roads (connects two paved public roads) – 11 roads, approximately 18.66 miles
- Dead end roads – 11 roads, approximately 5.69 miles

VDOT’s Rural Rustic Roads program provides funding to hard surface unpaved public roads which meet the following criteria:

- Must currently be in the State Secondary System of public roads
- Maximum traffic of 1,500 vehicles per day
- Must be used predominately for local traffic
- Must have minimal anticipated traffic growth
- Board of Supervisors must pass a resolution designating the road as a Rural Rustic Road

Funding for the Rural Rustic Roads program can come from the locality’s annual six-year secondary road construction budget or via direct application for funding, the latter of which requires a public involvement process. Roads approved for funding would be paved with a compacted or impervious surface with reestablishment of existing associated ditches and shoulders. Trees, vegetation, side slopes, and open drainage along the roadway are typically left undisturbed. Project costs are minimized by not requiring project engineering or acquiring right-of-way from property owners.

2. Private Roads

There are over 300 private roads in the County that are recognized with an official County road name by virtue of serving three or more addressable structures. Private roads are maintained solely by the property owners that access the road or by an organized homeowners association. As a long standing policy, the County does not expend public funds to maintain and repair private roads or to accept private roads into the public road system. The County Subdivision Ordinance requires all new subdivisions that will be served by private roads to include a note on the plat indicating that the private road will never be maintained by Clarke County or the Virginia Department of Transportation.

A complete list of private roads is located in Appendix C.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

3. Bicycle and Pedestrian Facilities

In 2014, the Town of Berryville and Clarke County accepted a joint Bicycle and Pedestrian Plan which was produced by the Northern Shenandoah Valley Regional Commission (NSVRC). NSVRC staff developed the Plan under the guidance of a steering committee consisting of Town and County staff members, the Town's chief of police, and a representative from the County Planning Commission. The Plan contains a comprehensive overview of the existing transportation network, recommendations for bicycle and pedestrian enhancements, and outdoor recreational opportunities in the Town and County. It also contains an analysis of the interconnectivity among on-street bicycle accommodations, pedestrian facilities, trails, parks, and other points of interest or tourist destinations. The goal of the Plan is to inform future planning efforts and tourism, marketing, and economic development initiatives. The Plan has not been reviewed or updated since its 2014 completion.

The County currently does not have any Federal or state-designated bicycle routes.

Pedestrian facilities in the form of sidewalks and walking paths are found predominantly in the incorporated towns and the business intersections at Waterloo and Double Tollgate. The Appalachian Trail is located along the eastern portion of the County.

4. Railroads

The County is served by two rail lines. The primary line is a Norfolk Southern line that runs from Warren County in the southeast to the West Virginia State line in the northeast portion of the County. This line passes through both the Town of Berryville and Boyce with sidings serving existing businesses located in Berryville. A second line, operated by CSX, passes through the northern tip of the County from West Virginia to Frederick County near the community of Wadesville.

There is no passenger train access in the County.

5. Airports

There are no public airports in the County although there are a handful of private airstrips that are recognized by the Federal Aviation Administration. The closest public airports are Winchester Regional Airport in eastern Frederick County and Washington Dulles International Airport in Loudoun County.

6. Commuter Facilities

The Virginia Department of Transportation (VDOT) maintains two park-and-ride lots. The larger of the two is located in Waterloo near the intersections of U.S. 50/17 and U.S. 340. This facility contains 165 spaces and contains pick-up areas for commuter vans. The second lot is located on the east side of U.S. 522/340 at the Virginia Department of Corrections facility. This lot contains 24 spaces. RideSmart provides commuter assistance for residents of Clarke County and the Northern Shenandoah Valley.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

II. PLAN OBJECTIVES AND STRATEGIES

This Chapter contains the 2024 Transportation Plan's Objectives and Strategies. The Objectives are statements of the County's transportation planning philosophy and the Strategies are recommended action items to be followed in order to implement the Objectives. The Objectives and Strategies are consistent with the guidance set forth in the 2022 Comprehensive Plan.

Objective 1

Plan for a safe, cost-efficient, and cost-effective County-wide transportation network.

Strategy 1

Conduct a formal evaluation of the Transportation Plan in conjunction with each five-year review of the County's Comprehensive Plan.

Strategy 2

Between five-year reviews of the Comprehensive Plan, evaluate the Transportation Plan's list of proposed improvement projects on an annual basis to gauge whether new impacts or funding opportunities may impact the need or priority of the projects. Consult with the Virginia Department of Transportation (VDOT) and Clarke County Sheriff's Office for input on these evaluations.

Strategy 3

Consider supporting new projects which may not be on the Plan's list of projects but that arise between five-year review periods due to new or changed impacts or new funding opportunities. Such projects shall be recommended for implementation by VDOT staff and have a strong likelihood of receiving State and/or Federal funding.

Strategy 4

Request VDOT to conduct new or update current safety studies along primary highways, secondary roads, and intersections with safety concerns including but not limited to:

- Lord Fairfax Highway (U.S. 340) corridor
- Harry Byrd Highway (Va. Route 7) corridor
- John Mosby Highway (U.S. 50/17) corridor
- Double Tollgate intersection – U.S. 340/Va. 277 and U.S. 522
- Waterloo intersection – U.S. 50/17 and U.S. 340

Request that VDOT provide recommendations on safety improvements including implementation strategies, cost estimates, and likelihood of funding through VDOT's Smart Scale funding process and other programs.

Strategy 5

Ensure that developers mitigate impacts of their development projects on the safety and functionality of the transportation network by providing required improvements. Encourage voluntary provision of recommended improvements such as right-of-way

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

dedication, sight distance improvements, turn lane and acceleration/deceleration lanes, and off-site transportation improvements.

Objective 2

Continue to focus the County's limited transportation funds and resources on projects that:

- Improve traffic safety and functionality within the Towns and business intersections
- Add compatible bicycle or pedestrian features
- Provide new or enhance existing commuting opportunities
- Replace existing gravel public roads or road segments with new hard surfaces

Strategy 1

Prioritize projects that would serve designated growth areas and either have a committed funding source or would be a strong candidate for transportation funding through programs such as Smart Scale.

Strategy 2

Apply the County's limited six-year secondary road construction funding towards projects that improve safety, address stormwater impacts, or that hard-surface existing gravel public roads. For projects to hard-surface gravel roads, solicit and evaluate public comments from property owners and users of these roads before construction is authorized.

Strategy 3

Projects that add or improve the safety of bicycle and/or pedestrian accommodations in designated growth areas should be supported. Bicycle and pedestrian projects along secondary roads in the rural areas shall not require significant road widening, in particular along the County's scenic byways.

Strategy 4

Private roads and access easements are the responsibility of the property owners that use them. Public funds shall not be used for hard surfacing or other improvements, nor shall public funds be used to bring these private roads and access easements into the public road system for State maintenance.

Objective 3

Improvements to the transportation network shall be consistent with the County's land use philosophy and the recommendations of the Comprehensive Plan.

Strategy 1

Oppose public and private efforts to expand capacity of the County's road network outside of the incorporated towns and business growth areas including the State and Federal primary highways. Improvement projects which may adversely impact properties in conservation easement or the County's scenic byways shall be avoided.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

Strategy 2

Support those projects contained within the corporate limits of and proposed by the Towns of Berryville and Boyce that are consistent with the comprehensive plans of these towns and compatible with the County's land use and transportation philosophy.

Strategy 3

Projects that propose new public roads or significant improvements to existing public roads in designated growth areas shall be consistent with guidance from the following component plans:

- 2022 Comprehensive Plan
- Berryville annexation areas – Berryville Area Plan
- Double Tollgate – Double Tollgate Area Plan
- Waterloo – Waterloo Area Plan

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

III. PROPOSED TRANSPORTATION IMPROVEMENT PROJECTS AND STUDIES

Introduction

The projects and studies identified in this chapter are specifically designed to support the planned growth within the two incorporated towns of Berryville and Boyce along with the business intersections of Waterloo and Double Tollgate. The projects and studies also aim to improve safety conditions outside of the growth areas along the County's Federal and State primary routes and secondary roads.

Aside from a few noted exceptions, many of these projects are either newly-identified or have been in the County's Transportation Plan for several years without recent evaluation. The County should request that VDOT study each project over the upcoming Plan term and provide the following guidance:

- Whether there is still a need for the project
- Whether the project scope should be modified
- Whether the project estimate is accurate
- The likelihood of each project being competitive for Federal and State funding, in particular Smart Scale funding

Note that the project costs provided below are planning-level estimates only and do not reflect actual costs derived from preliminary engineering work. Cost estimates were developed using VDOT's Statewide Planning Level Cost Estimates tool (January 2015, current version).

Background

The 2013 Transportation Plan contained the following unprioritized list of improvement projects:

- **Intersection of US Route 340 (Lord Fairfax Highway) and US Routes 50/17 (John Mosby Highway) at Waterloo** – Safety and capacity improvements, improve two existing right turn lanes to current urban design standards, reconfigure north and south sides of intersection to add capacity when new development occurs.
- **Intersection of Route 7 (Harry Byrd Highway) and Route 612 (Shepherds Mill Road), approximately 3 miles east of Berryville** – Safety improvements, upgrade two existing turn lanes to VDOT standards.
- **Intersection of US Route 340/277 (Lord Fairfax Highway) and US Route 522 (Stonewall Jackson Highway) at Double Tollgate** – Safety and capacity improvements, improve existing right and left turn lanes to current urban design standards, reconfigure north and south sides of intersection to add capacity when new development occurs.
- **Route 7 Business (West Main Street) from Route 7 (Harry Byrd Highway) to Hermitage Boulevard in the Town of Berryville (approximately 1.2 miles of primary highway)** – Safety and capacity improvements, drainage improvements, addition of bicycle and pedestrian facilities.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

- **US Route 340 (Greenway Avenue) Drainage Issues in the Town of Boyce** – Drainage improvements.
- **Route 7 Business (East Main Street) from Route 7 (Harry Byrd Highway) to Norfolk Southern Railroad crossing (approximately 0.94 miles of primary highway)** – Safety and capacity improvements, drainage improvements, addition of bicycle and pedestrian facilities.
- **Park and Ride Lot, Route 7 (Harry Byrd Highway) near intersection of Route 7 Business one mile west of Berryville** – Addition of new commuter facility.

In conjunction with the development of the draft 2024 Transportation Plan, the Planning Commission's Policy & Transportation Committee reviewed a revised list of projects consisting of existing projects and new projects that were identified in recent years. While the newer projects had more defined scopes and justifications, most of the existing projects were scoped many years ago. As such, these projects are likely to be outdated and do not account for piecemeal improvements made over the years by private developers or the Virginia Department of Transportation (VDOT). Staff recommended that the 2024 Transportation Plan be focused on requesting VDOT to review each of the projects with outdated scopes to determine whether there is still a need for the project, to clarify the scope if necessary, and to recommend a cost estimate and funding strategy to complete the project.

The Committee requested Planning Staff to prioritize the projects according to need which would be used to direct VDOT's evaluations in the coming years. This resulted in the following prioritized list:

1. Intersection of US Route 340/277 (Lord Fairfax Highway) and US Route 522 (Stonewall Jackson Highway) at Double Tollgate
2. Intersection of Va. Route 7 (Harry Byrd Highway) and Route 612 (Shepherds Mill Road), approximately 3 miles east of Berryville
3. Intersection of Va. Route 7 (Harry Byrd Highway) and Route 601 (Blue Ridge Mountain Road) – New project to improve safety at high-traffic intersection.
4. Va. Route 7 Appalachian Trail Pedestrian Bridge – New project to construct a foot bridge over Va. Route 7 to allow pedestrians to travel safely between trail accesses and parking areas.
5. Va. Route 7 Business (East Main Street) from Va. Route 7 (Harry Byrd Highway) to Norfolk Southern Railroad crossing (approximately 0.94 miles of primary highway)
6. Va. Route 7 Business (West Main Street) from Va. Route 7 (Harry Byrd Highway) to Hermitage Boulevard in the Town of Berryville (approximately 1.2 miles of primary highway)

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

7. Intersection of US Route 340 (Lord Fairfax Highway) and US Routes 50/17 (John Mosby Highway) at Waterloo
8. US Route 340 (Greenway Avenue) Drainage Issues in the Town of Boyce
9. Park and Ride Lot, Va. Route 7 (Harry Byrd Highway) near intersection of Va. Route 7 Business one mile west of Berryville

One project (described in detail later in this chapter) was included as an unprioritized project – the Town of Berryville’s Southeastern Collector Road – a new facility to be constructed from Lord Fairfax Highway (US 340) to Jack Enders Boulevard (Route 700).

Following completion of the 2024 Transportation Plan initial draft and review by the full Commission, the draft was sent to VDOT for review in accordance with Code of Virginia §15.2-2223. As stated in this code section, transportation plans are required to be consistent with the Commonwealth Transportation Board’s Statewide Transportation Plan. VDOT staff noted that the County can identify any improvement projects deemed important however any projects that are included on a prioritized list must include quantifiable measures to support the need for the project.

To assist the County, VDOT staff provided crash data and safety ranking information for the draft list of projects and for other areas with high crash rates that are not addressed in the draft. This list and its supporting data are summarized below:

<u>VDOT Projects Recommended Based on Crash Data and Ranking¹</u>				
VDOT Rank	Location	Project Type	Total Crashes	Fatal/Injury Crashes
16	Harry Byrd Highway (Va. Route 7) -- 0.93 mi between Triple J Road (Route 632) and West Main Street (Va. Business 7)	Segment	46	11
19	Waterloo -- John Mosby Highway (US 50/17) and Lord Fairfax Highway (US 340)	Intersection	32	6
37	Lord Fairfax Highway (US 340) – 0.74 mi between Shepherds Mill Road (Route 612) and West Virginia state line	Segment	28	7
39	Harry Byrd Highway (Va. Route 7) and Shepherds Mill Road (Route 612)	Intersection	18	5
51	Harry Byrd Highway (Va. Route 7) – 0.90 mi between Shepherds Mill Road (Route 612) and Castleman Road (Route 603)	Segment	30	11
69	Blue Ridge Mountain Road (Route 601) – 1.34 mi between Paris Heights Lane and Valley View Lane	Segment	20	9
85	Harry Byrd Highway (Va. Route 7) and Kimble Road (Route 653)	Intersection	12	6

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

91	Lord Fairfax Highway (US 340) – 0.49 mi between Smallwood Lane (Route 680) and South Church Street (Route 616)	Segment	15	4
111	John Mosby Highway (US 50/17) – 0.66 mi between Wildcat Hollow Road (Route 602) and 0.1 mi east of Stone Ridge Lane	Segment	17	5
145	Harry Byrd Highway (Va. Route 7) – 0.38 mi between Pine Grove Road (Route 679) and Blue Ridge Mountain Road (Route 601)	Segment	14	3

¹ – Source, 2018-2022 Top Potential Safety Improvement (PSI) Segments and Intersections (VDOT)

Projects identified in the initial draft that are not directly supported by VDOT’s crash data and ranking include:

- Va. Route 7 Appalachian Trail Pedestrian Bridge. This project could indirectly support VDOT’s 145th-ranked project location by removing pedestrian traffic from the segment.
- Intersection of US Route 340/277 (Lord Fairfax Highway) and US Route 522 (Stonewall Jackson Highway) at Double Tollgate
- Va. Route 7 Business (East Main Street) from Va. Route 7 (Harry Byrd Highway) to Norfolk Southern Railroad crossing (approximately 0.94 miles of primary highway)
- Va. Route 7 Business (West Main Street) from Va. Route 7 (Harry Byrd Highway) to Hermitage Boulevard in the Town of Berryville (approximately 1.2 miles of primary highway)
- US Route 340 (Greenway Avenue) Drainage Issues in the Town of Boyce
- Park and Ride Lot, Va. Route 7 (Harry Byrd Highway) near intersection of Va. Route 7 Business one mile west of Berryville
- Town of Berryville Southeastern Collector Road – Lord Fairfax Highway (US 340) to Jack Enders Boulevard (Route 700). This project could support VDOT’s 91st-ranked project location by reducing traffic along the affected segment.

In order to reconcile VDOT’s recommended project list with the County’s draft priorities – and taking into consideration that several existing projects have outdated scopes – the following prioritization is proposed which contains a combination of improvement projects and requests for VDOT engineering studies. Projects that cannot be supported by crash data or other quantifiable measures at this time are listed as “other projects and studies.”

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

Priority Improvement Projects and Studies

1. **Intersection of Va. Route 7 (Harry Byrd Highway) and Route 612 (Shepherds Mill Road) and 0.90 mile segment located between Shepherds Mill Road and Castleman Road (Route 603)**

Project Scope

- Complete improvements as recommended by VDOT's Va. Route 7 Corridor Study.
- Evaluate whether additional improvements are necessary to reduce crash volume along corridor of concern.

Justification:

The intersection is VDOT's 39th-ranked project location and the segment is VDOT's 51st-ranked project location. Most crashes at the intersection are angle (T-bone) and rear end, mainly due to drivers turning from the median turn lanes onto the east and westbound lanes of Va. Route 7.

Planning-Level Cost Estimate: \$1,100,000

Assessed Need/Description:

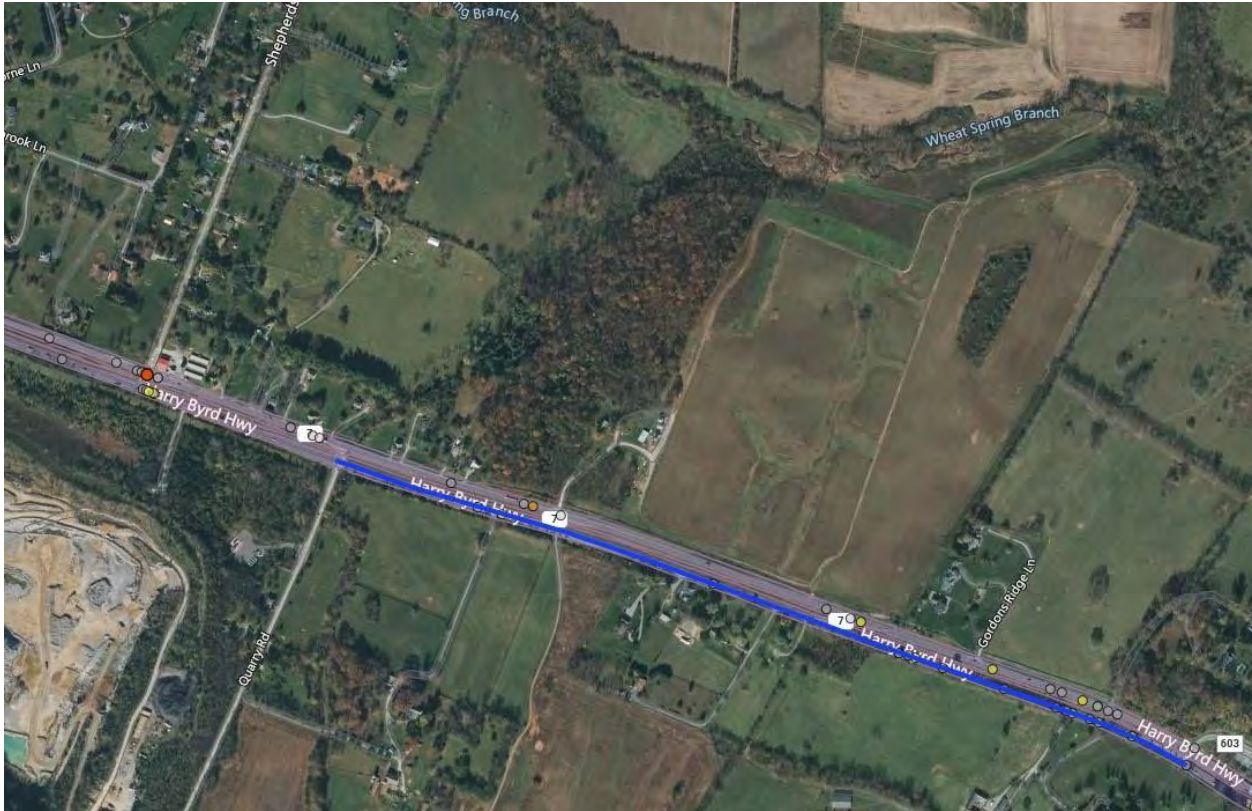
Shepherds Mill Road (Route 612) is a high-volume shortcut for commuter traffic traveling to and from West Virginia via Route 7 and U.S. 340. The intersection has serious safety issues due to insufficient sight distance and substandard turn lanes. An existing convenience store on the northeast corner of the intersection has an entrance located within the right turn lane, creating additional conflict points.

In 2019, VDOT completed a corridor safety study for Va. Route 7 which included a detailed evaluation of this intersection. The report confirmed issues with the intersections and recommended the following counter measures:

- Improve sight distance to the east by removing vegetation, cutting back the slope on the north side of Va. Route 7.
- Install signing to encourage traffic to use Va. Route 7 and U.S. 340 instead of Shepherds Mill Road as a shortcut to West Virginia.
- Install optical speed bars on Va. Route 7 westbound to possibly reduce the speed of traffic approaching the intersection.
- Install centerline in the crossover.
- Refresh the stop bar on Shepherds Mill Road.
- Widen and extend the westbound right turn lane to Shepherds Mill Road north.
- Modify the crossover to allow eastbound traffic to turn north onto Shepherds Mill Road but not allow southbound traffic to cross the westbound lanes to turn east onto Va. Route 7. Close westbound left turn to Va. Route 7 eastbound and extend westbound left turn lane at Hawthorne Lane.
- Raise the grade of the sag vertical curve in the westbound lanes east of the intersection.

As of August 2023, VDOT had implemented several of the recommended counter measures and was in the process of implementing the crossover modifications (UPC #122783).

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024



Va. Route 7 corridor of concern – Quarry Road (Rt. 612) to Castleman Road (Rt. 603)



Intersection of Va. Route 7 and Shepherds Mill Rd. (Rt. 612)

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

2. Corridor and Intersection Study – Harry Byrd Highway (Va. Route 7) between West Main Street (Va. Business 7) and Triple J Road/Crums Church Road (Route 632)

Project Scope

- Evaluate/recommend safety improvements at the following intersections:
 - West Main Street (Va. Business 7)
 - Kimble Road (Route 653)
 - Triple J Road/Crums Church Road (Route 632)
- Evaluate whether additional improvements are necessary to reduce crash volume along corridor of concern.

Justification

This corridor of concern is the highest ranked project location (16th) in VDOT's 2018-2022 Top Potential Safety Improvement (PSI) Segments and Intersections list, and the intersection of Harry Byrd Highway and Kimble Road (Route 653) is the 85th-ranked project location. In VDOT's 2017-2021 PSI list, the intersection of Harry Byrd Highway and West Main Street (Va. Business 7) was identified as the 89th-ranked project with 17 total crashes and 5 injury/fatality crashes. This intersection is not ranked in the 2018-2022 PSI list.

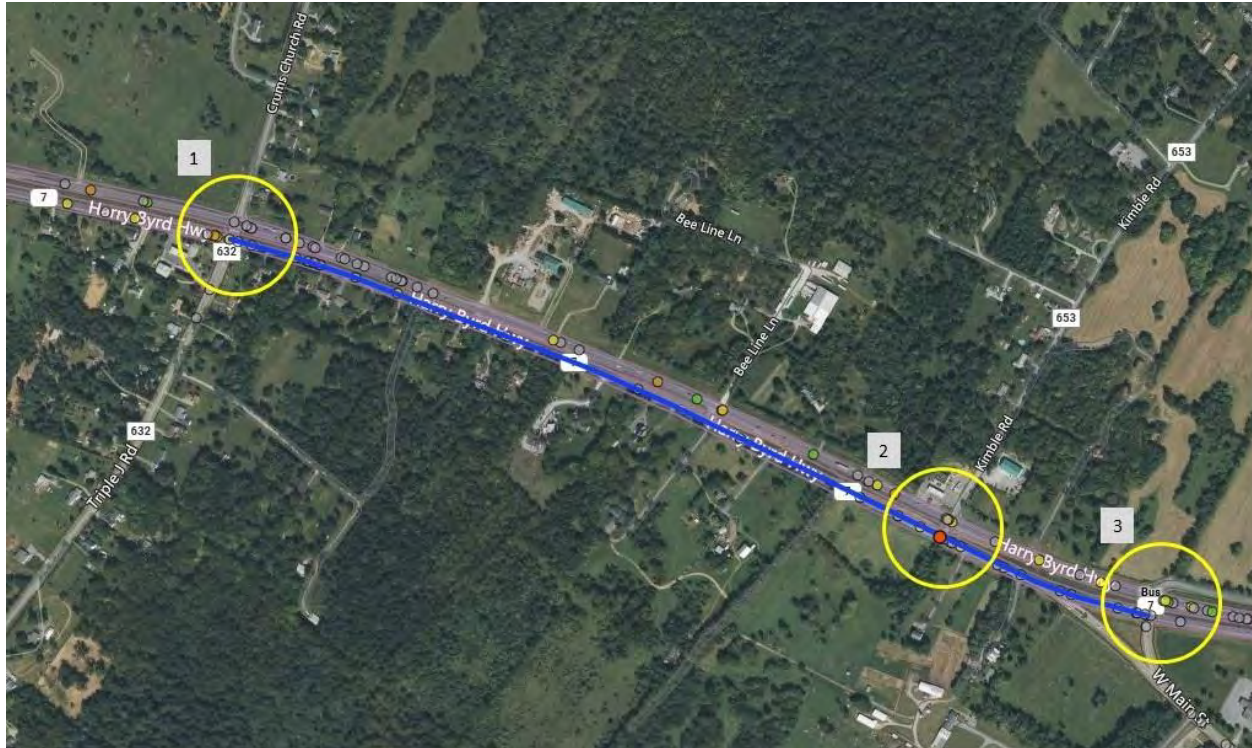
Planning-Level Cost Estimate: Corridor and intersection study request

Assessed Need/Description:

This is a high-volume corridor of concern that supports both local traffic and regional traffic traveling between the Winchester area/I-81 and Northern Virginia. VDOT's 2019 Corridor Study for Va. Route 7 did not identify this corridor or the three public road intersections within the corridor as areas recommended for specific safety improvements, however the PSI rankings raise concerns that this project area should be examined further. It should also be noted that Clarke County Sheriff's Office staff has recommended additional study of the Kimble Road (Route 653) intersection due to an increased rate of crashes in recent years.

This project would request VDOT to conduct a more detailed evaluation of this corridor and the three referenced intersections in order to identify additional safety improvements to be made in order to reduce the volume of crashes.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024



Va. Route 7 corridor between Route 632 and Va. Business 7
(1) Triple J Road/Crums Church Road (Rt. 632) intersection, (2) Kimble Road (Rt. 653) intersection,
(3) West Main Street (Va. Business 7) intersection

3. Intersection of US Route 340 (Lord Fairfax Highway) and US Routes 50/17 (John Mosby Highway) at Waterloo

Project Scope

Turn lane, safety, and capacity improvements at primary highway intersection. Includes improving two existing right turn lanes.

Justification

This intersection is the second highest ranked project location (19th) in VDOT's 2018-2022 PSI Segments and Intersections list.

Planning-Level Cost Estimate: \$3,500,000 -- \$5,580,000

Assessed Need/Description:

The Waterloo intersection is one of the County's two designated business growth areas and additional safety and capacity improvements are necessary to facilitate economic development. Some functional improvements were added to the intersection in conjunction with development of a convenience store/gas station complex on the southeast quadrant. As new development occurs at the intersection, the scope and type of improvements should be evaluated based on the projected traffic to be generated by the new uses. The cost of some portions of this project could be assumed by the development community as part of their projected traffic impacts.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

This project was first added to the County's transportation priorities list in 1992. Partial funding for engineering design was approved (UPC 54384) but full funding complete the design phase of the project was not identified. This project should be evaluated by VDOT to determine whether the project scope should be re-defined, in particular to account for improvements made by developers since the project was originally identified in 1992. Historical and projected traffic volumes should also be considered in evaluating the scope and prioritizing the need for this project.



Waterloo intersection – US 340 and US 50/17

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

4. Intersection of Va. Route 7 (Harry Byrd Highway) and Route 601 (Blue Ridge Mountain Road)

Project Scope:

Construct turn lane, safety, and capacity improvements at primary highway intersection.

Justification:

This intersection is located within a corridor of concern ranked 145th in VDOT's 2018-2022 PSI Segments and Intersections list – Harry Byrd Highway (Va. Route 7) between Pine Grove Road (Rt. 679) and Blue Ridge Mountain Road (Rt. 601).

Planning-Level Cost Estimate: \$2,650,000

Assessed Need/Description:

A recent increase in traffic resulting from construction of a brewery/event center on Route 601 in Loudoun County as well as increased usage of the Bears Den overlook and Appalachian Trail has produced safety and capacity deficiencies at this intersection. A 2022 study by VDOT recommended implementation of an “R-CUT” intersection design which would replace current left turn movements at this intersection with east and westbound U-turn movements at other downslope crossovers. This design was not supported by the Board of Supervisors so VDOT proposed a smaller safety improvement project that does not mandate U-turns. A Smart Scale application to fund these necessary improvements was filed in 2023 but was not selected for funding. Applications for this project should be pursued in future Smart Scale funding rounds. As a possible alternative, a new project which combines this project with the Appalachian Trail pedestrian project described in #5 below could be evaluated.



Yellow circle -- Intersection of Va. Route 7 and Blue Ridge Mountain Rd (Rt. 601)
Blue line – Corridor of concern, Pine Grove Road (Rt. 679) to Blue Ridge Mountain Rd (Rt. 601)

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

5. Va. Route 7 Appalachian Trail Pedestrian Bridge

Project Scope:

Construct a 300' X 8' pedestrian bridge over Va. Route 7 near the intersection with Route 679 (Pine Grove Road) including 450 square feet of retaining wall and 490 feet of new trail to allow pedestrians to travel safely between trail accesses and parking areas.

Justification:

This project is located within a corridor of concern ranked 145th in VDOT's 2018-2022 PSI Segments and Intersections list – Harry Byrd Highway (Va. Route 7) between Pine Grove Road (Rt. 679) and Blue Ridge Mountain Road (Rt. 601). Reduction of pedestrian traffic attempting to cross Harry Byrd Highway would improve traffic safety and functionality and reduce crash volume.

Planning-Level Cost Estimate: \$5,400,000 -- \$7,200,000

Assessed Need/Description:

This project was identified at the same time as the intersection improvement project at Va. Route 7 and Route 601 above. It is intended to provide Appalachian Trail visitors who park at the Pine Grove Road parking area with a safe means of crossing Va. Route 7. VDOT conducted a collaborative study of this project which resulted in consensus on a recommended bridge design in 2023. Funding sources for this project have not yet been identified. As a possible alternative, a new project which combines this project with the Va. Route 7/Route 601 crossover project described in #4 above could be evaluated.



Intersection of Va. Route 7, Pine Grove Rd (Rt. 679), and Appalachian Trail (green)

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

6. **Intersection Study -- Intersection of US Route 340/277 (Lord Fairfax Highway) and US Route 522 (Stonewall Jackson Highway) at Double Tollgate**

Project Scope

Evaluate and recommend need for safety and capacity improvements at substandard intersection.

Planning-Level Cost Estimate: Intersection study request

Justification:

A 1.48 mile segment of Va. Route 277 from this intersection into Frederick County was the 45th-ranked project location in VDOT's 2017-2021 PSI list. The segment was altered in the 2018-2022 PSI list and no longer includes the intersection.

Assessed Need/Description:

The Double Tollgate intersection is one of the County's two designated business growth areas and currently contains a gas station/ convenience store, church, flea market, and tourist attraction (Dinosaur Land). This intersection has experienced an increase in traffic of over 30% since 2001 and has insufficient turn lanes and through lane capacity. Both passenger vehicle and truck traffic is expected to increase in the coming years as large-scale residential development occurs in nearby Lake Frederick (2,000+ units in Frederick County) and industrial growth continues around the Virginia Inland Port in Warren County. This project was first added to the County's priorities list in 1997 in order to address impacts from the anticipated traffic increase

The 2022 update of the Double Tollgate Area Plan included support for public water and sewer and a significant increase in the Plan Area with the addition of the State-owned former "Camp 7" properties located to the southeast. A conditional zoning application was approved in 2023 for Rappahannock Electric Cooperative to construct a new regional office facility on 65 acres and is likely to be a catalyst to bring water and sewer to the Plan Area from Frederick County. This planned extension is also likely to increase both traffic counts and the priority for safety and capacity improvements. It is expected that the necessary improvements generated by development will be paid for and constructed by the developers of those projects.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024



Double Tollgate intersection – US 340, US 522, and Va. Route 277

Other Projects and Studies

The following projects are identified for further study to gain a better understanding of the need for each project and to develop a project scope and cost estimate. These projects are not included in the priority projects list for one or more of the following reasons:

1. Data is not available to support the need for the project.
2. The project scope is out of date and needs to be evaluated in light of current traffic patterns, development impacts, and previously-completed improvements.
3. The area of concern is newly-identified and a detailed study is necessary to determine whether a priority project is needed and what the scope of that project would be.

The list of other improvement projects is sorted by projects referenced in the previous (2013) Transportation Plan and new projects identified in developing the current Plan. The projects are otherwise not listed in a particular order.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

1. Projects from 2013 Transportation Plan

A. Va. Route 7 Business (East Main Street) from Va. Route 7 (Harry Byrd Highway) to Norfolk Southern Railroad crossing (approximately 0.94 miles of primary highway)

Project Scope:

Evaluate the need to reconstruct 0.94 miles of primary highway to improve capacity and safety, add drainage improvements, and add bicycle/pedestrian facilities. Re-scope project as necessary.

Planning-Level Cost Estimate: \$5,890,000 -- \$8,850,000

Assessed Need/Description:

This project has been on the County's list of priorities since 1995. The roadway serves as a major route for truck traffic to several industrial businesses on the east side of town including the County Business Park and a major publishing company. The project area is located predominantly within the Town of Berryville.

In 2023, the Town of Berryville was selected to receive Smart Scale funding to construct sidewalk improvements in two phases (Phase 1 -- \$4.089 million, Phase 2 -- \$4.274 million). These future improvements should be factored into the project scope and planning-level cost estimate.

The Town's Southeastern Collector Road project (described below) would have a significant impact on traffic volume through the East Main Street corridor and specifically on the intersections of Jack Enders Boulevard, Battletown Drive, and Harry Byrd Highway. Should the Collector Road project be pursued, the need for capacity improvements on East Main Street should be determined and funding identified.



East Main Street corridor from Norfolk Southern railroad to Battletown Drive

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024



East Main street corridor from Battletown Drive to Va. Route 7

B. Va. Route 7 Business (West Main Street) from Va. Route 7 (Harry Byrd Highway) to Hermitage Boulevard in the Town of Berryville (approximately 1.2 miles of primary highway)

Project Scope:

Reconstruct approximately 1.2 miles of primary highway to improve capacity and safety, add drainage improvements, and add bicycle/pedestrian facilities.

Planning-Level Cost Estimate: \$7,520,000 -- \$11,300,000

Assessed Need/Description:

This project was first added to the County's priorities list in 1992. The corridor serves five public school buildings, the County's Parks and Recreation Facility, and the Ruritan Fairgrounds in addition to serving as the main western route into the Town of Berryville. The original project concept was to upgrade the current two-lane section to three lanes with turn lanes, drainage, and safety improvements at major intersections, and sidewalks and bike lanes/trails to facilitate pedestrian and bicycle traffic.

The construction of Clarke County High School and extension of Mosby Boulevard to West Main Street included the construction of a roundabout and new sidewalks added along the corridor in addition to other improvements. Additionally, the Mosby Boulevard extension now provides a new route for traffic between the west end of town and the north end of town at U.S. 340. The project scope, particularly along the segment in the Town, will need to be evaluated to determine whether it remains necessary. The project scope is not intended to include improvements to the Harry Byrd Highway intersection as that project is included in Priority Project #2 (described above).



West Main street corridor from Harry Byrd Highway to Hermitage Boulevard

C. US Route 340 Drainage Issues in the Town of Boyce

Project Scope:

Construct drainage improvements along corridor.

Planning-Level Cost Estimate: \$750,000 (2013 estimate)

Assessed Need/Description:

The project was first added to the County’s priorities list in 2003. The project is necessary in order to replace existing drainage swales that are insufficient to handle runoff from US Route 340 and cause frequent flooding on nearby properties. Some drainage improvements were made in conjunction with a recent residential development project on the south end of town. The Town should re-evaluate the scope of the project taking into consideration these improvements.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

The project area is located entirely within the Town of Boyce.



US 340 corridor through the Town of Boyce

D. Park and Ride Lot, Va. Route 7 (Harry Byrd Highway) near intersection of Va. Route 7 Business one mile west of Berryville

Project Scope:

Construct new commuter parking facility.

Planning-Level Cost Estimate: \$2,500,000 for 250 space facility.

Assessed Need/Description:

Harry Byrd Highway (Va. Route 7) is a major east-west commuter route between the Winchester area and employment centers in the Washington metropolitan area. Commuter traffic has increased more than 50% along this route since 2001 and will continue to increase with new residential growth in Winchester, Frederick County, and surrounding jurisdictions. Alternatives

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

to single-occupancy vehicle commuters must be developed to avoid increasing the capacity of Va. Route 7 and a park and ride lot at this location would help with this effort.

The facility should be designed similar to the park and ride facility at Waterloo (John Mosby Highway, US 50/17) with a higher capacity to support the greater traffic demand along with accommodations for commuter buses and vans. The location on the west side of Berryville would help maximize convenience for Town and County residents who choose to commute, however other locations along the Va. Route 7 corridor should be evaluated.

E. Town of Berryville Southeastern Collector Road – Lord Fairfax Highway (US 340) to Jack Enders Boulevard (Route 700)

Project Scope:

Construct a new collector road from Jack Enders Boulevard to Lord Fairfax Highway (U.S. 340) including upgrading a segment of Smallwood Lane (Route 680), expanding an existing railroad crossing, and constructing a new signalized intersection.

Planning-Level Cost Estimate: \$9,600,000 (estimate from 2020 PrimeAE study)

Assessed Need/Description:

This Town of Berryville project proposes to construct a new collector road that would provide more direct access for Clarke County Business Park traffic to U.S. 340 and would reduce truck traffic through East Main Street and downtown. This project could potentially safety issues on Lord Fairfax Highway (US 340) between Smallwood Lane (Route 680) and Town of Berryville limits (see project description below). This corridor of concern is ranked 91st in VDOT's 2018-2022 PSI list.

The Town and County jointly undertook a study in 2020 with consultant PrimeAE to determine the optimum route for the collector road including the most feasible means to cross the Norfolk Southern railroad. The Town and County for many years had planned to extend Jack Enders Boulevard from its current terminus to U.S. 340 near the southern end of South Church Street. Work by PrimeAE staff with Norfolk Southern determined that this would be infeasible and would not be approved by the railroad. PrimeAE ultimately recommended extending Jack Enders Boulevard from a point near the entrance to the Business Park southeast to Smallwood Lane. The collector road would then merge with Smallwood Lane and extend to a new signalized intersection at U.S. 340, making use of an existing rail crossing with required improvements.

This proposed collector road project requires additional study to determine whether it would have an adverse impact on the capacity and safety of existing Jack Enders Boulevard, East Main Street, and East Main Street's intersection with Va. Route 7. If the collector road is constructed, it is possible that a significant amount of "pass-through" traffic attempting to go eastbound on Va. Route 7 from U.S. 340, and southbound on U.S. 340 from westbound Va. Route 7, would use the collector road as an alternative route. This would be especially true if GPS routing identifies the collector road as the shortest route for this traffic pattern. Additional study should

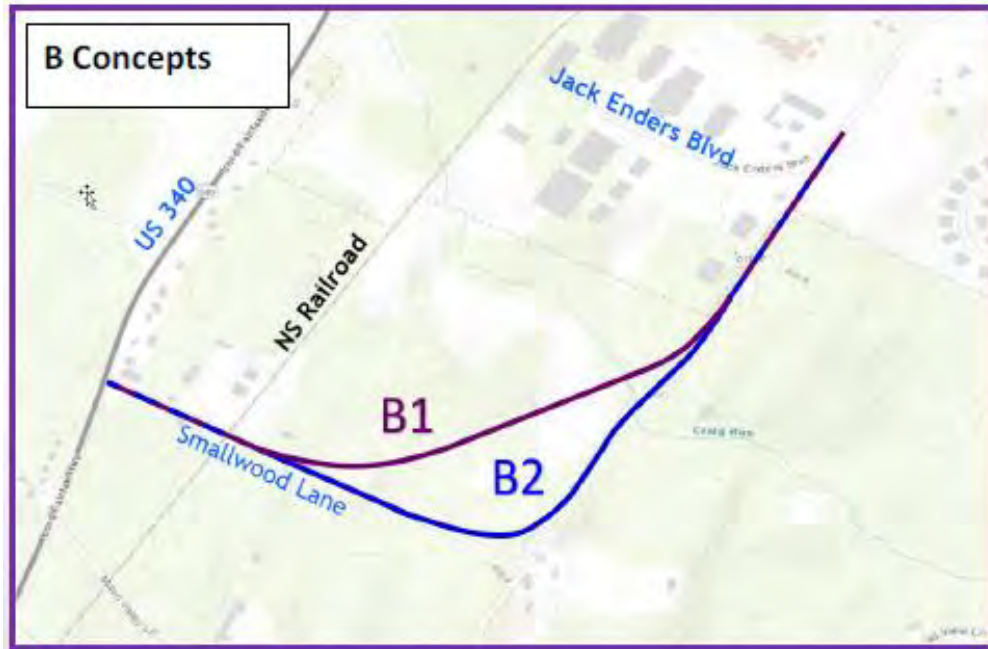
BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

be done to determine whether the capacity of Jack Enders Boulevard and East Main Street could support this “pass-through” traffic in addition to regular local traffic.

Construction of a new signalized intersection at U.S. 340 and upgrades to the existing railroad crossing on Smallwood Lane present additional challenges. The current intersection borders a large farm in permanent conservation easement to the south and an existing business to the north. A new and much larger signalized intersection with turn lanes and tapers at this location would likely require private property to be acquired, potentially through eminent domain, on both sides of U.S. 340. Land cannot be obtained from the farm in conservation easement which could require the intersection to be relocated to the north. Similar challenges exist at the railroad crossing as the property at the northwestern quadrant of this crossing is VDOT’s maintenance facility. Two small residential lots of 1.6 acres and 0.64 acres respectively occupy the southwestern and northeastern quadrants of the crossing. Significant land acquisition will be needed in order to accommodate a larger at-grade crossing to serve a much larger collector road.

Given these challenges it is likely that the ultimate project cost would be significantly higher than PrimeAE’s estimate of \$9,600,000. Absent significant private sector funding, this project would have to be funded using State or Federal transportation funding. The most likely funding source is VDOT’s Smart Scale program. This competitive process awards funding for new projects based on five criteria – safety, congestion mitigation, accessibility, environmental quality, and economic development. The collector road project would likely score highest as an economic development project compared to other new road construction projects. Those new road construction projects that are awarded funding, particularly for economic development purposes, must be “shovel-ready.” This means that the project is included in the locality’s comprehensive plan and transportation plan, the area impacted by the project has been rezoned for development, and site plans for construction of businesses to be served by the new road have been approved. Significant work by the Town and County, and potentially financial investment, would be needed in order to make this project competitive for Smart Scale funding.

Solutions to these challenges must be identified before this project can be included in the priority list of projects.



Proposed collector road routes, PrimeAE study presentation (July 14, 2020)

2. Newly-Identified Projects

F. Corridor Study – Lord Fairfax Highway (US 340) between Smallwood Lane (Route 680) and Town of Berryville limits

Project Scope:

Evaluate need for safety improvements to address crash volume along corridor.

Planning-Level Cost Estimate:

To be determined by the study

Assessed Need/Description:

This corridor of concern is the 91st-ranked project location in VDOT’s 2018-2022 PSI list. The corridor is the southern approach to the Town of Berryville and has two speed changes from 55MPH to 45MPH just south of the Smallwood Lane intersection and from 45MPH to 35MPH just south of Town limits. The corridor contains the intersection with Senseny Road (Route 657) which is used both locally and regionally as an alternative route to Va. Route 7 for traffic to and from Frederick County and Winchester. This intersection was modified in recent years to add turn lanes. A corridor study should be undertaken to determine whether additional improvements are necessary.



US 340 corridor between Smallwood Lane (Route 680) and Berryville town limits

G. Corridor Study – Lord Fairfax Highway (US 340) between Harry Byrd Highway (Va. Route 7) and West Virginia state line

Project Scope:

Evaluate need for safety improvements along corridor including the intersection of US 340 and Va. Route 7.

Planning-Level Cost Estimate:

To be determined by the study

Assessed Need/Description:

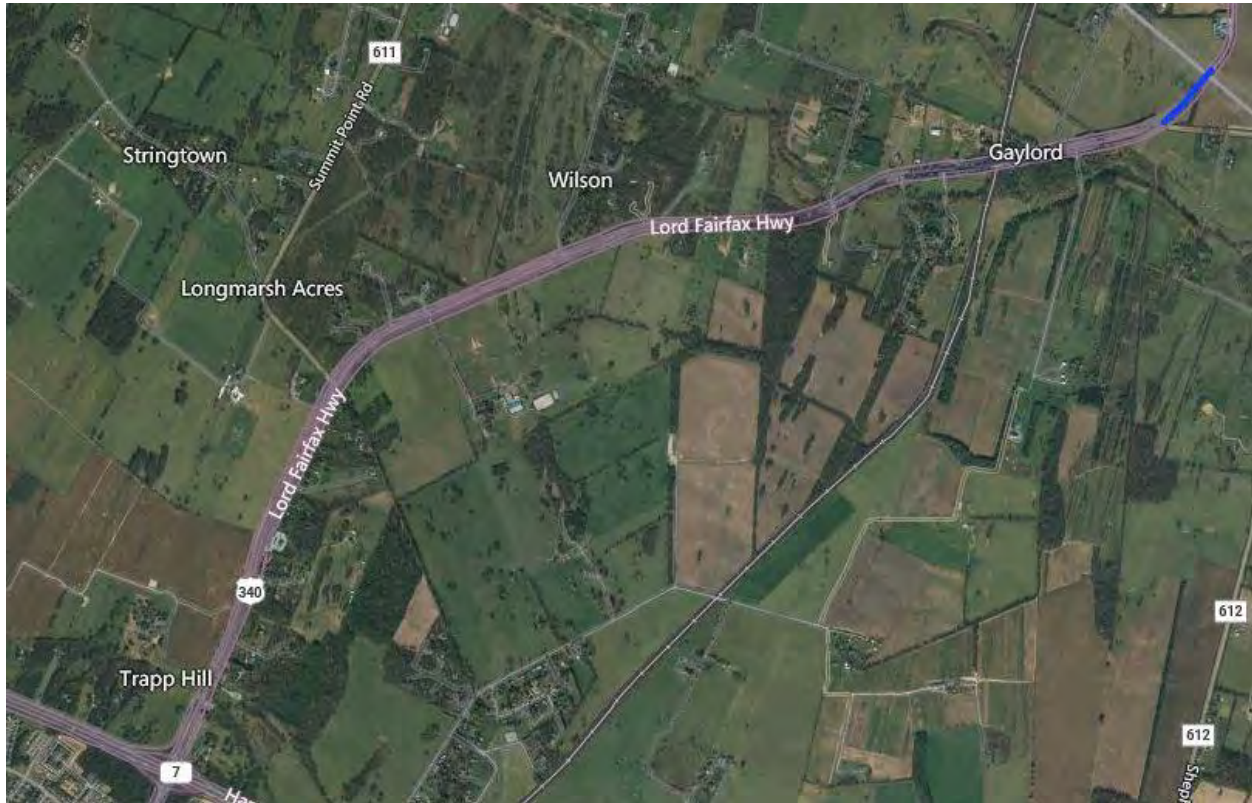
The US 340 corridor north of the Town of Berryville to the West Virginia state line has not been evaluated for safety improvements and no projects have been undertaken on the corridor in many years. It is a major commuter route for West Virginia residents traveling to employment locations in Virginia. The corridor contains the 37th-ranked project location in VDOT’s 2018-2022 PSI list – the segment between Shepherds Mill Road (Route 612) and the state line. This segment is also the location of a project to widen a small two-lane section of US 340 (UPC

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

#111615) to match West Virginia’s project to widen US 340 to four lanes. The widening of US 340 in West Virginia could result in increased traffic along the corridor.

Additionally, a 0.67 mile segment between the intersection of Va. Route 7 and Davis Lane (private road) was identified in VDOT’s 2017-2021 PSI list as the 33rd-ranked project location with 31 crashes and 12 crashes involving injury or fatality. The project location does not appear on VDOT’s 2018-2022 PSI list.

A safety study for the entire corridor should be conducted by VDOT to determine whether safety and functional improvements are necessary.



US 340 corridor between Va. Route 7 and West Virginia state line
Blue line – 37th-ranked project location (VDOT PSI list, 2018-2022)

H. Corridor Study – Blue Ridge Mountain Road (Route 601)

Project Scope:

Evaluate need for safety improvements along corridor.

Planning-Level Cost Estimate:

To be determined by the study

Assessed Need/Description:

Blue Ridge Mountain Road is a winding, two-lane secondary road that predominately follows the Blue Ridge ridgeline between Harry Byrd Highway (Va. Route 7) and John Mosby Highway

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

(US 50/17). The road is an alternate north-south route for traffic between these two primary highways and contains a major employer – the Federal Emergency Management Agency’s (FEMA) Mount Weather facility. There is also a large winery/brewery at the northern end of the corridor (Bear Chase Brewing Company) in Loudoun County that is a significant traffic generator on weekends and holidays.

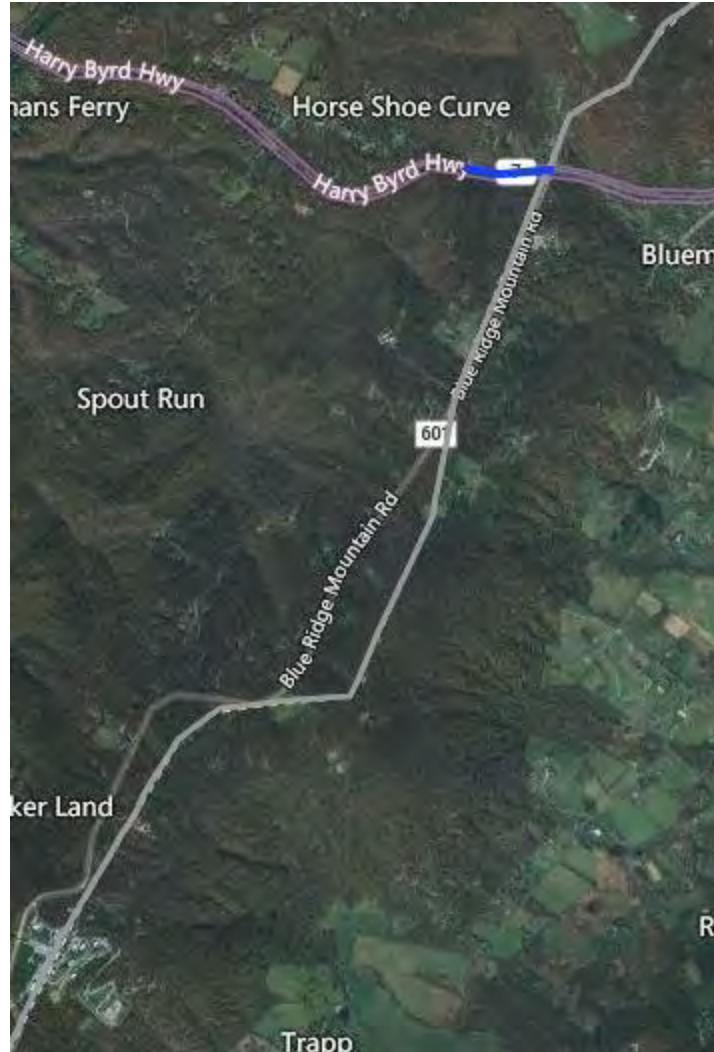
Blue Ridge Mountain Road contains the 69th-ranked project location in VDOT’s 2018-2022 PSI list – a 1.34 mile segment on the southern end of the corridor between Paris Heights Lane and Valley View Lane. The intersection with Harry Byrd Highway is the 145th-ranked project and is listed as the County’s 4th-ranked priority project (described above).

A safety study for the entire corridor should be conducted by VDOT to determine whether safety and functional improvements are necessary.



**Blue Ridge Mountain Road – John Mosby Highway to Mount Weather facility
Blue line -- 69th-ranked project location (VDOT PSI list, 2018-2022)**

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024



Blue Ridge Mountain Road – Harry Byrd Highway to Mount Weather facility
Blue line -- 145th-ranked project location (VDOT PSI list, 2018-2022)

I. Corridor Study – John Mosby Highway (US 50/17) between the Shenandoah River Bridge and Fauquier County line

Project Scope:

Evaluate need for safety improvements along corridor.

Planning-Level Cost Estimate:

To be determined by the study

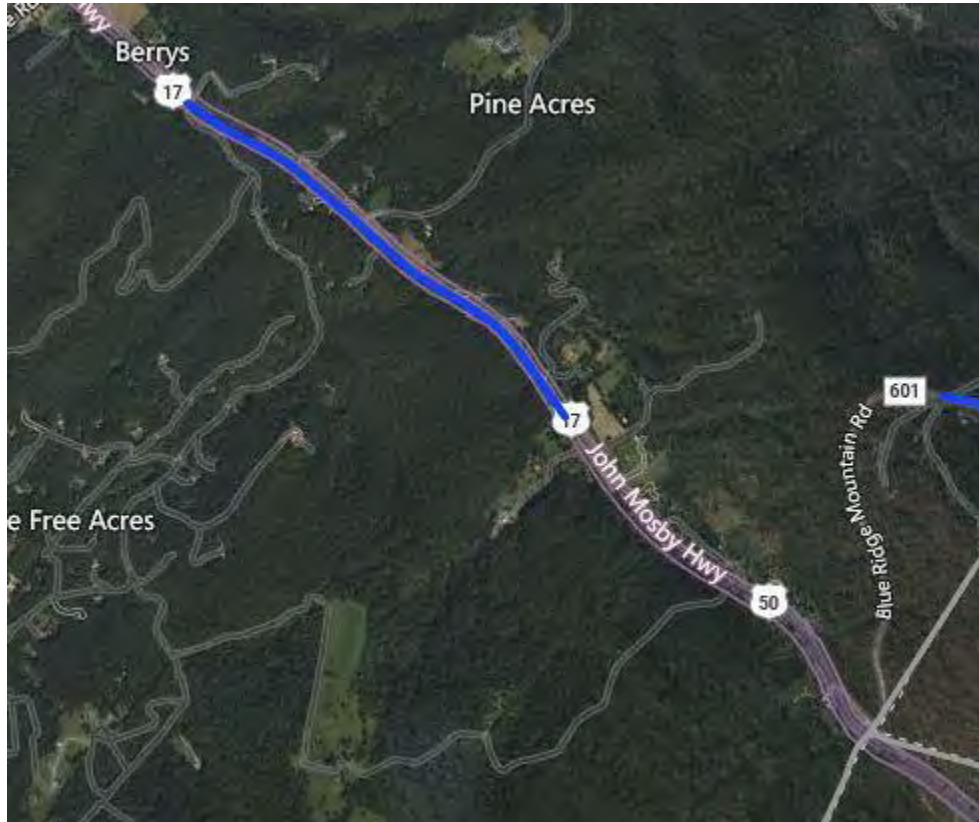
Assessed Need/Description:

The US 50/17 corridor east of the Shenandoah River has not been evaluated for safety improvements and no projects have been undertaken on the corridor in many years. It is a major east-west commuter route for County and Shenandoah Valley residents traveling to employment

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

locations in Northern Virginia. The corridor contains the 111th-ranked project location in VDOT’s 2018-2022 PSI list.

A safety study for the corridor should be conducted by VDOT to determine whether safety and functional improvements are necessary.



US 50/17 corridor between the Shenandoah River and Fauquier County line

State Six-Year Improvement Program Projects

Below is a list of projects that have been programmed into the State’s Six-Year Improvement Program as of November 2023. Some of these projects are referenced in the County’s priority improvement projects while others are conducted are programmed directly by VDOT at their discretion.

UPC #	Project Description
122783	MODIFIED R-CUT INT RTE 7 AND RTE 612
121191	FY29 Clarke County Rural Rustic Roads Projects
112899	ROUTE 7 – SHOULDER WIDENING AND RUMBLE STRIPS
111615	Rte 340 Clarke Co. VA and WV STATE LINE
110827	RTE 7 SHOULDER WIDENING AND RUMBLE STRIPS
98956	RTE 761 – Replace Bridge 05453 & Appr over Opequon Creek

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

Local Six Year Secondary Road Construction Project Priorities

The Clarke County Board of Supervisors works with VDOT on an annual basis to prioritize state funding for improvement projects in the County's secondary road system. State secondary system funds are allocated to a locality based on their population and land area. These system funds compose the majority of secondary road funds made available to localities and are also vary based upon the adopted state transportation budget. Other funds are available for specific project types such as upgrading unpaved roads with a hard surface (e.g., Pave in Place and Rural Rustic Roads programs) and bridge improvements.

Because secondary road construction funding varies from year to year and project requirements can change, the secondary road construction priorities are not included in the Transportation Plan.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

IV. Conclusion

Clarke County's approach to transportation planning mirrors the County's unique land use philosophies and the Comprehensive Plan. Safety, functionality, and limited capacity improvements are encouraged in the incorporated towns and business growth intersections to maximize the efficiency of the road network. Capacity expansion in the unincorporated areas is strongly opposed in order to reduce future development pressures and to maintain the County's rural, agrarian, and historic character. Modest improvements to add hard surfaces to unpaved secondary roads and improve traffic safety in the unincorporated areas are generally supported.

While new development within the County does not regularly impact the transportation network, development in adjoining localities has a significant impact particularly on the County's primary highways and collector roads. The County should continue to rely on the Virginia Department of Transportation to identify solutions to address safety and functionality issues and to assist in funding these solutions.

It is also recommended that the Transportation Plan be reviewed on a five-year review schedule to ensure projects are accurately scoped and prioritized, objectives and strategies are up to date, and the Transportation Plan overall is consistent with the Comprehensive Plan. The five-year review should be conducted according to the following process:

1. On a five-year schedule from the adoption date of the current Transportation Plan, the Planning Commission shall adopt a resolution addressing the status of the Plan, whether it should be updated, and to what degree it should be updated. This resolution may come in one of the following forms:
 - A finding that the current Plan recommendations are sufficient and that no amendment is necessary.
 - A finding that changes in the community warrants a comprehensive review and update of the Plan. An example would be the release of decennial Census data and growth projections.
 - A finding that the Plan does not address, or inadequately addresses, a specific topic area or areas warranting a focused update of the Plan. While the update may have a specific purpose, the review should remain comprehensive to ensure that all impacts are carefully evaluated.

2. It is recommended that at the beginning of year four in the five-year schedule, the Commission should begin work evaluating the Plan status. This can be accomplished as a committee of the whole or by designating a special subcommittee. The Plan status should be evaluated by considering factors including, but not limited to:
 - Recent release of updated demographics.
 - Recent updates to the County Comprehensive Plan.
 - Impact of new development projects since the previous Plan update.
 - Impact of recently completed capital projects or transportation improvements.
 - Any other subject not addressed or inadequately addressed by the current Plan.

BOARD OF SUPERVISORS REVIEW DRAFT 2/20/2024

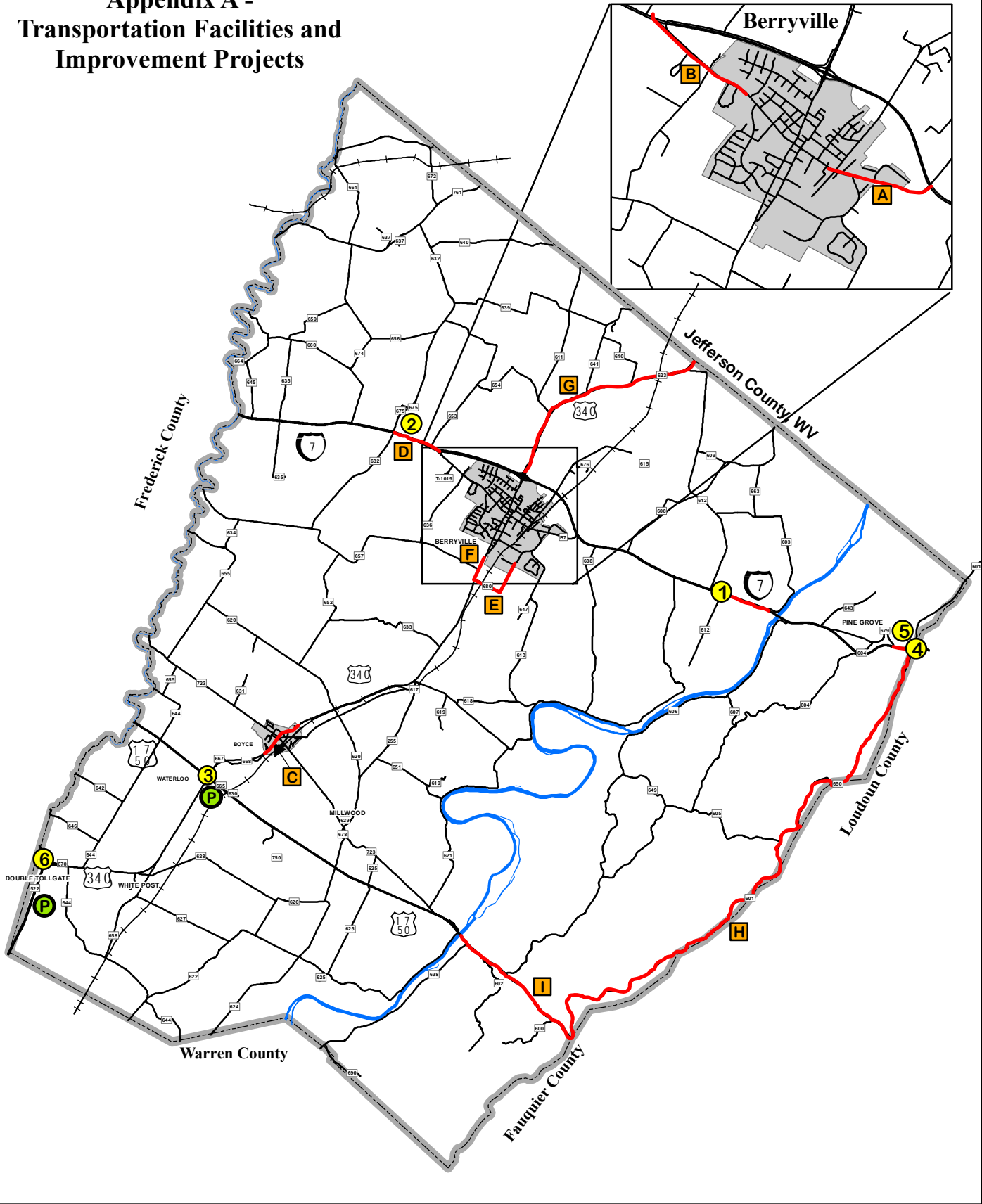
While not recommended, a proposal may be considered to amend the Plan outside of the scope of the Plan's five-year review cycle. Frequent, piecemeal changes to the Plan are strongly discouraged as they can result in the document becoming fragmented and inconsistent. It can also devalue the importance of the document as a long-range planning guideline. For these reasons, interim amendments are strongly discouraged.

APPENDIX A

Transportation Facilities and Improvement Projects Map

PRIORITY IMPROVEMENT PROJECTS AND STUDIES	
1	Intersection of Va. Route 7 (Harry Byrd Highway) and Route 612 (Shepherds Mill Road) and 0.90 mile segment located between Shepherds Mill Road and Castleman Road (Route 603)
2	Corridor and Intersection Study – Harry Byrd Highway (Va. Route 7) between West Main Street (Va. Business 7) and Triple J Road/Crums Church Road (Route 632)
3	Intersection of US Route 340 (Lord Fairfax Highway) and US Routes 50/17 (John Mosby Highway) at Waterloo
4	Intersection of Va. Route 7 (Harry Byrd Highway) and Route 601 (Blue Ridge Mountain Road)
5	Va. Route 7 Appalachian Trail Pedestrian Bridge
6	Intersection Study -- Intersection of US Route 340/277 (Lord Fairfax Highway) and US Route 522 (Stonewall Jackson Highway) at Double Tollgate
OTHER PROJECTS AND STUDIES (not prioritized)	
A	Va. Route 7 Business (East Main Street) from Va. Route 7 (Harry Byrd Highway) to Norfolk Southern Railroad crossing (approximately 0.94 miles of primary highway)
B	Va. Route 7 Business (West Main Street) from Va. Route 7 (Harry Byrd Highway) to Hermitage Boulevard in the Town of Berryville (approximately 1.2 miles of primary highway)
C	US Route 340 Drainage Issues in the Town of Boyce
D	Park and Ride Lot, Va. Route 7 (Harry Byrd Highway) near intersection of Va. Route 7 Business one mile west of Berryville
E	Town of Berryville Southeastern Collector Road – Lord Fairfax Highway (US 340) to Jack Enders Boulevard (Route 700)
F	Corridor Study – Lord Fairfax Highway (US 340) between Smallwood Lane (Route 680) and Town of Berryville limits
G	Corridor Study – Lord Fairfax Highway (US 340) between Harry Byrd Highway (Va. Route 7) and West Virginia state line
H	Corridor Study – Blue Ridge Mountain Road (Route 601)
I	Corridor Study – John Mosby Highway (US 50/17) between the Shenandoah River Bridge and Fauquier County line

Appendix A - Transportation Facilities and Improvement Projects



1 0.5 0 1 Miles

Clarke County GIS
December 1, 2023

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- Incorporated Town
- Shenandoah River
- County Boundary
- Railroads

- Park and Ride Lot
- Priority Improvement Project or Study
- Other Project or Study (not prioritized)
- Corridor Project

APPENDIX B

Functional Classification Table

**APPENDIX B -- FUNCTIONAL CLASSIFICATION TABLE
Public Road System (Clarke County and Towns of Berryville and Boyce)**

Route	Facility Name	From	To	Functional Class
7	HARRY BYRD HWY	FREDERICK CL	LOUDOUN CL	Other Principal Arterial
7	WEST MAIN ST	HARRY BYRD HWY	N BUCKMARSH ST	Major Collector
7	EAST MAIN ST	N BUCKMARSH ST	HARRY BYRD HWY	Major Collector
50	JOHN MOSBY HWY	FREDERICK CL	FAQUIER CL	Minor Arterial
255	BISHOP MEADE RD	JOHN MOSBY HWY	LORD FAIRFAX HWY	Major Collector
277	LORD FAIRFAX HWY	FREDERICK CL	STONEWALL JACKSON HWY	Minor Arterial
340	LORD FAIRFAX HWY	STONEWALL JACKSON HWY	HARRY BYRD HWY	Minor Arterial
340	LORD FAIRFAX HWY	HARRY BYRD HWY	WEST VIRGINIA SL	Other Principal Arterial
522	STONEWALL JACKSON HWY	FREDERICK CL	WARREN CL	Minor Arterial
601	BLUE RIDGE MOUNTAIN RD	JOHN MOSBY HWY	LOUDOUN CL	Minor Collector
601	RAVEN ROCKS RD	LOUDOUN CL	WEST VIRGINIA SL	Minor Collector
606	MOUNT CARMEL RD	JOHN MOSBY HWY	FROGTOWN RD	Minor Collector
606	RIVER RD	HARRY BYRD HWY	FROGTOWN RD	Minor Collector
608	WICKLIFFE RD	HARRY BYRD HWY	WEST VIRGINIA SL	Minor Collector
611	SUMMIT POINT RD	LORD FAIRFAX HWY	WEST VIRGINIA SL	Major Collector
612	SHEPHERDS MILL RD	HARRY BYRD HWY	JOHN MOSBY HWY	Major Collector
613	SPRINGSBURY RD	JACK ENDERS BLVD	POSSUM HOLLOW RD	Minor Collector
615	FIRST ST	E MAIN ST	LIBERTY ST	Major Collector
615	FIRST ST	LIBERTY ST	E FAIRFAX ST	Minor Collector
616	S CHURCH ST	S BUCKMARSH ST	E MAIN ST	Major Collector
616	N CHURCH ST	E MAIN ST	LIBERTY ST	Major Collector
616	N CHURCH ST	LIBERTY ST	BUNDY ST	Minor Collector
616	BUNDY ST	N CHURCH ST	N BUCKMARSH ST	Minor Collector
617	BRIGGS RD	LOCKES MILL RD	BISHOP MEADE RD	Minor Collector
620	BROWNTOWN RD	BISHOP MEADE RD	LORD FAIRFAX HWY	Major Collector
624	RED GATE RD	JOHN MOSBY HWY	WARREN CL	Minor Collector

APPENDIX B -- FUNCTIONAL CLASSIFICATION TABLE
Public Road System (Clarke County and Towns of Berryville and Boyce)

Route	Facility Name	From	To	Functional Class
628	BERRY'S FERRY RD	LORD FAIRFAX HWY	WHITE POST RD	Major Collector
632	TRIPLE J RD	SENSENY RD	HARRY BYRD HWY	Major Collector
632	CRUMS CHURCH RD	HARRY BYRD HWY	OLD CHARLES TOWN RD	Major Collector
636	WESTWOOD RD	W MAIN ST	SENSENY RD	Major Collector
638	HOWELLSVILLE RD	JOHN MOSBY HWY	WARREN CL	Major Collector
644	GUN BARREL RD	JOHN MOSBY HWY	LORD FAIRFAX HWY	Minor Collector
649	FROGTOWN RD	MT CARMEL RD	RIVER RD	Minor Collector
653	KIMBLE RD	HARRY BYRD HWY	STRINGTOWN RD	Minor Collector
657	SENSENY RD	FREDERICK CL	LORD FAIRFAX HWY	Major Collector
658	SUGAR HILL RD	WARREN CL	WHITE POST RD	Minor Collector
658	WHITE POST RD	LORD FAIRFAX HWY	CARTERS LINE RD	Major Collector
658	WHITE POST RD	CARTERS LINE RD	SUGAR HILL RD	Minor Collector
661	BRUCETOWN RD	SWIMLEY RD	FREDERICK CL	Minor Collector
672	SWIMLEY RD	OLD CHARLES TOWN RD	BRUCETOWN RD	Minor Collector
700	JACK ENDERS BLVD	E MAIN ST	SPRINGSBURY RD	Minor Collector
723	OLD WINCHESTER RD	FREDERICK CL	LORD FAIRFAX HWY	Major Collector
723	MILLWOOD RD	BISHOP MEADE RD	JOHN MOSBY HWY	Major Collector
761	OLD CHARLES TOWN RD	FREDERICK CL	WEST VIRGINIA SL	Major Collector
1005	LIBERTY ST	FIRST ST	N CHURCH ST	Major Collector
1035	MOSBY BLVD	N BUCKMARSH ST	JACKSON DR	Major Collector
1041	JACKSON DR	W MAIN ST	MOSBY BLVD	Major Collector

APPENDIX C

Private Roads

Unincorporated Areas of the County

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Alder Ln	Retreat Rd	643
Allegheny Ridge Ln	Wadesville Rd	661
America Ln	River Rd	606
Anamaria Ln	Manor Rd	690
Ancient Oak Ln	Crums Church Rd	632
Annfield Farm Ln	Annfield Rd	633
Antique Ln	Withers Larue Rd	640
Ashley Ln	John Mosby Hwy	50/17
Ashley Woods Ln	Blue Ridge Mtn Rd	601
Ashwood Ln	Withers Larue Rd	640
Aspen Ln	Cedar Ln/Holly Ln (private roads)	n/a
Audley Ln	Harry Byrd Hwy/Boom Rd	7/615
Azalea Ln	Retreat Rd	643
Balsam Ln	Cedar Ln/Holly Ln (private roads)	n/a
Banjo Ln	Good Shepherd Rd	604
Barbour Ln	Moose Rd	635
Barker Ln	Blue Ridge Mtn Rd	601
Barred Owl Ln	Calmes Neck Ln (private road)	n/a
Bedrock Ln	Garden Rd	675
Beechwood Ln	Alder Ln (private road)	n/a
Bee Line Ln	Harry Byrd Hwy	7
Bell Hollow Ln	Ebenezer Rd	604
Bell Ln	Parshall Rd	608
Bellevue Ln	Old Winchester Rd	723
Bellringer Ln	Westwood Rd	636
Bench Ln	Ebenezer Rd	604
Beydler Ln	Allen Rd	639
Bittersweet Ln	Chilly Hollow Rd	621
Black Oak Ln	Cedar Ln/Holly Ln (private roads)	n/a
Blakemore Ln	Trapp Hill Rd	729
Blandy Farm Ln	Blandy Farm Ln/Berrys Ferry Rd	750/628
Blue Bird Ln	Calmes Neck Ln (private road)	n/a
Bolden Ln	Frogtown Rd	649
Boyer Ln	Lewisville Rd	641
Brecklyn Ln	Brooke Ln	676
Bridge Ln	River Rd	606
Bristow Ln	Castleman Rd	603
Broad View Ln	Possum Hollow Ln	647
Bryarly Ln	Lord Fairfax Hwy	340
Bungalow Ln	Westwood Rd	636
Burch Ln	Kennel Rd	625
Burleson Ln	Old Charles Town Rd	761
Burner Ln	Kimble Rd	653
Bushland Ln	Senseny Rd	657
Butler Ln	Gun Barrel Rd	644
Calmes Neck Ln	Mount Carmel Rd	606
Cardinal Ln	Calmes Neck Ln (private road)	n/a
Carefree Ln	Wildcat Hollow Rd	602

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Carter Hall Ln	Bishop Meade Rd	255
Castlerock Ln	Russell Rd	660
Cedar Ln	Beechwood Ln/Holly Ln (private roads)	n/a
Cedar Hall Ln	Parshall Rd	608
Cedarwood Ln	Sugar Hill Rd	658
Chapel Ln	Bishop Meade Rd	255
Chapel Hill Ln	Lord Fairfax Hwy	340
Chapman Ln	Manor Rd	690
Cherry Ln	Retreat Rd	643
Chestnut Ln	Shepherds Mill Rd	612
Chestnut Coombe Ln	Blue Ridge Mtn Rd	601
Chilcott Ln	Feltner Rd	606
Childrens Ln	Chilly Hollow Rd	621
Clay Hill Farm Ln	Clay Hill Rd	651
Clermont Ln	East Main St	7
Cliff Ln	Horseshoe Ln (private road)	n/a
Clifton Farm Ln	Clifton Rd	610
Colonial Ln	Bishop Meade Rd	255
Concert Ln	Chilly Hollow Rd	621
Cool Spring Ln	Castleman Rd	603
Coulson Ln	Mount Weather Rd	650
Country Ln	Hawthorne Ln (private road)	n/a
Country Club Ln	Millwood Rd	723
Cunningham Ln	Bishop Meade Rd	255
Cunningham Ln	Millwood Rd	255
Dairy Ln	Summit Point Rd	611
Davis Ln	Lord Fairfax Hwy	340
Dearmont Hall Ln	Gun Barrel Rd	644
Deer Haven Ln	Frogtown Rd	649
Deer Wood Ln	Withers Larue Rd	640
Dogwood Ln	Timber Ln/Pine Crest Ln (private roads)	n/a
Doleman Ln	Clifton Rd	610
Dorsey Orchard Ln	Shepherds Mill Rd	612
Double Wood Ln	Ebenezer Rd	604
Duke Ln	Ebenezer Rd	604
Eagle Point Ln	Calmes Neck Ln (private road)	n/a
Eagle Rock Ln	Blue Ridge Mtn Rd	601
Earhart Ln	accessed from West Virginia	n/a
Easy Ln	Morgans Mill Rd	605
East Huntingdon Ln	N Greenway Ave	340
Edenbrook Ln	Old Charles Town Rd	761
Edgewood Ln	Lord Fairfax Hwy/Gun Barrel Rd	340/644
Elm Spring Ln	Janeville Rd	652
Elmington Ln	Lord Fairfax Hwy	340
Evergreen Ln	Retreat Rd	643
Fairfield Ln	Lord Fairfax Hwy	340
Fairview Ln	Longmarsh Rd	656
Farms Ridge Ln	Manor Rd (private road)	n/a

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Farnley Ln	Sugar Hill Rd	658
Fire Trail Rd	accessed from Warren County	n/a
Flint Spring Ln	Retreat Rd	643
Forest Ridge Ln	Blue Ridge Mtn Rd	601
Fox Ln	Vista Ln	1070
Fox Woods Ln	Calmes Neck Ln (private road)	n/a
Frankford Ln	Shepherds Mill Rd	612
Gillions Ln	Mercer Farm Ln (private road)	n/a
Glebe Ln	Castleman Rd	603
Glen Orchard Ln	Wickliffe Rd	608
Glen Owen Ln	Parshall Rd	608
Goat Hill Ln	Lord Fairfax Hwy	340
Good Success Ln	John Mosby Hwy	50/17
Gordons Ridge Ln	Harry Byrd Hwy	7
Gorham Ln	White Pine Ln (private road)	n/a
Grafton Ln	Wickliffe Rd	608
Granddaddy Ln	Senseny Rd	657
Grand View Ln	Parshall Rd	608
Green Bourne Ln	John Mosby Hwy	50/17
Greenfields Ln	White Post Rd	658
Greenstone Ln	Wildcat Hollow Rd	602
Grigsby Ln	Parshall Rd	608
Grouse Ridge Ln	Ebenezer Rd	604
Hackberry Ln	Beechwood Ln (private road)	n/a
Hampton Ln	Springsbury Rd	713
Harmony Ln	Flint Spring Ln (private road)	n/a
Harvue Ln	Longmarsh Rd	656
Hawthorne Ln	Harry Byrd Hwy	7
Heart Trouble Ln	Blue Ridge Mountain Rd	601
Helmley Ln	Senseny Rd	657
Hemlock Ln	Beechwood Ln (private road)	n/a
Hickory Ln	Retreat Rd	643
Hickory Green Ln	Berrys Ferry Rd	628
Hidden Hollow Ln	Mount Carmel Rd	606
Hidden Valley Ln	Alder Ln (private road)	n/a
Hideaway Ln	Carefree Ln (private road)	n/a
Highland Ridge Ln	Blue Ridge Mtn Rd	601
Hill And Dale Ln	Parshall Rd	608
Hollow Brook Ln	Ebenezer Rd	604
Holly Ln	Beechwood Ln (private road)	n/a
Honey Ln	Harry Byrd Hwy	7
Honeysuckle Ct	Honeysuckle Ln (private road)	n/a
Honeysuckle Ln	Retreat Rd	643
Horseshoe Ln	Morgans Mill Rd	605
Hunting Ridge Ln	Chilly Hollow Rd	621
Huntingdon Ln	N Greenway Ave	340
Huntover Ln	Red Gate Rd	624
Island Farm Ln	Tilthammer Mill Rd	621

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Jenkins Ln	Morgans Mill Rd	605
Journeys End Ln	Blue Ridge Mtn Rd	601
Juniper Ln	Wildcat Hollow Rd	602
Katharbrine Ln	Lord Fairfax Hwy	340
Kave Ln	Harry Byrd Hwy	7
Kelly Ln	Pine Grove Rd	679
Kent Farm Ln	River Rd	606
Kentland Ln	Harry Byrd Hwy	7
Kentmere Farm Ln	Millwood Rd	723
Kersey Ln	Swift Shoals Rd	622
Keystone Ln	Harry Byrd Hwy	7
Kinderhook Ln	Salem Church Rd	655
Kingsbury Ln	Crums Church Rd	632
Kinsky Ln	Parshall Rd	608
Kitchen Ln	Gun Barrel Rd	644
Lafayette Ln	Blue Ridge Mtn Rd	601
Lakeview Ln	Carefree Ln (private road)	n/a
Lakeville Farm Ln	John Mosby Hwy	50/17
Lander Ln	Senseny Rd	657
Laurel Ln	Timber Ln/Dogwood Ln	n/a
Laurel Wood Ln	Crums Church Rd	632
Leeds Manor Ln	River Rd	606
Leslie Ln	Wrights Mill Rd	645
Lewin Hill Ln	Frogtown Rd	649
Lewis Farm Ln	Lockes Mill Rd	613
Liberty Hill Ln	Liberty Hill Ln	600
Lindey Ln	Smallwood Ln	680
Linster Ln	Lockes Mill Rd	613
Lions Ln	Howellsville Rd	638
Little River Ln	Calmes Neck Ln (private road)	n/a
Llewellyn Ln	Lord Fairfax Hwy	340
Lloyds Ridge Ln	Mt. Carmel Rd	606
Lockesly Ln	Millwood Rd	723
Locust Ln	Old Ferry Ln (private road)	n/a
Lois Ln	River Park Ln (private road)	n/a
Long Branch Ln	Bordens Spring Rd/Nelson Rd	622/626
Long Field Ln	Pastoral Ln (private road)	n/a
Longwood Ln	Harry Byrd Hwy	7
Loyola Ln	Blue Ridge Mountain Rd	601
Lost Boys Ln	Eagle Rock Ln (private road)	n/a
Majestys Prince Ln	Walnut Hall Ln (private road)	n/a
Manor Rd	Manor Rd	690
Maple Ln	Beechwood Ln (private road)	n/a
Marsh Ln	Lord Fairfax Hwy	340
Meadowbrook Ln	Hawthorne Ln (private road)	n/a
Meadows Ln	Farnley Ln (private road)	n/a
Mercer Farm Ln	Feltner Rd	606
Middle Cottage Ln	Senseny Rd	657

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Mighty Turn Ln	Walnut Hall Ln (private road)	n/a
Mill Ln	Chapel Ln (private road)	n/a
Milton Valley Ln	Lord Fairfax Hwy	340
Minniewood Ln	Triple J Rd	632
Misty Hill Ln	Swimley Rd	672
Montalegre Ln	Harry Byrd Hwy	7
Montana Hall Ln	Bordens Spring Rd	622
Morgan Ln	Wildcat Hollow Rd	602
Morning Star Ln	Good Success Ln (private road)	n/a
Mount Airy Farm Ln	Bishop Meade Rd	255
Mount Prospect Ln	Swift Shoals Rd	622
Mountain Lake Ln	Mount Carmel Rd	606
Mountain Ridge Ln	Pine Grove Rd	679
Mountaineer Ln	Ebenezer Rd	604
Naylee Ln	Withers Larue Rd	640
Nellie Custis Ln	Audley Ln (private road)	n/a
Noble Ln	Crums Church Rd	632
Northfield Ln	Kennel Rd	625
North Hill Ln	Harry Byrd Hwy	7
Oak Cliff Ln	Calmes Neck Ln (private road)	n/a
Oakland Ln	Lord Fairfax Hwy	340
Oakleaf Ln	Longwood Ln (private road)	n/a
Old Barn Ln	Red Gate Rd	624
Old Blue Ridge Rd	Blue Ridge Mountain Rd	601
Old Ferry Ln	River Rd	606
Old Oak Ln	Manor Rd	690
Old Tavern Ln	Crums Church Rd	632
Old Tuley Ln	John Mosby Hwy	50
Page Brook Ln	Page Brook Ln	631
Paris Heights Ln	Blue Ridge Mountain Rd	601
Parker Ln	Harry Byrd Hwy	7
Pastoral Ln	Chilly Hollow Rd	621
Peaceful Hollow Ln	Ebenezer Rd	604
Pearl Ln	Calmes Neck Ln (private road)	n/a
Persimmon Ridge Ln	Crums Church Rd	632
Pine Crest Ln	Timber Ln (private road)	n/a
Piney Ridge Ln	Cliff Ln (private road)	n/a
Pioneer Ln	Lions Ln (private road)	n/a
Pleasant Ln	Wickliffe Rd	608
Pond Quarter Ln	Senseny Rd	657
Pope Ln	Crums Church Rd	632
Poplar Ln	Beechwood Ln (private road)	n/a
Poppy Ln	Wind Whistle Ln (private road)	n/a
Poston Ln	Frogtown Rd	649
Powhatan Ln	Millwood Rd	723
Princess Ln	Summerville Rd	652
Prospect Spring Ln	Browntown Rd	620
Providence Ln	Frogtown Rd	649

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Quarter Horse Ln	Clay Hill Rd	651
Quartermoon Ln	Kennel Rd	625
Queenship Ln	Swimley Rd	672
Ramsburg Ln	Westwood Rd	636
Randleston Ln	River Rd/Ebenezer Rd	606/604
Ratcliffe Ln	Ebenezer Rd	604
Ray Of Hope Ln	Stonewall Jackson Hwy	340
Redbud Ln	Beechwood Ln/Holly Ln (private road)	n/a
Ridgewood Ln	Manor Rd	690
River House Ln	John Mosby Hwy	50/17
River Park Ln	Feltner Rd	606
River View Farm Ln	River Rd/Ebenezer Rd	606/604
Riverside Farm Ln	Castleman Rd	603
Robin Ln	Calmes Neck Ln (private road)	n/a
Rock Dale Ln	Russell Rd	660
Rock Gate Ln	White Post Rd	658
Rock Hall Farm Ln	Harry Byrd Hwy	7
Rocky Bank Ln	Bishop Meade Rd	255
Rose Airy Ln	John Mosby Hwy	50
Rose Hill Ln	Harry Byrd Hwy	7
Ross Ln	Harry Byrd Hwy	7
Running Bear Ln	Calmes Neck Ln (private road)	n/a
Rutherford Ln	Harry Byrd Hwy	7
Scaleby Ln	Millwood Rd	723
Seltenhorst Ln	Harry Byrd Hwy	7
Shady Ford Ln	Wildcat Hollow Rd	602
Shady Grove Ln	Shepherds Mill Rd	612
Shan Hill Ln	Shan Hill Ln	619
Sheets Ln	John Mosby Hwy	50
Shenandoah River Ln	Howellsville Rd	638
Shepherd Ln	Anamaria Ln (private road)	n/a
Shepherds Ford Ln	River Rd	606
Silent Hill Ln	Stonewall Jackson Hwy	340/522
Silver Ridge Ln	Featherbed Rd	644
Sipe Hollow Ln	Boom Rd	615
Skyhorse Ln	Mount Weather Rd	650
Slate Ridge Ln	Mount Carmel Rd	606
Sleepy Hollow Ln	Frogtown Rd	649
Smithfield Ln	Wickliffe Rd	608
Soldiers Ln	Summit Point Rd	611
Solitude Ln	Carefree Ln (private road)	n/a
South Gate Ln	Millwood Rd	723
Springfield Ln	Crums Church Rd	632
Spring House Ln	Hawthorne Ln (private road)	n/a
Springsbury Farm Ln	Briggs Rd/Springsbury Rd	621/713
Stella Mae Ln	Frogtown Rd	649
Stock Ln	Berrys Ferry Rd	628
Stone Hill Ln	Harry Byrd Hwy	7

APPENDIX C -- PRIVATE ROADS, UNINCORPORATED AREAS OF THE COUNTY

Private Road	Public/Private Road Accessed by	Public Road Route #
Stone Quarter Ln	White Post Rd	658
Stone Ridge Ln	John Mosby Hwy	50/17
Stonebrier Ln	Harry Byrd Hwy	7
Stonecrest Ln	Mount Weather Rd	650
Stonefield Ln	Salem Church Rd	655
Stubblefield Ln	Briggs Rd	617
Summer Springs Ln	John Mosby Hwy	50
Sunny Canyon Ln	Pyletown Rd	620
Sunset Ln	Browntown Rd	620
Sycamore Ln	Rocky Bank Ln	678
Tadpole Ln	Frogtown Rd	649
Taylor Hill Ln	Ebenezer Rd	604
Throwleigh Ln	Pyletown Rd	620
Timber Ln	Retreat Rd	643
Toy Hill Ln	Ebenezer Rd	604
Tuleyries Ln	Berrys Ferry Rd	628
Turtle Ln	Allen Rd	639
Valley Springs Ln	Harry Byrd Hwy	7
Valley View Ln	Blue Ridge Mtn Rd	601
Victory Ln	Thornton Rd	625
Victory Farm Ln	Frogtown Rd	649
Village Ln	Pine Grove Rd	679
Vita Bella Ln	Ebenezer Rd	604
Walnut Hall Ln	Summerville Rd	652
Warfield Ln	John Mosby Hwy	17
Warner Washington Ln	Lord Fairfax Hwy	340
Westfield Farm Ln	Lord Fairfax Hwy	340
Whispering Knolls Ln	Boom Rd	615
White Oak Ln	Retreat Rd	643
White Pine Ln	Solitude Ln (private road)	n/a
Wickliffe Farm Ln	Wickliffe Rd	608
Wiley Mountain Ln	Morgans Mill Rd	605
Wilkins Ln	Blandy Farm Ln	750
Williamstead Ln	Jack Enders Blvd	700
Willow Lake Ln	Feltner Rd	606
Wind Spring Ln	Senseny Rd	657
Wind Whistle Ln	Raven Rocks Rd	601
Windwood Ln	Blue Ridge Mtn Rd	601
Wolfe Ln	Boom Rd	615
Woodberry Ln	Shepherds Mill Rd	612
Woodley Ln	Briggs Rd	617
Worthington Ln	River Rd	606
York Ln	Lord Fairfax Hwy	340

APPENDIX D

Unpaved Public Roads

APPENDIX D -- UNPAVED PUBLIC ROADS

<u>Route</u>	<u>Road Name</u>	<u>From</u>	<u>To</u>	<u>Miles</u>
600	Liberty Hill Ln	John Mosby Hwy (US 50/17)	Liberty Hill Ln (PR)	0.65
602	Wildcat Hollow Rd	Carefree Ln (PR)	Greenstone Ln (PR)	0.89
603	Castleman Rd	Shepherds Mill Rd (Rt. 612)	Glebe Ln (PR)	2.13
604	Ebenezer Rd	River View Farm Ln (PR)	Saw Mill Hill Rd (Rt. 607)	1.00
605	Morgans Mill Rd	Blue Ridge Mountain Rd (Rt. 601)	Frogtown Rd (Rt. 649)	2.61
606	Feltner Rd	Mercer Farm Ln (PR)	Mt. Carmel Rd (Rt. 606)	1.70
619	Shan Hill Ln	Clay Hill Rd (Rt. 651)	Shan Hill Ln (PR)	0.60
621	Ellerslie Rd	Clay Hill Rd (Rt. 651)	Briggs Rd (Rt. 621)	2.00
621	Briggs Rd	Ellerslie Rd (Rt. 621)	Lockes Mill Rd (Rt. 618)	1.30
621	Lockes Mill Rd	0.96 mi east of Parshall Rd (Rt. 608)	Chilly Hollow Rd (Rt. 621)	1.08
622	Bordens Spring Rd	Sugar Hill Rd (Rt. 658)	Red Gate Rd (Rt. 624)	2.09
622	Swift Shoals Rd	Boat landing	Mt. Prospect Ln (PR)	2.20
625	Thornton Rd	John Mosby Hwy (US 50/17)	Millwood Rd (Rt. 723)	0.53
630	Iron Rail Ln	John Mosby Hwy (US 50/17)	Dead end	0.20
637	Linaburg Ln	Old Charles Town Rd (Rt. 761)	Dead end	0.30
637	Windy Hill Ln	Old Charles Town Rd (Rt. 761)	Dead end	0.15
644	Featherbed Rd	Lord Fairfax Hwy (US 340)	Sugar Hill Rd (Rt. 658)	2.07
644	Stonebridge Rd	Sugar Hill Rd (Rt. 658)	Warren County line	1.08
663	Auburn Rd	Castleman Rd (Rt. 603)	Wickliffe Rd (Rt. 608)	1.00
664	Neill Rd	Wrights Mill Rd (Rt. 645)	Dead end	0.30
678	Rocky Bank Ln	Bishop Meade Rd (Rt. 255)	Rocky Bank Ln (PR)	0.13
680	Smallwood Ln	Lord Fairfax Hwy (US 340)	Lindey Ln (PR)	0.34
			TOTAL (approximate)	24.35

PR -- Private Road

SOURCE: Virginia Department of Transportation County GIS



Finance Committee Items

Berryville-Clarke County Government Center, 2nd Floor
101 Chalmers Court, Berryville, Virginia 22611

March 11, 2024, Immediately following work session

Item	Description
A.	<p><u>Review FY24 1st Half Revenue Report:</u> (see attached report)</p> <p>2024-03-11 Summary: The Finance Committee reviewed the revenue report.</p>
B.	<p><u>Review FY24 1st Half Expense Report:</u> (see attached report)</p> <p>2024-03-11 Summary: The Finance Committee reviewed the expense report.</p>
C.	<p><u>Bills and Claims:</u> (see attached) The Finance Committee should consider approval.</p> <p>2024-03-11 Summary: Following review, the Finance Committee recommends approval of the February 2024 Invoice History Report.</p>
D.	<p><u>Standing Reports:</u></p> <ul style="list-style-type: none">– Year to Date Budget Report– Reconciliation of Appropriations– Capital Projects Report <p>2024-03-11 Summary: Information Only.</p>

Clarke County
FY24 1st Half Revenue Report
December 31, 2023

Revenue Source	Description	FYTD 2022	FYTD 2023	FY 2024		FY 2024 Budget Vs FYTD 2024		
		12/31/2021	12/31/2022	FY Revised Budget	FYTD 12/31/2023	FY Projected	Remaining Budget*	% Remaining
Local	Real Property Tax**	6,725,385	7,103,510	15,299,725	7,051,535	15,204,203	8,248,190	54%
	Personal Property Tax**	2,148,946	3,394,080	7,582,242	3,442,845	7,958,704	4,139,397	55%
	Proceeds from Delinq Land Sale	0	0	0	48,944	48,944	(48,944)	0%
	Public Svc Corp Real Prop Tax	443,145	475,374	475,000	422,273	435,595	52,727	11%
	Mobile Home Tax - Curr & Delin	237	942	800	657	800	143	18%
	Mach & Tools Tax	90,013	101,508	195,000	97,423	224,846	97,577	50%
	Penalties - All Property Taxes**	55,577	97,055	200,000	50,978	200,000	149,022	75%
	Interest - All Property Taxes	54,340	114,288	135,000	75,440	135,000	59,560	44%
	Admin Costs Delinq Taxes	5,275	11,968	21,000	4,332	21,000	16,668	79%
	DMV Stop Fees	3,300	4,424	10,000	3,850	10,000	6,150	62%
	Credit Card Fees	11,280	12,884	30,000	15,259	30,000	14,741	49%
	Local Sales & Use Tax**	517,416	544,182	1,650,000	531,340	1,563,603	1,118,660	68%
	Cons Utility Tax - Elect & Gas*	138,618	136,710	335,000	137,402	335,000	197,598	59%
	Consumption Tax*	12,882	13,007	35,000	10,610	34,000	24,390	70%
	Business License Tax	1,580	1,510	23,000	1,520	23,000	21,480	93%
	Motor Vehicle Licenses	37,442	33,403	355,000	20,185	375,795	334,815	94%
	Recordation Tax*	182,073	116,377	276,000	111,708	241,708	164,292	60%
	Tax on Wills	2,385	9,179	7,200	3,054	7,200	4,146	58%
	Transient Occupancy Tax**	27,023	30,176	128,000	39,898	136,000	88,102	69%
	Cigarette Tax	131,089	102,600	410,400	148,200	304,200	262,200	64%
	Meals Tax*	82,542	81,543	391,406	183,803	387,803	207,603	53%
	Animal Licenses	1,740	2,255	4,100	2,655	4,425	1,445	35%
	Animal Shelter Fees	5,915	6,657	9,500	7,185	15,000	2,315	24%
	Dangerous Dog Registration	0	0	85	0	85	85	100%
	Land Use Application Penalty	5,500	5,625	6,100	7,200	7,200	(1,100)	0%
	Land Use Application Fees	300	23,950	450	0	400	450	100%
	Transfer Fees	357	290	590	255	500	335	57%
	Zoning & Subdiv Permits & Fees	30,751	83,128	96,000	60,378	100,000	35,623	37%
	Building Permits	160,844	101,563	225,000	63,413	103,413	161,587	72%
	Sign Permits & Inspection Fees	0	0	300	0	0	300	100%
	Weapons Permits	2,356	3,648	5,000	3,287	7,500	1,713	34%
	New Dwelling Address Fee	2,210	910	3,900	1,040	1,950	2,860	73%
	Other Permits, Fees & Licenses	0	0	475	0	0	475	100%
	Court Fines & Forfeitures*	70,173	73,559	200,000	64,738	155,738	135,262	68%
	Parking Fines	2,400	1,770	3,000	2,250	2,647	750	25%
	Courthouse Maintenance Fees*	29,443	23,107	60,000	22,319	60,000	37,681	63%
	Local Interest from Fines	909	857	1,500	646	1,500	854	57%
	E-Tickets fee*	4,926	4,095	11,000	3,449	11,000	7,551	69%
	Interest on Bank Deposits	36,563	92,600	125,000	97,934	250,000	27,066	22%
	Rental of General Property	26,977	30,369	43,930	31,478	45,968	12,452	28%
	Sheriff's Fees	808	1,087	800	1,062	1,062	(262)	0%
	DNA Fees - Blood Test	44	146	200	112	200	88	44%
	Court Appointed Attorney	0	0	200	0	200	200	100%
	Commonwealth's Attorney Fees	288	498	800	515	800	285	36%
	Central Alarm - Beryville	0	0	5,000	0	5,000	5,000	100%
	Wireless E-911	19,771	17,591	53,000	19,807	57,600	33,193	63%
	Ambulance and Rescue Services**	219,275	203,840	490,000	203,352	550,000	286,648	58%
	Jail Processing Fee	299	512	850	532	850	318	37%
	Humane Foundation Contribution	0	0	25,000	0	25,000	25,000	100%
	Recycling Rebate	27,474	26,580	27,027	23,574	23,574	3,453	13%
	Recreation Center Fees	27,758	30,855	60,000	41,099	82,103	18,902	32%
	Swimming Pool Fees	34,200	27,589	72,500	35,707	84,267	36,793	51%
	Concession Stand Revenues	9,857	11,349	15,000	11,812	15,000	3,188	21%
	Parks Programs Fees	109,353	114,256	255,000	104,736	255,000	150,264	59%
	Mapping Fees	0	0	6	200	200	(194)	0%
	Pass Through Engineer's Fee	3,425	19,925	10,000	8,625	10,000	1,375	14%
	Biosolid Application Fees	0	0	500	0	50	500	100%
	Payments in Lieu of Taxes	0	0	45,787	0	45,430	45,787	100%
	Rebates & Refunds - Other Veh	2,219	3,620	6,800	3,271	6,800	3,529	52%
	Econ Dev Misc Revenue	0	0	19,500	0	19,500	19,500	100%
	Misc Rev - General Fund	1,724	366	12,000	1,744	12,000	10,256	85%
	Gifts & Donations - General Fd	1,010	1,848	1,000	1,155	1,155	(155)	0%
	Gifts & Donations-Litter Cntrl	0	0	0	50	50	(50)	0%
	Animal Shelter Gifts&Donations	0	0	0	2,436	2,436	(2,436)	0%
	Sale Salvage & Surplus Prop	0	(33)	0	0	0	0	100%
	Vehicle Sale General Fund	0	(174)	0	0	0	0	100%
	Sale of Other Equip General Fd	218	856	0	1,630	1,630	(1,630)	0%
	Rev Opioid Dist/Janssn/Mallink	0	30,870	5,342	8,662	7,123	(3,320)	0%

Clarke County
FY24 1st Half Revenue Report
December 31, 2023

Revenue Source	Description	FYTD 2022	FYTD 2023	FY 2024		FY 2024 Budget Vs FYTD 2024		
		12/31/2021	12/31/2022	FY Revised Budget	FYTD 12/31/2023	FY Projected	Remaining Budget*	% Remaining
Local	Other Miscellaneous Revenue	0	0	2,820	0	0	2,820	100%
	CITAC Reimbursement	888	0	5,000	0	0	5,000	100%
	Cancelled Checks/NSF Fees	200	325	250	120	200	130	52%
	General Loan Repay	918	0	0	0	0	0	100%
	Insurance Recovery Gen Fd	1,042	0	0	11,688	11,688	(11,688)	0%
	Tsfr fr Parks Const Fd to Gen	0	0	3,909	3,909	3,909	0	0%
Local Total		11,512,685	13,331,008	29,473,994	13,255,282	29,667,555	16,218,712	55%
State	Motor Vehicle Carriers' Tax	23	410	22,000	18	22,000	21,982	100%
	Tax on Deeds	46,480	46,078	100,000	46,492	82,000	53,508	54%
	Personal Property Tax Reimburs	1,270,946	1,270,946	2,483,842	1,270,946	2,483,842	1,212,896	49%
	Auto Rental Tax	230	146	200	410	410	(210)	0%
	Communication Sales & Use Tax	104,643	100,387	272,479	93,836	272,479	178,643	66%
	Commonwealth's Attorney CompBd	86,140	89,393	234,976	95,063	234,976	139,913	60%
	Sheriff Comp Bd	374,258	350,424	962,174	376,211	962,174	585,963	61%
	Commissioner of Revenue Comp B	38,073	46,265	121,301	49,231	121,301	72,070	59%
	Treasurer - Comp Bd	45,912	53,895	158,142	55,809	143,431	102,333	65%
	Registrar/Electoral Boards	0	0	63,414	0	63,414	63,414	100%
	Electoral Board	0	0	20,675	0	20,672	20,675	100%
	Clerk of the Circuit Ct Comp B	75,534	77,567	209,854	85,084	209,854	124,770	59%
	Revenue from the Commonwealth	0	0	27,500	0	0	27,500	100%
	Spay & Neuter Fund Dist	221	67	200	137	200	63	32%
	Vol Fire 4 for Life Grant	0	0	19,000	0	19,000	19,000	100%
	Vol Fire Programs	0	0	38,000	42,593	42,593	(4,593)	0%
	Litter Control	7,981	0	16,552	16,552	16,552	0	0%
	ICAC Task Force Grant	0	0	5,000	0	5,000	5,000	100%
	NOAT MultiState Opioid OAA	0	(5,178)	0	(11,644)	5,342	11,644	100%
	VA Commission for the Arts	4,500	4,500	4,500	4,500	4,500	0	0%
	DHR CLG Grant Rev	0	19,005	0	0	0	0	100%
	Other Categorical Aid	3,744	0	0	0	0	0	100%
	OCDETF Equitable Sharing Funds	0	1,229	0	0	0	0	100%
State Total		2,058,685	2,055,133	4,759,809	2,125,238	4,709,740	2,634,571	55%
Federal	Payments in Lieu of Taxes	0	0	7,417	0	7,519	7,417	100%
	Victim Witness Rev	32,545	36,071	67,138	34,190	67,138	32,948	49%
	VA Hwy Safety Sel Enf - Speed	2,474	631	0	0	0	0	100%
	VA Hwy Safety Sel Enf - Alcoho	3,628	3,293	0	0	0	0	100%
	Byrne Justice Assit	0	1,134	0	0	0	0	100%
	V-Stop Federal Revenue	14,025	14,026	28,053	13,982	28,053	14,071	50%
	EMS LEMPG Grant Rev	0	0	7,500	7,500	7,500	0	0%
	SCAAP	0	0	1,689	1,446	1,689	243	14%
	Fed Rev-NPS Battle Bndry Stdy	22,519	0	0	0	0	0	100%
	ARP CRF (LATCF)	0	50,000	4,500	54,500	54,500	(50,000)	0%
	ARP CRF (Covid Relief Funds)	1,412,442	0	0	0	0	0	100%
	SAFER Grant Revenue	123,623	57,527	0	0	0	0	100%
Federal Total		1,611,255	162,681	116,297	111,618	166,399	4,679	4%
Grand Total		15,182,624	15,548,822	34,350,100	15,492,137	34,543,694	18,857,962	55%

*Negative amounts in the Remaining Budget column = YTD revenue exceeds budgeted revenue.

Clarke County
FY24 1st Half Expenditure Report
December 31, 2023

Function / Object Code Category	Revised Budget	YTD Expended	Available Budget	% Used
11010-Board of Supervisors				
Salaries	13,800	6,900	6,900	50%
Benefits	21,264	10,231	11,033	48%
Purchased Services	7,100	2,246	4,854	32%
Materials & Supplies	800	0	800	0%
Other Expenses*	16,435	11,646	4,789	71%
11010-Board of Supervisors Total	59,399	31,024	28,375	52%
12110-County Administrator				
Salaries	317,727	149,912	167,815	47%
Benefits	79,464	38,892	40,572	49%
Purchased Services	11,700	2,369	9,331	20%
Materials & Supplies	6,200	2,285	3,915	37%
Other Expenses*	8,100	2,119	5,981	26%
12110-County Administrator Total	423,190	195,577	227,613	46%
12120-Public Information Serv				
Salaries	47,694	23,847	23,847	50%
Benefits	19,688	10,108	9,580	51%
Purchased Services	6,000	7,578	(1,578)	126%
Materials & Supplies	500	138	362	28%
Other Expenses*	800	0	800	0%
12120-Public Information Serv Total	74,682	41,671	33,011	56%
12210-Legal Services				
Purchased Services	35,000	3,148	31,853	9%
12210-Legal Services Total	35,000	3,148	31,853	9%
12310-Commissioner of Revenue				
Salaries	215,520	108,784	106,736	50%
Benefits	74,575	37,436	37,139	50%
Purchased Services	2,500	381	2,119	15%
Materials & Supplies	1,400	654	746	47%
Internal Services	5,000	3,190	1,810	64%
Other Expenses*	5,300	2,196	3,104	41%
12310-Commissioner of Revenue Total	304,295	152,642	151,653	50%
12410-Treasurer				
Salaries	266,550	110,702	155,848	42%
Benefits	120,510	45,428	75,082	38%
Purchased Services	55,400	18,387	37,013	33%
Materials & Supplies	15,000	3,295	11,705	22%
Other Expenses*	33,300	13,674	19,626	41%
12410-Treasurer Total	490,760	191,486	299,274	39%
12510-Data Processing/IT				
Salaries	187,264	93,632	93,632	50%
Benefits	59,112	29,647	29,465	50%
Purchased Services	5,500	1,625	3,875	30%
Materials & Supplies	129,155	58,462	70,692	45%
Other Expenses*	54,760	21,493	33,267	39%

Clarke County
FY24 1st Half Expenditure Report
December 31, 2023

Function / Object Code Category	Revised Budget	YTD Expended	Available Budget	% Used
12510-Data Processing/IT Total	435,791	204,860	230,931	47%
13100-Electoral Board and Officials				
Salaries	7,232	2,561	4,671	35%
Benefits	557	201	356	36%
Purchased Services	62,215	23,978	38,237	39%
Materials & Supplies	4,000	988	3,012	25%
Other Expenses*	10,450	2,155	8,295	21%
13100-Electoral Board and Officials Total	84,454	29,883	54,570	35%
13200-Registrar				
Salaries	141,074	68,252	72,822	48%
Benefits	50,732	23,565	27,167	46%
Purchased Services	4,180	128	4,052	3%
Materials & Supplies	1,210	1,045	165	86%
Other Expenses*	5,724	2,067	3,657	36%
13200-Registrar Total	202,920	95,057	107,863	47%
21100-Circuit Court				
Payment to Joint Operations	12,000	7,410	4,590	62%
Materials & Supplies	0	186	(186)	100%
Other Expenses*	7,270	2,300	4,970	32%
21100-Circuit Court Total	19,270	9,896	9,374	51%
21200-General District Court				
Purchased Services	3,970	3,410	560	86%
Materials & Supplies	700	607	93	87%
Other Expenses*	3,450	1,316	2,134	38%
21200-General District Court Total	8,120	5,333	2,787	66%
21510-Blue Ridge Legal Services				
Other Expenses*	1,500	1,500	0	100%
21510-Blue Ridge Legal Services Total	1,500	1,500	0	100%
21600-Juvenile & Domestic Relations				
Purchased Services	3,700	3,527	173	95%
Materials & Supplies	750	75	675	10%
Other Expenses*	1,950	662	1,288	34%
21600-Juvenile & Domestic Relations Total	6,400	4,265	2,136	67%
21700-Clerk of the Circuit Court				
Salaries	209,768	105,028	104,740	50%
Benefits	43,586	21,908	21,678	50%
Purchased Services	35,870	6,386	29,484	18%
Materials & Supplies	4,565	3,832	733	84%
Other Expenses*	7,195	2,783	4,412	39%
21700-Clerk of the Circuit Court Total	300,984	139,937	161,047	46%
21910-Victim and Witness Assistance				
Salaries	65,923	34,190	31,733	52%
Benefits	11,652	5,977	5,675	51%
Purchased Services	150	0	150	0%
Materials & Supplies	1,000	138	862	14%

Clarke County
FY24 1st Half Expenditure Report
December 31, 2023

Function / Object Code Category	Revised Budget	YTD Expended	Available Budget	% Used
Other Expenses*	3,000	1,252	1,748	42%
21910-Victim and Witness Assistance Total	81,725	41,557	40,168	51%
21940-Old Dominion ASAP				
Other Expenses*	8,000	8,000	0	100%
21940-Old Dominion ASAP Total	8,000	8,000	0	100%
22100-Commonwealth's Attorney				
Salaries	371,324	186,605	184,719	50%
Benefits	109,089	55,744	53,345	51%
Purchased Services	850	503	347	59%
Materials & Supplies	6,400	1,872	4,528	29%
Other Expenses*	16,000	5,510	10,490	34%
22100-Commonwealth's Attorney Total	503,663	250,234	253,429	50%
31200-Sheriff - Total				
Salaries	1,989,209	998,513	990,696	50%
Benefits	775,047	421,178	353,869	54%
Purchased Services	245,434	125,128	120,306	51%
Materials & Supplies	203,150	106,736	96,414	53%
Other Expenses*	206,418	117,834	88,584	57%
31200-Sheriff - Total Total	3,419,258	1,769,390	1,649,868	52%
31210-Criminal Justice Training Ctr				
Other Expenses*	21,723	21,723	0	100%
31210-Criminal Justice Training Ctr Total	21,723	21,723	0	100%
31220-Drug Task Force				
Other Expenses*	13,400	3,830	9,570	29%
31220-Drug Task Force Total	13,400	3,830	9,570	29%
32200-Volunteer Fire Companies				
Benefits	32,000	26,721	5,279	84%
Materials & Supplies	500	0	500	0%
Other Expenses*	149,500	39,783	109,717	27%
32200-Volunteer Fire Companies Total	182,000	66,504	115,496	37%
32201-Blue Ridge Volunteer Fire Co				
Benefits	1,777	1,712	65	96%
Other Expenses*	98,000	50,333	47,667	51%
32201-Blue Ridge Volunteer Fire Co Total	99,777	52,045	47,731	52%
32202-Boyce Volunteer Fire Co				
Benefits	3,344	3,222	122	96%
Other Expenses*	115,000	50,375	64,625	44%
32202-Boyce Volunteer Fire Co Total	118,344	53,598	64,746	45%
32203-Enders Volunteer Fire Co				
Benefits	5,434	5,236	198	96%
Other Expenses*	170,000	90,165	79,835	53%
32203-Enders Volunteer Fire Co Total	175,434	95,402	80,032	54%
32310-Fire and Rescue Services				
Salaries	1,285,000	703,578	581,422	55%
Benefits	539,651	296,826	242,825	55%

Clarke County
FY24 1st Half Expenditure Report
December 31, 2023

Function / Object Code Category	Revised Budget	YTD Expended	Available Budget	% Used
Purchased Services	109,000	13,418	95,582	12%
Materials & Supplies	173,751	105,475	68,276	61%
Other Expenses*	18,250	15,623	2,627	86%
32310-Fire and Rescue Services Total	2,125,652	1,134,920	990,732	53%
32320-Lord Fairfax Emergency Medical				
Other Expenses*	6,904	6,904	0	100%
32320-Lord Fairfax Emergency Medical Total	6,904	6,904	0	100%
32400-Forestry Services				
Other Expenses*	2,874	2,874	0	100%
32400-Forestry Services Total	2,874	2,874	0	100%
33210-Regional Jail				
Payment to Joint Operations	541,010	377,279	163,732	70%
33210-Regional Jail Total	541,010	377,279	163,732	70%
33220-Juvenile Detention Center				
Purchased Services	13,146	3,174	9,972	24%
33220-Juvenile Detention Center Total	13,146	3,174	9,972	24%
33300-Probation Office				
Materials & Supplies	300	0	300	0%
Other Expenses*	100	28	72	28%
33300-Probation Office Total	400	28	372	7%
34100-Building Inspections				
Salaries	182,544	85,582	96,962	47%
Benefits	76,749	38,768	37,982	51%
Purchased Services	1,100	535	565	49%
Materials & Supplies	9,500	4,090	5,410	43%
Other Expenses*	4,150	1,471	2,679	35%
34100-Building Inspections Total	274,043	130,446	143,597	48%
35100-Animal Control				
Salaries	99,600	54,203	45,397	54%
Benefits	39,860	29,062	10,798	73%
Purchased Services	18,350	25,310	(6,960)	138%
Materials & Supplies	14,668	8,654	6,014	59%
Other Expenses*	1,000	537	463	54%
35100-Animal Control Total	173,478	117,766	55,712	68%
35300-Med Examiner & Indigent Burial				
Purchased Services	200	40	160	20%
35300-Med Examiner & Indigent Burial Total	200	40	160	20%
42400-Refuse Disposal				
Purchased Services	194,400	57,576	136,824	30%
42400-Refuse Disposal Total	194,400	57,576	136,824	30%
42410-Solid Waste Convenience				
Salaries	29,912	9,565	20,347	32%
Benefits	2,769	1,167	1,603	42%
Purchased Services	62,265	23,538	38,727	38%
Materials & Supplies	750	54	696	7%

Clarke County
FY24 1st Half Expenditure Report
December 31, 2023

Function / Object Code Category	Revised Budget	YTD Expended	Available Budget	% Used
Other Expenses*	2,750	521	2,229	19%
42410-Solid Waste Convenience Total	98,446	34,845	63,601	35%
42600-Litter Control				
Purchased Services	16,552	188	16,364	1%
42600-Litter Control Total	16,552	188	16,364	1%
42700-Sanitation				
Purchased Services	37,000	13,324	23,676	36%
Other Expenses*	207,000	0	207,000	0%
42700-Sanitation Total	244,000	13,324	230,676	5%
43200-General Property Maintenance - All Accounts				
Salaries	238,230	126,859	111,371	53%
Benefits	95,590	46,356	49,235	48%
Purchased Services	202,400	91,604	110,796	45%
Materials & Supplies	86,609	33,831	52,778	39%
Other Expenses*	277,255	141,144	136,111	51%
43200-General Property Maintenance - All Account	900,085	439,794	460,290	49%
51100-Local Health Department				
Other Expenses*	225,000	87,501	137,499	39%
51100-Local Health Department Total	225,000	87,501	137,499	39%
51200-Our Health				
Other Expenses*	6,500	6,500	0	100%
51200-Our Health Total	6,500	6,500	0	100%
52400-N Shen Valley Subst Abuse Coal				
Other Expenses*	15,000	7,500	7,500	50%
52400-N Shen Valley Subst Abuse Coal Total	15,000	7,500	7,500	50%
52500-Northwestern Community Svcs				
Other Expenses*	111,284	55,642	55,642	50%
52500-Northwestern Community Svcs Total	111,284	55,642	55,642	50%
52800-Concern Hotline				
Other Expenses*	1,500	1,500	0	100%
52800-Concern Hotline Total	1,500	1,500	0	100%
52900-NW Works				
Other Expenses*	5,000	5,000	0	100%
52900-NW Works Total	5,000	5,000	0	100%
53230-Shenandoah Area Agency on Aging				
Other Expenses*	42,000	21,000	21,000	50%
53230-Shenandoah Area Agency on Aging Total	42,000	21,000	21,000	50%
53240-VA Regional Transp Assn				
Other Expenses*	24,960	12,480	12,480	50%
53240-VA Regional Transp Assn Total	24,960	12,480	12,480	50%
53250-FISH of Clarke County				
Other Expenses*	2,000	2,000	0	100%
53250-FISH of Clarke County Total	2,000	2,000	0	100%
53600-Access Independence				
Other Expenses*	2,000	2,000	0	100%

Clarke County
FY24 1st Half Expenditure Report
December 31, 2023

Function / Object Code Category	Revised Budget	YTD Expended	Available Budget	% Used
53600-Access Independence Total	2,000	2,000	0	100%
53700-The Laurel Ctr (Women's Shltr)				
Other Expenses*	6,000	6,000	0	100%
53700-The Laurel Ctr (Women's Shltr) Total	6,000	6,000	0	100%
53710-Tax Relief for the Elde				
Other Expenses*	215,000	0	215,000	0%
53710-Tax Relief for the Elde Total	215,000	0	215,000	0%
69100-Laurel Ridge Community College				
Other Expenses*	16,921	8,461	8,461	50%
69100-Laurel Ridge Community College Total	16,921	8,461	8,461	50%
71100-Parks Administration				
Salaries	359,866	182,635	177,231	51%
Benefits	135,541	69,124	66,417	51%
Capital Outlay	969	969	0	100%
Purchased Services	16,394	1,938	14,456	12%
Materials & Supplies	7,518	2,641	4,878	35%
Other Expenses*	9,816	3,391	6,424	35%
71100-Parks Administration Total	530,104	260,698	269,406	49%
71310-Recreation Center				
Salaries	128,014	57,767	70,247	45%
Benefits	30,013	15,283	14,730	51%
Capital Outlay	0	5,996	(5,996)	100%
Purchased Services	1,000	722	278	72%
Materials & Supplies	11,595	2,559	9,036	22%
Other Expenses*	1,500	440	1,060	29%
71310-Recreation Center Total	172,122	82,766	89,355	48%
71320-Swimming Pool				
Salaries	73,985	58,990	14,995	80%
Benefits	6,821	5,681	1,139	83%
Capital Outlay	2,940	2,940	0	100%
Purchased Services	1,500	0	1,500	0%
Materials & Supplies	15,020	2,065	12,955	14%
Other Expenses*	5,075	2,275	2,801	45%
71320-Swimming Pool Total	105,341	71,951	33,389	68%
71350-Parks Programs				
Salaries	226,283	89,227	137,056	39%
Benefits	38,981	19,965	19,016	51%
Purchased Services	57,000	11,569	45,431	20%
Materials & Supplies	22,471	4,521	17,950	20%
Other Expenses*	53,791	2,714	51,077	5%
71350-Parks Programs Total	398,526	127,997	270,529	32%
71360-Concession Stand				
Salaries	6,324	5,102	1,222	81%
Benefits	484	390	94	81%
Materials & Supplies	16,050	5,221	10,829	33%

Clarke County
FY24 1st Half Expenditure Report
December 31, 2023

Function / Object Code Category	Revised Budget	YTD Expended	Available Budget	% Used
71360-Concession Stand Total	22,858	10,713	12,145	47%
72240-Barns of Rose Hill				
Other Expenses*	14,000	14,000	0	100%
72240-Barns of Rose Hill Total	14,000	14,000	0	100%
72700-VA Commission for the Arts				
Other Expenses*	9,000	9,000	0	100%
72700-VA Commission for the Arts Total	9,000	9,000	0	100%
73200-Handley Regional Library				
Other Expenses*	325,989	162,995	162,995	50%
73200-Handley Regional Library Total	325,989	162,995	162,995	50%
81110-Planning Administration				
Salaries	364,157	182,484	181,673	50%
Benefits	114,679	60,142	54,537	52%
Purchased Services	47,000	7,414	39,586	16%
Materials & Supplies	2,500	567	1,933	23%
Other Expenses*	5,450	2,179	3,271	40%
81110-Planning Administration Total	533,786	252,785	281,000	47%
81120-Planning Commission				
Salaries	500	100	400	20%
Benefits	46	14	31	32%
Purchased Services	12,000	4,923	7,077	41%
Other Expenses*	1,850	22	1,828	1%
81120-Planning Commission Total	14,396	5,060	9,336	35%
81130-Berryville Dev Authority				
Salaries	0	50	(50)	100%
Benefits	0	4	(4)	100%
Purchased Services	900	100	800	11%
81130-Berryville Dev Authority Total	900	154	746	17%
81140-Regional Airport Authority				
Other Expenses*	5,000	5,000	0	100%
81140-Regional Airport Authority Total	5,000	5,000	0	100%
81310-Help With Housing				
Other Expenses*	10,000	10,000	0	100%
81310-Help With Housing Total	10,000	10,000	0	100%
81400-Board of Zoning Appeals				
Salaries	250	0	250	0%
Benefits	19	0	19	0%
Purchased Services	3,200	2,084	1,116	65%
Other Expenses*	50	0	50	0%
81400-Board of Zoning Appeals Total	3,519	2,084	1,435	59%
81510-Office of Economic Development				
Salaries	74,190	34,669	39,521	47%
Benefits	29,034	12,809	16,225	44%
Purchased Services	57,000	1,230	55,770	2%
Materials & Supplies	1,000	371	629	37%

Clarke County
FY24 1st Half Expenditure Report
December 31, 2023

Function / Object Code Category	Revised Budget	YTD Expended	Available Budget	% Used
Other Expenses*	15,887	7,248	8,639	46%
81510-Office of Economic Development Total	177,111	56,328	120,783	32%
81530-Small Business Dev Center				
Other Expenses*	2,000	2,000	0	100%
81530-Small Business Dev Center Total	2,000	2,000	0	100%
81540-Blandy Experimental Farm				
Other Expenses*	3,500	3,500	0	100%
81540-Blandy Experimental Farm Total	3,500	3,500	0	100%
81550-Berryville Main Street				
Other Expenses*	3,500	3,500	0	100%
81550-Berryville Main Street Total	3,500	3,500	0	100%
81800-Historic Preservation Comm				
Salaries	0	675	(675)	100%
Benefits	0	52	(52)	100%
Purchased Services	10,800	5,262	5,538	49%
Materials & Supplies	250	0	250	0%
Other Expenses*	100	0	100	0%
81800-Historic Preservation Comm Total	11,150	5,989	5,161	54%
81910-Northern Shen Valley Reg Comm				
Other Expenses*	11,867	11,867	(0)	100%
81910-Northern Shen Valley Reg Comm Total	11,867	11,867	(0)	100%
82210-Water Quality Management				
Purchased Services	30,760	8,305	22,455	27%
82210-Water Quality Management Total	30,760	8,305	22,455	27%
82220-Friends of the Shenandoah				
Other Expenses*	10,000	10,000	0	100%
82220-Friends of the Shenandoah Total	10,000	10,000	0	100%
82230-Board of Septic Appeals				
Salaries	200	0	200	0%
Benefits	22	0	22	0%
Purchased Services	1,250	0	1,250	0%
Other Expenses*	100	0	100	0%
82230-Board of Septic Appeals Total	1,572	0	1,572	0%
82400-LF Soil & Water Cons Dist				
Other Expenses*	9,500	9,500	0	100%
82400-LF Soil & Water Cons Dist Total	9,500	9,500	0	100%
82600-Bio-solids Application				
Salaries	1,000	0	1,000	0%
Benefits	91	14	78	15%
82600-Bio-solids Application Total	1,091	14	1,078	1%
83100-Cooperative Extension Program				
Purchased Services	59,569	10,393	49,176	17%
Materials & Supplies	1,500	68	1,432	5%
Other Expenses*	850	36	814	4%
83100-Cooperative Extension Program Total	61,919	10,497	51,421	17%

Clarke County
FY24 1st Half Expenditure Report
December 31, 2023

Function / Object Code Category	Revised Budget	YTD Expended	Available Budget	% Used
83400-4-H Center				
Other Expenses*	2,000	2,000	0	100%
83400-4-H Center Total	2,000	2,000	0	100%
91600-Contingency Reserves				
Salaries	19,638	0	19,638	0%
Capital Outlay	20,000	0	20,000	0%
Purchased Services	15,000	0	15,000	0%
91600-Contingency Reserves Total	54,638	0	54,638	0%
92500-Rev Refunds - Ins Claim Reimb				
Other Expenses*	0	10,285	(10,285)	100%
92500-Rev Refunds - Ins Claim Reimb Total	0	10,285	(10,285)	100%
92600-Rev Refunds - Ambulance				
Other Expenses*	0	4,858	(4,858)	100%
92600-Rev Refunds - Ambulance Total	0	4,858	(4,858)	100%
Grand Total	14,860,590	7,157,147	7,703,443	48%

*Other expenses includes expenses such as postal services, dues & memberships, travel

Clarke County
FY 24 Invoice History Report
February 29, 2024

VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
A&E Towing	Sheriff Pur Svcs	Tow Service for Recovered Stolen Vehicle	2/15/2024	330.00
A&E Towing Total				330.00
ACAR LEASING LTD	Personal Property Tax Current		12/11/2023	478.22
ACAR LEASING LTD Total				478.22
Amazon Acct	Clk of CC Mat & Sup	printer cartridges	1/2/2024	561.00
	Comm Atty Mat & Sup	Ink for printers	1/26/2024	186.24
	IT Noncap Technology Hardware	Flash Drives For IT	1/8/2024	124.29
	Maintenanc Mat & Sup	Duster Refills for Swiffer Dusters,20 Count 360 He	1/31/2024	60.98
	Programs Mat & Sup	glow in the dark eggs for flashlight egg hunt	2/9/2024	153.96
	Programs Mat & Sup	Magnetic clips	1/26/2024	26.94
	524West Maint Mat & Sup	Solar Security Lights 2400mAh LED Motion Sensor Li	2/4/2024	55.58
	JAS Inventory -Mtls & Supplies	100-Count AAA Batteries, 18" x 24" SwiftGlimpse 20	1/4/2024	51.22
	JAS Inventory -Mtls & Supplies	Flash Drives for Central Store	1/18/2024	164.55
	Sher Veh Capital Outlay Replac	Equipment for Pickup	2/1/2024	1,256.40
	ICAC Mat & Sup	ICAC Computer	1/9/2024	939.99
	Comm Atty Noncap Office Equip	Office Chairs	1/28/2024	89.97
Amazon Acct Total				3,671.12
American Red Cross	Pool Pur Svcs	lifeguard review	1/31/2024	184.00
American Red Cross Total				184.00
Amherst Family Pract	EMS Pur Svcs	Fire-EMS staff physicals	1/26/2024	1,258.00
Amherst Family Pract Total				1,258.00
Amy McDaniel	Rec Center Refunds	refund	2/23/2024	40.00
Amy McDaniel Total				40.00
Anna Kavanaugh	Programs Refunds	refund	2/5/2024	120.00
Anna Kavanaugh Total				120.00
AppRiver	Sheriff Pur Svcs	Monthly Service	2/19/2024	52.50
AppRiver Total				52.50
Association of Clerk	J&D Court Travel	2024 Spring Conference & Annual Meeting	2/15/2024	150.00
Association of Clerk Total				150.00
ASTI LORRAINE ANN	Personal Property Tax Current		1/31/2024	158.70
ASTI LORRAINE ANN Total				158.70
At&t	IT Telephone	Data Package/Cellular-Govt	2/4/2024	38.19
	Sheriff Leases & Rentals	FEMA Fiber Connection	2/1/2024	2,208.60
	Sheriff Telephone	Data Package/Cellular-Govt	2/4/2024	802.00
	Sheriff Telephone	replaces Verizon part of Gen911 prj 12/16-01/15/24	1/16/2024	1,702.19
	EMS Telephone	Data Package/Cellular-Govt	2/4/2024	763.81
	Plan Adm Telephone	Data Package/Cellular-Govt	2/4/2024	76.38
	Gen911 Telephone	replaces Verizon part of Gen911 prj 12/16-01/15/24	1/16/2024	2,491.27
At&t Total				8,082.44
BAKER JOHNNIE MCLEAN	Personal Property Tax Current		2/2/2024	1,271.60
	Real Property Tax Current		2/2/2024	1,463.50
BAKER JOHNNIE MCLEAN Total				2,735.10
Bank of America	Programs Merch for Resale	Commanders Season Tickets	1/31/2024	5,221.00
Bank of America Total				5,221.00
Barenklau, Mark	EMS Miscellaneous	Fire-EMS reimburse class breakfast IDC/DICO	2/21/2024	15.15
Barenklau, Mark Total				15.15
Belco Music Group LL	Programs Pur Svcs	Music Classes	1/29/2024	108.00
	Programs Pur Svcs	Music Classes	2/15/2024	372.00
Belco Music Group LL Total				480.00
Berkeley Club Bevera	AnimalShltr Mat & Sup	cdm-animal shelter water delivery Dec	12/4/2023	32.04
	AnimalShltr Mat & Sup	cdm-animal shelter water delivery Jan	1/3/2024	40.39
	AnimalShltr Mat & Sup	cdm-animal shelter water delivery Feb	1/29/2024	23.69
	Comm Atty Mat & Sup	Water	2/7/2024	45.24
	Maintenanc Water & Sewer	rm Berkeley Maint Jan 24 Cooler Rental	1/15/2024	11.00
	Maintenanc Water & Sewer	rm Berkeley Club Maint Nov 23 Cooler Rental	11/15/2023	11.00
	Maintenanc Water & Sewer	rm Berkeley Spring Maint Water	1/29/2024	32.04
	Sheriff COS Mat & Sup	Water	2/27/2024	48.74
	Sheriff COS Mat & Sup	Cooler Rental	2/15/2024	9.00
	Sheriff SOS Mat & Sup	Water	2/27/2024	23.69
	Sheriff SOS Mat & Sup	Cooler Rental	2/15/2024	9.00
	County Adm Pur Svcs	cdm-BCCGC water cooler rental	11/15/2023	22.00
	County Adm Pur Svcs	cdm-BCCGC water delivery	1/3/2024	52.89
	County Adm Pur Svcs	cdm-BCCGC water delivery	1/29/2024	68.19
Berkeley Club Bevera Total				428.91
Berryville True Valu	AIRec Maint Mat & Sup	rm BH Rec Center ball valve adapter set	2/1/2024	26.98
	AIRec Maint Mat & Sup	rm BH Rec 1/4" elbow	2/7/2024	6.99
	ChurchSt Maint Mat & Sup	rm BH 102 N. Church scraper & blades	1/26/2024	9.78
	ChurchSt Maint Mat & Sup	rm BH 102 N. Church stain killer	1/26/2024	17.99
	ChurchSt Maint Mat & Sup	rm BAP 102 N. Church caulk, sponge	1/30/2024	9.48

Clarke County
FY 24 Invoice History Report
February 29, 2024

VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Berryville True Valu	Electoral Mat & Sup	Sand	2/14/2024	7.49
	JGC Maintenance Mat & Sup	rm BH 101 Charlmers nuts washers bits	2/8/2024	3.62
	JGC Maintenance Mat & Sup	rm BH 101 Chalmers ct pic hang kit	2/16/2024	3.13
	JGC Maintenance Mat & Sup	rm BH 101 Chalmers Ct door stop	2/16/2024	7.52
	Maintenanc Mat & Sup	rm BH Maint hex key set	2/1/2024	11.99
	Maintenanc Mat & Sup	rm BH 101 Charlmers nuts washers bits	2/8/2024	2.16
	Maintenanc Mat & Sup	rm BH 101 Chalmers ct pic hang kit	2/16/2024	1.86
	Maintenanc Mat & Sup	rm BH 101 Chalmers Ct door stop	2/16/2024	4.47
	Rec Center Mat & Sup	supplies	1/29/2024	20.99
	Rec Center Mat & Sup	supplies	2/20/2024	35.97
	104Church Maint Mat & Sup	rm BH 104 N. Church plumbing supplies	2/2/2024	37.81
	104Church Maint Mat & Sup	rm BH 104 N. Church coupling elect tape, blades	2/2/2024	11.15
	104Church Maint Mat & Sup	rm BH 104 N. Church coupling and ell	2/2/2024	4.58
	104Church Maint Mat & Sup	rm BH 104 N. Church coupling , pvc pipe	2/5/2024	11.57
	104Church Maint Mat & Sup	rm BH 104 N. Church heating cable	2/5/2024	47.28
	104Church Maint Mat & Sup	rm BH 104 N. return heating cable	2/5/2024	(6.00)
	311EMain Maint Mat & Sup	rm BH 311 E. Main St sil sealant	2/13/2024	12.99
	32EMain Maint Mat & Sup	rm BH 32 E. Main deck screws	2/7/2024	13.99
	100 N Church Maint Mat & Sup	rm BH 100 N. Church Med Screw Eye	1/31/2024	2.99
	36EMain Maint Mat & Sup	rm BH Fish pump rental	2/14/2024	84.70
	36EMain Maint Mat & Sup	rm BH Fish Building pumps , couplings	2/14/2024	456.95
	36EMain Maint Mat & Sup	rm BH Fish Building adapters valves	2/14/2024	45.15
	36EMain Maint Mat & Sup	rm BH Fish drain pan	2/15/2024	21.99
	36EMain Maint Mat & Sup	rm BH Fish return mp1 /4 hp therm auto pump	2/16/2024	(229.99)
Berryville True Valu Total				685.58
BKT Uniforms	Sheriff Uniform Sworn Staff	New Uniforms \$122.90 PD CK 1016749	1/10/2024	458.10
BKT Uniforms Total				458.10
Blue Ridge Volunteer	Vol Fire 4 for Life Grant	4 for Life Grant FY23 money	2/1/2024	6,307.60
Blue Ridge Volunteer Total				6,307.60
Boyce Volunteer Fire	Vol Fire 4 for Life Grant	4 for Life Grant FY23	2/1/2024	6,307.60
Boyce Volunteer Fire Total				6,307.60
Brown & Brown	Vol Fire Co Insurance	Fire-EMS volunteer pollution policy renewal 2024	1/31/2024	604.00
Brown & Brown Total				604.00
Buckley, Randy	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/30/24 & 2/2/24	2/2/2024	100.00
Buckley, Randy Total				100.00
BW Wilson Paper	JAS Inventory -Mtls & Supplies	One Pallet of copy paper	1/23/2024	1,859.60
	JAS Inventory -Mtls & Supplies	Two Pallets of copy paper	1/23/2024	0.00
BW Wilson Paper Total				1,859.60
Clarke County Health	Maintenanc Pur Svcs	rm CCHD Maint Bretts TB Test	2/7/2024	66.90
	Parks Adm Pur Svcs	tb test	1/9/2024	17.21
Clarke County Health Total				84.11
Clarke County High	Parks Adm Advertising	Christine Brewer Play book ad	2/5/2024	25.00
Clarke County High Total				25.00
Combs Wastewater Man	AlPool Maint Pur Svcs	rm Combs Waste Pool Portapottie	2/1/2024	75.00
Combs Wastewater Man Total				75.00
Comcast	IT Telecomm Online Tech	101 Chalmers Internet - 2/01-2/29	1/23/2024	218.91
Comcast Total				218.91
Commercial Press	Bldg Insp Mat & Sup	Business Cards New Hire J.Ritter	1/26/2024	45.95
	Treasurer Mat & Sup	Business Cards	2/16/2024	125.85
Commercial Press Total				171.80
Corelogic	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -TRUIST	1/30/2024	1,407.90
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -SPECIALIZED LOAN	1/30/2024	2,494.50
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -FREEDOM MORTGAGE	1/30/2024	2,211.45
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -BANK OF AMERICA	1/30/2024	1,012.50
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX - PENNYMAC	1/30/2024	2,738.89
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX - LOANCARE	1/30/2024	1,534.80
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX - SHELLPOINT	1/30/2024	1,777.80
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -PNC MORTGAGE	1/30/2024	2,061.60
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX-REGIONS MORTGAGE	1/30/2024	1,827.00
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX -M&T BANK	1/30/2024	1,809.60
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX - FIFTH THIRD	1/30/2024	1,555.50
	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX - CHASE	1/30/2024	1,542.85
Corelogic Total				21,974.39
Costco	BoS Mat & Sup	Supplies for County Luncheon	1/26/2024	236.13
Costco Total				236.13
County of Frederick	RefuseDisp Intergov Svc Agreem	County residence refuse Jan 2024	2/2/2024	405.62
	RefuseDisp Intergov Svc Agreem	New Citizens Center Refuse Jan 2024	2/2/2024	1,324.84
	RefuseDisp Intergov Svc Agreem	VDOT Clarke Refuse Jan 2024	2/2/2024	450.98
County of Frederick Total				2,181.44

Clarke County
FY 24 Invoice History Report
February 29, 2024

VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Daly Computers	IT Noncap Technology Hardware	VoterReg Laserjet	2/5/2024	537.00
Daly Computers Total				537.00
DDL Business Sys	J&D Court Maint Contracts	Copier Maint. SN: 2081-J&D Cou	1/25/2024	183.00
	Clk of CC Maint Contracts	Copier Maint SN: 7940-Circuit	1/25/2024	32.17
DDL Business Sys Total				215.17
DEFRANGE JOSEPH	Building Permits		2/9/2024	50.00
	General Bldg Code Academy Fees		2/9/2024	1.00
DEFRANGE JOSEPH Total				51.00
Derek Archer	General Overpayment Account	Refund State Tax Credit	2/2/2024	192.00
Derek Archer Total				192.00
DMV	Treasurer DMV Stop	DMV Stops - Dec 2023	1/31/2024	575.00
DMV Total				575.00
Doing Better Busines	JAS IT Maint Contracts	Copier Maint SN0781-Purchasing	1/29/2024	141.00
	Parks Adm Leases & Rentals	Copier Maint: SN: 0724-CCPRD	1/29/2024	222.87
	Parks Adm Maint Contracts	Copier Maint: SN:0015-Child Ca	2/11/2024	37.50
Doing Better Busines Total				401.37
Dunning, Buster	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/30/24 & 2/2/24	2/2/2024	100.00
Dunning, Buster Total				100.00
eCore Software Inc	EMS Tech SW/OL	Fire-EMS ePro software lease Feb 2024	2/1/2024	327.15
eCore Software Inc Total				327.15
Emergency Medical	EMS Mat & Sup	Fire-EMS supply program	2/1/2024	792.16
	EMS Mat & Sup	Fire-EMS supply program	1/25/2024	572.23
Emergency Medical Total				1,364.39
EMS/MC	EMS Pur Svcs	Fire-EMS billing invoice Jan 2024	1/31/2024	334.21
EMS/MC Total				334.21
ENTERPRISE FM TRUST	Personal Property Tax Current		2/27/2024	9,415.14
ENTERPRISE FM TRUST Total				9,415.14
Executive Emergency	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair	2/2/2024	374.50
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair	2/2/2024	50.00
Executive Emergency Total				424.50
FARLEY HEATH AARON	Personal Property Tax Current		2/7/2024	1,143.74
FARLEY HEATH AARON Total				1,143.74
Fisher Auto	Maintenanc Mat & Sup	rm Fishers AP Maint drive belt for snow blower	1/26/2024	15.54
Fisher Auto Total				15.54
Floyd Childs	General Overpayment Account	Refund State Tax Credit	2/2/2024	85.44
Floyd Childs Total				85.44
Frederick Water	Double Tollgate Pur Svcs	Double Tollgate services for 1/01/24 - 1/31/24	2/14/2024	10,000.00
Frederick Water Total				10,000.00
Frederick-Winchester	Sanitation Intergov Svc Agreeem	Jan 2024 Service charge / Inv 3697	2/9/2024	2,664.81
Frederick-Winchester Total				2,664.81
Galls/Best Uniforms	Sheriff PSU Mat & Sup	Handcuffs	2/12/2024	90.75
	Sheriff Uniform Sworn Staff	Duty Belt and Handcuff Case	1/31/2024	123.88
Galls/Best Uniforms Total				214.63
General Sales of Vir	CustdlSrvcs Materials&Supplies	custodial supplies	1/29/2024	132.20
	CustdlSrvcs Materials&Supplies	custodial supplies	2/5/2024	90.24
	CustdlSrvcs Materials&Supplies	custodial supplies	2/19/2024	145.40
	CustdlSrvcs Materials&Supplies	Machine pads/ floor cleaner for salt residue	1/29/2024	10.15
	CustdlSrvcs Materials&Supplies	vacuum repair	2/6/2024	7.93
General Sales of Vir Total				385.92
Glover, Robert P.	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/30/24 & 2/2/24	2/2/2024	100.00
Glover, Robert P. Total				100.00
GO Car Wash	Sheriff Pur Svcs	Monthly Car Washes	1/31/2024	112.00
GO Car Wash Total				112.00
Grainger Inc	Maintenanc Mat & Sup	rm Grainger Maint dirty water bucket	2/9/2024	30.80
Grainger Inc Total				30.80
Gregory C Brooks	General Overpayment Account	Refund State Tax Credit	2/2/2024	189.16
Gregory C Brooks Total				189.16
Hall, Monahan	Plan Adm Pur Svcs	cdm- legal services Dec2023&Jan2024	2/5/2024	995.00
	BrdZonApp Pur Svcs	cdm- legal services Dec2023&Jan2024	2/5/2024	830.00
Hall, Monahan Total				1,825.00
Hillis-Carnes Engine	Parks - Capital Outlay Replace	Geotechnical Engineering: Rec Center Repair	1/31/2024	4,980.00
Hillis-Carnes Engine Total				4,980.00
Humane Society Warre	General Overpayment Account	Donation - Jennifer Muhlenberg	2/6/2024	100.00
Humane Society Warre Total				100.00
Hunt, Pearce W	Plan Com Board Member Fees	Attd @ 2024 PC Meeting 2/2/24	2/2/2024	50.00
Hunt, Pearce W Total				50.00
HVT INC AS TRUSTEE F	Personal Property Tax Current		2/1/2024	638.30
HVT INC AS TRUSTEE F Total				638.30
Ileana Diaz	General Overpayment Account	Overpayment	2/22/2024	824.40

Clarke County
FY 24 Invoice History Report
February 29, 2024

VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Ileana Diaz Total				824.40
Imagine Design	Econ Dev Pur Svcs	Tourism Branding and Website D	2/2/2024	1,402.00
	Econ Dev ARP Tourism Pur Svcs	Tourism Branding and Website D	2/2/2024	4,598.00
Imagine Design Total				6,000.00
Innovative Access Te	JGC Maint Contracts	rm Innovative 101 Chalmers 6 months alarm monitori	2/1/2024	79.01
	Maintenanc Maint Contracts	rm Innovative 101 Chalmers 6 months alarm monitori	2/1/2024	46.99
	104Church Maint Contracts	rm Innovative 104 N. 6 months alarm monitoring	1/1/2024	126.00
Innovative Access Te Total				252.00
JERNIGAN DONALD R	Real Property Tax Current		2/6/2024	6,507.42
JERNIGAN DONALD R Total				6,507.42
JERNIGAN DONALD RAY	Personal Property Tax Current		2/6/2024	2,398.42
JERNIGAN DONALD RAY Total				2,398.42
John H Enders Fire	Vol Fire 4 for Life Grant	4 for Life Grant FY23	2/1/2024	6,307.60
John H Enders Fire Total				6,307.60
John Sengewalt	Rec Center Refunds	refund	2/1/2024	260.00
John Sengewalt Total				260.00
Johnston, Jane	Programs Pur Svcs	Senior Fitness Classes	2/15/2024	169.40
Johnston, Jane Total				169.40
Journal, The	Rec Center Advertising	ad craft show	11/10/2023	110.00
Journal, The Total				110.00
Juniper Enterprises	Maintenanc Mat & Sup	rm BAP ACO 2005 Freestar tune up	1/19/2024	802.43
	Maintenanc Mat & Sup	rm BAP Maint Deicer	1/22/2024	6.49
	Maintenanc Mat & Sup	rm BAP Maint spark plug starting fluid	1/22/2024	12.86
	Maintenanc Mat & Sup	rm BAP Maint spark , antifrz	1/23/2024	6.68
	Maintenanc Mat & Sup	rm BAP Maint powerated blt	1/26/2024	16.39
	Maintenanc Mat & Sup	rm BAP Maint squeegee, mop pol	1/26/2024	24.05
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair	2/12/2024	20.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair	2/21/2024	483.99
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 1803	1/30/2024	1,350.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 1402	2/1/2024	30.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 2102	2/16/2024	266.00
	Sheriff Pur Svcs	Sheriff's Office Vehicle Repair - 2202	2/21/2024	116.00
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair	1/31/2024	5.88
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair	2/12/2024	15.88
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair	2/21/2024	236.05
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair - 1803	1/30/2024	2,859.22
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair - 1402	2/1/2024	0.45
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair - 2102	2/16/2024	563.42
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair - 2202	2/21/2024	56.22
	Sheriff VRP Mat & Sup	Sheriff's Office Vehicle Repair - 1201	2/2/2024	3.56
Juniper Enterprises Total				6,875.57
Karl Riedel Architec	Circ Crthse Renovtn Eng & Arch	Courthouse/Eng Serv Contract	2/17/2024	6,710.00
Karl Riedel Architec Total				6,710.00
Katie Rymer	Programs Refunds	refund	2/26/2024	17.50
Katie Rymer Total				17.50
Kelly Price	Programs Refunds	refund	2/7/2024	60.00
Kelly Price Total				60.00
Kofile	DeedBookRestoration-Pur Svcs	Grant Preservation, Will, Deed & Marriage Licenses	2/2/2024	26,318.00
Kofile Total				26,318.00
Kustom Signals Inc	Sheriff Pur Svcs	Tuning Fork Certification/PL3 FS RECERTIFICATION	2/9/2024	814.00
	Sheriff Pur Svcs	LIDAR Repair	2/20/2024	408.11
Kustom Signals Inc Total				1,222.11
Language Line Servic	Sheriff Pur Svcs	Interpretor Services	1/31/2024	86.24
Language Line Servic Total				86.24
Lantz Construction	Circ Crthse Renovtn Eng & Arch	New Entry Door on Circuit Cour	1/31/2024	4,536.00
Lantz Construction Total				4,536.00
Lawrence Perry	Circuit Court Chiller Replace	A/E Services: Circuit Courthouse Chiller	1/30/2024	858.00
Lawrence Perry Total				858.00
Lee, Frank	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/30/24 & 2/2/24	2/2/2024	100.00
Lee, Frank Total				100.00
LexisNexis	Sheriff Pur Svcs	Monthly Service Billing ID 1661267 1/01/24-1/31/24	1/31/2024	104.00
	Sheriff Pur Svcs	Monthly Services - Billing ID 6714513 1/1-1/31	1/31/2024	200.00
LexisNexis Total				304.00
LITTLETON GREGORY A	Real Property Tax Current		2/5/2024	1,582.00
LITTLETON GREGORY A Total				1,582.00
LITTLETON GREGORY AL	Personal Property Tax Current		2/5/2024	83.44
LITTLETON GREGORY AL Total				83.44
Logan Systems Inc	Clk of CC Microfilming	indexing & shipping	2/15/2024	401.62
Logan Systems Inc Total				401.62

Clarke County
FY 24 Invoice History Report
February 29, 2024

VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Lord Fairfax EMS Inc	EMS Pur Svcs	Fire-EMS CPR class roster fee and cards	2/9/2024	24.00
	EMS Pur Svcs	Fire-EMS CPR class roster fee and cards	2/1/2024	36.00
Lord Fairfax EMS Inc Total				60.00
Lowes	Rec Center Mat & Sup	supplies	2/26/2024	76.44
	32EMain Maint Mat & Sup	rm Lowes 317 W. Main 32 E. Main door seal , lattic	2/6/2024	46.47
Lowes Total				122.91
Malone, Gwendolyn	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/30/24 & 2/2/24	2/2/2024	100.00
Malone, Gwendolyn Total				100.00
Mansfield Oil Co	Bldg Insp Vehicle Fuel	rm Mansfield Oil Fuel 1-1 to 1-15-2024	1/30/2024	90.59
	Bldg Insp Vehicle Fuel	rm Mansfield Oil Fuel 1-16 to 1-31-24	2/6/2024	81.56
	Bldg Insp Vehicle Fuel	rm Mansfield Oil Fuel 2-1 to 2-15-2024	2/20/2024	74.54
	County Adm Vehicle Fuel	rm Mansfield Oil Fuel 1-1 to 1-15-2024	1/30/2024	37.14
	County Adm Vehicle Fuel	rm Mansfield Oil Fuel 1-16 to 1-31-24	2/6/2024	113.12
	County Adm Vehicle Fuel	rm Mansfield Oil Fuel 2-1 to 2-15-2024	2/20/2024	118.99
	EMS Vehicle Fuel	rm Mansfield Oil Fuel 1-1 to 1-15-2024	1/30/2024	1,227.38
	EMS Vehicle Fuel	rm Mansfield Oil Fuel 1-16 to 1-31-24	2/6/2024	1,230.29
	EMS Vehicle Fuel	rm Mansfield Oil Fuel 2-1 to 2-15-2024	2/20/2024	1,347.08
	Maintenanc Vehicle Fuel	rm Mansfield Oil Fuel 1-1 to 1-15-2024	1/30/2024	223.63
	Maintenanc Vehicle Fuel	rm Mansfield Oil Fuel 1-16 to 1-31-24	2/6/2024	424.03
	Maintenanc Vehicle Fuel	rm Mansfield Oil Fuel 2-1 to 2-15-2024	2/20/2024	320.67
	Sheriff Vehicle Fuel	Fuel for 1/1 - 1/15/2024	1/30/2024	2,957.47
	Sheriff Vehicle Fuel	Fuel for 2/1 - 2/15/2024	2/20/2024	2,725.93
	Sheriff Vehicle Fuel	Fuel for 1/16 - 1/31/2024	2/6/2024	2,749.09
	AnimalShltr Vehicle Fuel	rm Mansfield Oil Fuel 1-16 to 1-31-24	2/6/2024	42.11
	AnimalShltr Vehicle Fuel	rm Mansfield Oil Fuel 2-1 to 2-15-2024	2/20/2024	49.59
	IT Vehicle Fuel	rm Mansfield Oil Fuel 2-1 to 2-15-2024	2/20/2024	26.45
Mansfield Oil Co Total				13,839.66
MAREAN CANDICE L	Personal Property Tax Current		2/23/2024	15.65
MAREAN CANDICE L Total				15.65
Maryland Fire Equipm	FIRE/EMS Uniforms	CLOTHING: ATHLETIC, CASUAL, DRESS, UNIFORM, WE	11/30/2023	2,011.03
	FIRE/EMS Uniforms	Fire-EMS uniform tags	12/19/2023	28.28
	FIRE/EMS Uniforms	Fire-EMS new hire uniforms	1/28/2024	853.57
Maryland Fire Equipm Total				2,892.88
Mcgrane Fence Co Inc	Parks - Capital Outlay Replace	Fencing: Dog Park Extension	2/2/2024	2,162.50
Mcgrane Fence Co Inc Total				2,162.50
Meyercord Revenue	Treasurer Pur Svcs	Monthly Direct to Distributer	1/30/2024	25.00
	Treasurer Mat & Sup	Cigarette Tax Stamps	2/7/2024	2,700.00
Meyercord Revenue Total				2,725.00
Miller, Sue	Programs Pur Svcs	Chair Yoga Classes	2/15/2024	129.15
Miller, Sue Total				129.15
MISSION SQUARE 401	Rebates & Refunds - Other Veh	Returned to Bank Of Clarke 1/22/24	2/7/2024	19,298.03
MISSION SQUARE 401 Total				19,298.03
Motorola Solutions	Sheriff Pur Svcs	Radio Repair	2/6/2024	404.62
	Sheriff VRP Mat & Sup	Radio Repair	2/6/2024	72.00
	Sher Veh Capital Outlay Replac	Radio removal and installation	1/24/2024	3,952.99
	Sher Veh Capital Outlay Replac	Install Radio	1/24/2024	694.43
	Vehicle Repeaters CO Replacem	RADIO COMMUNICATION EQUIPMENT, ACCESSORIES ,	2/14/2024	269,527.72
Motorola Solutions Total				274,651.76
Municipal Emergency	FIRE Personal Protection Equip	Fire-EMS PPE gloves	1/31/2024	705.10
	FIRE Personal Protection Equip	Fire-EMS turnout gear PPE	2/12/2024	2,015.14
Municipal Emergency Total				2,720.24
MWI Animal Health	AnimalShltr Mat & Sup	cdm-shelter cleaning & medical supplies	1/29/2024	150.15
	AnimalShltr Mat & Sup	cdm-k9 supplement	1/29/2024	39.05
MWI Animal Health Total				189.20
Narrow Passage Press	Programs Printing & Binding	Printing of the Guide	11/27/2023	890.20
Narrow Passage Press Total				890.20
National Elevator	JGC Maint Contracts	rm NEIS 101 Chalmers 102 and 317 W. elevator Inspe	1/22/2024	121.22
	Maintenanc Maint Contracts	rm NEIS 101 Chalmers 102 and 317 W. elevator Inspe	1/22/2024	72.10
	104Church Maint Contracts	rm NEIS 104 N. Church St Elevator Inspection	1/22/2024	193.32
	ChurchSt Maint Contracts	rm NEIS 101 Chalmers 102 and 317 W. elevator Inspe	1/22/2024	193.32
	311EMain Maint Contracts	rm NEIS 311 E. Main Elevator Inspection	1/22/2024	193.32
	100 N Church Maint Contracts	rm NEIS 100 N. Church Elevator Inspection	1/22/2024	193.32
National Elevator Total				966.60
Office Depot	Registrar Mat & Sup	Toner Cartridges	2/9/2024	134.40
	Treasurer Mat & Sup	CE505X Cartridge	1/15/2024	120.05
	JAS IT Mat & Sup	New Toner Cartridge (HP58A)	1/24/2024	95.31
Office Depot Total				349.76
Ohrstrom, George II	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/30/24 & 2/2/24	2/2/2024	100.00
	BrdSepApp Board Member Fees	Attd @ 2024 BSA Meetings 1/26/24	2/2/2024	25.00

Clarke County
FY 24 Invoice History Report
February 29, 2024

VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Ohrstrom, George II Total				125.00
Onsolve Intermediate	Sheriff Maint Contracts	Code Red Yearly Maintenance 02/16/24-2/15/25	1/11/2024	10,360.93
Onsolve Intermediate Total				10,360.93
Peake, Donna	Com of Rev Travel	omni for valeco	1/23/2024	213.54
Peake, Donna Total				213.54
PENNYMAC LOAN SERVIC	General Overpayment Account	OPAY 2ND HALF 2023 RE TAX	1/30/2024	3,526.50
	General Overpayment Account	Overpayment 2nd half 2023 RE Tax 14G-1-45	12/26/2023	1,323.30
	General Overpayment Account	Overpayment 2nd half 2023 RE Ck#56012127	12/26/2023	2,203.20
PENNYMAC LOAN SERVIC Total				7,053.00
Pitney Bowes	Bldg Insp Postal Svcs	Postage thru 01-17-24	2/4/2024	35.25
	Com of Rev Postal Svcs	Postage thru 01-17-24	2/4/2024	1,227.65
	Dev Rights Postal Svcs	Postage thru 01-17-24	2/4/2024	91.77
	EMS Postal Services	Postage thru 01-17-24	2/4/2024	2.22
	J&D Court Postal Svcs	Postage Machine Lease-JD Court	2/9/2024	102.99
	Plan Adm Postal Svcs	Postage thru 01-17-24	2/4/2024	14.89
	Sheriff Postal Svcs	Postage Meter Rental	2/12/2024	74.97
	Treasurer Maint Contracts	Postage Machine-Treasurer FY20	2/9/2024	2,040.90
	Treasurer Postal Svcs	Postage thru 01-17-24	2/4/2024	46.04
	BoS Postal Services	Postage thru 01-17-24	2/4/2024	79.53
	County Adm Postal Svcs	Postage thru 01-17-24	2/4/2024	24.36
	Electoral Postal Svcs	Postage thru 01-17-24	2/4/2024	126.09
	Registrar Postal Svcs	Postage thru 01-17-24	2/4/2024	346.65
	District C Postal Svcs	Postage Machine Lease-Gen. Dis	2/9/2024	145.29
	JAS Finance Postal Svcs	Meter refill SN-1255013	2/5/2024	677.33
Pitney Bowes Total				5,035.93
Police and Sheriffs	Sheriff COS Mat & Sup	Id Card	2/1/2024	17.60
	Sheriff COS Mat & Sup	Id Card	2/5/2024	17.60
Police and Sheriffs Total				35.20
PORSCHE LEASING LTD	Personal Property Tax Current		2/14/2024	157.32
PORSCHE LEASING LTD Total				157.32
PowerSecure Service	100 N Church Maint Pur Svcs	rm PowerSecure 100Springsbury Gener 3-20 to4-16-23	1/19/2024	3,650.40
	100 N Church Maint Pur Svcs	rm PowerSec 100 Springsbury Gener 7-10 to 8-6-23	1/22/2024	3,030.12
	100 N Church Maint Pur Svcs	rm PowerSecure 100SpringsburyGenerator8-7 to 9-3-23	2/18/2024	2,860.96
PowerSecure Service Total				9,541.48
Printelect	Electoral Mat & Sup	EXV Power Supply	2/15/2024	120.76
Printelect Total				120.76
Quarles Energy Servi	225Rams Maint Heating	rm Quarles ACO LP Gas	1/29/2024	398.95
	225Rams Maint Heating	rm Quarles ACO LP Gas	1/24/2024	423.44
	129Rams Maint Heating	rm Quarles 129 Ramsburg LP Gas	1/29/2024	228.19
	129Rams Maint Heating	rm Quarles 129 Ramsburg LP Gas	1/24/2024	206.06
Quarles Energy Servi Total				1,256.64
Rappahannock Electri	104Church Maint Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	1,216.56
	129Rams Maint Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	188.20
	225Rams Maint Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	487.98
	309WMain Maint Electrical Svcs	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	73.28
	311EMain Maint Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	775.70
	524West Maint Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	149.05
	AlBase Maint Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	25.34
	AlOff Maint Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	308.54
	AlPool Maint Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	83.54
	AlRec Maint Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	2,361.31
	AlSoc Maint Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	36.43
	ChurchSt Maint Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	3,873.16
	JGC Maintenanc Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	4,746.96
	Maintenanc Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	2,823.95
	SWC Electrical Services	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	169.06
	100 N Church Maint Electric	rm REC County Electric Bill 1-1-24 to 2-1-24	2/6/2024	806.37
Rappahannock Electri Total				18,125.43
Reed, Ryan	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/30/24 & 2/2/24	2/2/2024	100.00
Reed, Ryan Total				100.00
Reid's Welding	SWC Pur Svcs	rm Reid's Welding CCCC install new pressure gauge	2/22/2024	314.11
Reid's Welding Total				314.11
Republic Services	JGC Maint Contracts	Waste Services-Gov't Dumpsters	1/31/2024	76.39
	LitterCtrl Pur Svcs	Waste Services-Gov't Dumpsters	1/31/2024	37.66
	Maintenanc Maint Contracts	Waste Services-Gov't Dumpsters	1/31/2024	1,035.49
	SWC Pur Svcs	Waste Services-Convenience Cen	1/31/2024	4,175.62
Republic Services Total				5,325.16
Ricoh Usa	J&D Court Maint Contracts	Copier Maint. SN 7533-General	2/1/2024	49.92
	Sheriff Maint Contracts	Copier Maint. SN: 9288-Sheriff	2/1/2024	113.09

Clarke County
FY 24 Invoice History Report
February 29, 2024

VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Ricoh Usa	Sheriff Maint Contracts	Copier Maint. SN: 9288-Sheriff	12/1/2023	32.66
	AnimalShlt Maint Svc Contracts	Copier Maint. SN: 6454-Animal	2/1/2024	10.46
	AnimalShlt Maint Svc Contracts	Copier Maint. SN: 6454-Animal	12/1/2023	8.75
	District C Maint Contracts	Copier Maint. SN 7533-General	2/1/2024	49.92
	IT Maint Contracts	Copier Maint: SN: 8932	2/1/2024	325.00
	IT Maint Contracts	Copier Maint: SN: 8932	12/1/2023	325.00
Ricoh Usa Total				914.80
Riddleberger Bros	AIRec Maint Pur Sves	rm RBI Rec Center Office area no heat	1/30/2024	1,704.29
	JGC Maintenanc Pur Sves	rm RBI 101 Chalmers relief valve leak basement	1/24/2024	646.54
	JGC Maintenanc Pur Sves	rm RBI 101 Chalmers Ct Glycol feeder Tank Empty	2/13/2024	1,001.26
	JGC Maintenanc Pur Sves	101 Chalmers Replace pump seal	2/13/2024	1,081.58
	Maintenanc Pur Sves	rm RBI 101 Chalmers relief valve leak basement	1/24/2024	384.62
	Maintenanc Pur Sves	rm RBI 101 Chalmers Ct Glycol feeder Tank Empty	2/13/2024	595.64
	Maintenanc Pur Sves	101 Chalmers Replace pump seal	2/13/2024	643.42
Riddleberger Bros Total				6,057.35
Ridgerunner Containe	SWC Pur Sves	rm Ridgerunner CCCC Recycling for 11-2023	12/1/2023	228.78
	SWC Pur Sves	rm Ridgerunner CCCC Recycling Jan 2024	2/1/2024	257.39
Ridgerunner Containe Total				486.17
Roberts Oxygen Comp	Maintenanc Mat & Sup	rm Roberts Oxygen Maint 2 cylinders renewal yearly	1/17/2024	253.00
Roberts Oxygen Comp Total				253.00
Robinson, Farmer, Co	JAS Finance Finance & Auditing	County Audit June 30, 2023	2/1/2024	39,000.00
Robinson, Farmer, Co Total				39,000.00
Ronnie L. King	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/30/24 & 2/2/24	2/2/2024	100.00
Ronnie L. King Total				100.00
Roseville & Plaza Pe	AnimalShltr Pur Sves	cdm-vax & labwork	12/12/2023	68.98
	AnimalShltr Pur Sves	cdm-rx food k9	12/12/2023	121.99
	AnimalShltr Pur Sves	cdm-labwork & diagnostics	12/26/2023	482.63
	AnimalShltr Pur Sves	cdm-meds, exams, labwork	12/28/2023	298.91
	AnimalShltr Pur Sves	cdm-labwork & rx food	1/2/2024	131.99
	AnimalShltr Pur Sves	cdm-medication & rx food	1/10/2024	157.99
	AnimalShltr Pur Sves	cdm-k9 lab testing	1/17/2024	102.76
	AnimalShltr Pur Sves	cdm-histopathology	1/22/2024	179.25
	AnimalShltr Pur Sves	cdm-urinalysis & cystocentesis	1/30/2024	171.40
Roseville & Plaza Pe Total				1,715.90
Schenck Foods Compan	Programs Mat & Sup	food supplies	2/1/2024	32.43
	Programs Mat & Sup	food after school	2/21/2024	334.69
	Rec Center Merch for Resale	food resale	2/13/2024	296.03
Schenck Foods Compan Total				663.15
Secure Shred	Sheriff Pur Sves	Monthly Shred Services	2/1/2024	90.00
Secure Shred Total				90.00
Shade Equipment	Maintenanc Mat & Sup	rm Shade Equip Maint Joeys truck spring cage kit	1/22/2024	104.95
Shade Equipment Total				104.95
Shannon-Baum Signs I	Maintenanc Mat & Sup	rm ShannonBaum Maint Road Signs	2/7/2024	130.00
Shannon-Baum Signs I Total				130.00
Shentel	IT Leases & Rentals	Government Shentel Dark Fiber 2/01-2/29	2/1/2024	2,227.55
	IT Telecomm Online Tech	Government Shentel Dark Fiber 2/01-2/29	2/1/2024	1,006.11
	Maintenanc Telephone	Government Shentel Dark Fiber 2/01-2/29	2/1/2024	121.75
Shentel Total				3,355.41
Sherwin-Williams	ChurchSt Maint Mat & Sup	rm Sherwin& W. 102 N. Church paint	1/29/2024	205.37
	ChurchSt Maint Mat & Sup	rm Sherwin 102 N. CCHS paint	2/15/2024	77.98
Sherwin-Williams Total				283.35
Signet Screen Printi	Programs Printing & Binding	Banner date change	2/15/2024	40.00
	Programs Printing & Binding	banner	2/15/2024	80.00
Signet Screen Printi Total				120.00
Solenberger	Maintenanc Mat & Sup	rm Solenberger maint and 104 N.Church pip insulati	2/6/2024	53.99
	104Church Maint Mat & Sup	rm Solenberger maint and 104 N.Church pip insulati	2/6/2024	11.38
Solenberger Total				65.37
Southern Refrigerati	Maintenanc Mat & Sup	rm Southern Refrig Main, CUC, Carbon Meter tstat	2/6/2024	250.00
Southern Refrigerati Total				250.00
Southern Software In	Sheriff Maint Contracts	Renewal Support Fee - RMS	2/1/2024	5,404.00
Southern Software In Total				5,404.00
SRFAX	IT Tech SW/OL	Online Fax service 2/06/24 - 3/05/24	2/6/2024	70.97
SRFAX Total				70.97
Staelin, John	Plan Com Board Member Fees	Attd @ 2024 PC Meetings 1/30/24 & 2/2/24	2/2/2024	100.00
Staelin, John Total				100.00
Staples Technology S	Electoral Mat & Sup	File Folders	1/31/2024	105.44
	JAS Inventory -Mtls & Supplies	Central Store Supplies	1/31/2024	361.97

Clarke County
FY 24 Invoice History Report
February 29, 2024

VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Staples Technology S Total				467.41
Starrett, Jacob	EMS Miscellaneous	Fire-EMS reimburse mailbox replacement	2/21/2024	37.06
Starrett, Jacob Total				37.06
Stericycle	Com of Rev Pur Svcs	shredding	2/1/2024	56.61
	Treasurer Pur Svcs	Shred Services - Jan 2024	1/25/2024	56.61
Stericycle Total				113.22
Thomson Reuters	Comm Atty Dues & Memb	Thomson Reuters February 2024	2/1/2024	84.00
Thomson Reuters Total				84.00
Tidal Wave Athletics	Programs Pur Svcs	Gymnastics classes	2/2/2024	994.50
Tidal Wave Athletics Total				994.50
TimeClock Plus,	Sheriff Maint Contracts	Schedule Anywhere License 2/23/24-2/22/25	2/16/2024	712.80
TimeClock Plus, Total				712.80
Tiny Toes Dance	Programs Pur Svcs	Purchased services	2/15/2024	432.00
Tiny Toes Dance Total				432.00
Town of Berryville	104Church Maint Water & Sewer	rm TOB Water and Sewer 104 N. Church	1/26/2024	117.79
	129Rams Maint Water & Sewer	rm TOB Water and Sewer 129 Ramsburg Ln	1/26/2024	27.67
	309WMain Maint Water & Sewer	rm TOB Water and Sewer 309 W.Main St	1/26/2024	56.53
	311EMain Maint Water & Sewer	rm TOB Water and Sewer 313 E. Main St	1/26/2024	56.53
	311EMain Maint Water & Sewer	rm TOB Water and Sewer 311 E. Main	1/26/2024	61.95
	AIOff Maint Water & Sewer	rm TOB Water and Sewer Park LL	1/26/2024	30.93
	AIOff Maint Water & Sewer	rm TOB Water and Sewer Park House	1/26/2024	105.79
	AIPool Maint Water & Sewer	rm TOB Water and Sewer Pool	1/26/2024	2,736.13
	AIRec Maint Water & Sewer	rm TOB Water and Sewer Rec Center	1/26/2024	163.24
	Court Fines & Forfeitures	Court Fines - January 2024	2/6/2024	60.00
	JGC Maintenanc Water & Sewer	rm TOB Water and Sewer 101 Chalmers Ct	1/26/2024	134.21
	Maintenanc Water & Sewer	rm TOB Water and Sewer 101 Chalmers Ct	1/26/2024	79.84
	Pyts to Town of Berryville	Local Sales Tax December 2023 (Recv'd Feb 24)	2/26/2024	30,060.10
	100 N Church Maint Wtr & Sewr	rm TOB Water and Sewer 100 N. Church	1/26/2024	443.25
Town of Berryville Total				34,133.96
Town of Boyce	Pyts to Town of Boyce	Local Sales Tax December 2023 (Recv'd Feb 24)	2/26/2024	5,067.07
Town of Boyce Total				5,067.07
Treasurer Of Virgini	Exam&Bury Pur Svcs	R. Royer	2/15/2024	20.00
Treasurer Of Virgini Total				20.00
TrueShred	Registrar Pur Svcs	Document Shredding 2/2/2024	2/2/2024	69.00
TrueShred Total				69.00
Truist Bank	AnimalShltr Mat & Sup	cdm-credit card BoS, CoAdmin, IT, Econ, AShelter	2/9/2024	129.50
	Cnsrv Esmt Donation Pur Svcs	CEA WordPress	2/9/2024	96.00
	Cnsrv Esmt Donation Pur Svcs	VAULT CEA Donation	2/9/2024	500.00
	County Adm Dues & Memb	cdm-credit card BoS, CoAdmin, IT, Econ, AShelter	2/9/2024	284.00
	County Adm Mat & Sup	cdm-credit card BoS, CoAdmin, IT, Econ, AShelter	2/9/2024	559.21
	County Adm Miscellaneous Expen	cdm-credit card BoS, CoAdmin, IT, Econ, AShelter	2/9/2024	52.65
	Econ Dev Pur Svcs	cdm-credit card BoS, CoAdmin, IT, Econ, AShelter	2/9/2024	1,522.41
	EMS Mat & Sup	Fire-EMS credit card statement 2-9-24	2/9/2024	50.24
	EMS Miscellaneous	Fire-EMS credit card statement 2-9-24	2/9/2024	138.96
	EMS Pur Svcs	Fire-EMS credit card statement 2-9-24	2/9/2024	409.87
	EMS Travel	Fire-EMS credit card statement 2-9-24	2/9/2024	255.78
	FIRE/EMS Uniforms	Fire-EMS credit card statement 2-9-24	2/9/2024	296.40
	IT Tech SW/OL	cdm-credit card BoS, CoAdmin, IT, Econ, AShelter	2/9/2024	307.87
	JGC Maintenance Mat & Sup	rm Truist Credit Card 1-16 to 2-09-24	2/9/2024	515.25
	Maintenanc Mat & Sup	rm Truist Credit Card 1-16 to 2-09-24	2/9/2024	306.51
	Plan Adm Postal Svcs	USPS Wardere Violation Letter	2/9/2024	12.75
	Rec Center Mat & Sup	supplies	1/16/2024	488.78
	Sheriff Mat & Sup	Monthly Statement	2/9/2024	2,066.95
	Sheriff Miscellaneous Expendit	Monthly Statement	2/9/2024	25.00
	Sheriff Postal Svcs	Monthly Statement	2/9/2024	51.85
	Sheriff Pur Svcs	Monthly Statement	2/9/2024	2.99
	Sheriff SOS Mat & Sup	Monthly Statement	2/9/2024	265.32
	Sheriff Travel - Sworn Staff	Monthly Statement	2/9/2024	2,490.41
	Sheriff Uniform Sworn Staff	Monthly Statement	2/9/2024	34.63
	Sheriff Uniform Sworn Staff	Uniforms - J Wyne	2/9/2024	497.99
	Sheriff Vehicle Fuel	Monthly Statement	2/9/2024	257.19
	Sheriff VRP Mat & Sup	Monthly Statement	2/9/2024	31.56
	Parks Adm Dues & Memb	supplies	1/16/2024	10.00
	BoS Postal Services	cdm-credit card BoS, CoAdmin, IT, Econ, AShelter	2/9/2024	7.21
	Sheriff Travel - Communication	Monthly Statement	2/9/2024	721.87
	EMS Pur Svcs-Employee Training	Fire-EMS credit card statement 2-9-24	2/9/2024	649.00
	County Adm Pur Svcs	cdm-credit card BoS, CoAdmin, IT, Econ, AShelter	2/9/2024	1,375.76
	Plan Adm Mat & Sup	February Otter	2/9/2024	16.99
	BoS Miscellaneous Expenditures	cdm-credit card BoS, CoAdmin, IT, Econ, AShelter	2/9/2024	94.19

Clarke County
FY 24 Invoice History Report
February 29, 2024

VENDOR NAME	ACCOUNT DESC	FULL DESC	INVOICE DATE	AMOUNT
Truist Bank Total				14,525.09
Uline	Maintenanc Mat & Sup	rm Uline Maint Mop Bucket	2/14/2024	266.56
Uline Total				266.56
URBAN MEGAN ELIZABET	Personal Property Tax Current		2/1/2024	197.11
URBAN MEGAN ELIZABET Total				197.11
US Postmaster	Comm Atty Postal Svcs	Please send check to Amy	2/15/2024	820.00
US Postmaster Total				820.00
UVA	Treasurer Dues & Memb	Constitutional Officer Ed Program-Crouse	2/1/2024	75.00
	Treasurer Dues & Memb	Constitutional Officer Ed Program-Wilkerson	2/1/2024	75.00
UVA Total				150.00
VALEAC	Sheriff Dues & Memb	Annual Membership Dues	2/27/2024	100.00
VALEAC Total				100.00
Valley Health	EMS Mat & Sup	Fire-EMS WMC supply program Jan 2024	2/1/2024	2,021.47
Valley Health Total				2,021.47
VAVRS	EMS Pur Svcs	Fire-EMS annual dues 2024	2/3/2024	200.00
VAVRS Total				200.00
VEBA	Electoral Local Mileage	Westervelt 2024 Annual Meeting Registration	2/12/2024	450.00
	Electoral Travel	Briggs 2024 Annual Meeting Registration	2/12/2024	450.00
VEBA Total				900.00
Verizon	Sheriff Telephone	Monthly Service - 850475046000159 2/01-2/29	1/31/2024	52.20
Verizon Total				52.20
Vessel Valuation Ser	Com of Rev Data Processing	Valuing Boats for p/p	2/10/2024	459.65
Vessel Valuation Ser Total				459.65
Virginia Tech	Coop Ext VPI Agent	Billing Salary FY 2024 2nd Quarter	1/25/2024	11,516.69
Virginia Tech Total				11,516.69
VITA	Clk of CC Telephone	Jan phone bill 2024	2/1/2024	0.75
	District C Telephone	Jan phone bill 2024	2/1/2024	110.58
	IT Telephone	Jan phone bill 2024	2/1/2024	140.04
	Maintenanc Telephone	Jan phone bill 2024	2/1/2024	64.72
	Sheriff Telephone	Jan phone bill 2024	2/1/2024	861.96
	Parks Adm Telephone	Jan phone bill 2024	2/1/2024	0.07
VITA Total				1,178.12
VLEPSC	Sheriff Dues & Memb	VLEPSC Dues for Clarke County SO	2/13/2024	100.00
VLEPSC Total				100.00
VRAV	Registrar Dues & Memb	Bosserman / Johnson	2/26/2024	270.00
VRAV Total				270.00
VRPS	Parks Adm Dues & Memb	Renewal	2/2/2024	70.00
VRPS Total				70.00
Wage Works	Flex Bens Pur Svcs	Admin fee Feb 2024	2/23/2024	323.00
Wage Works Total				323.00
Wampler-Eanes Apprai	Reassess Finance & Auditing	Reassessment of General Proper	2/5/2024	8,896.50
Wampler-Eanes Apprai Total				8,896.50
Washington Gas	JGC Maintenanc Heating	101 Chalmers Ct 1/13-2/13	2/15/2024	1,364.36
	Maintenanc Heating	101 Chalmers Ct 1/13-2/13	2/15/2024	811.65
	100 N Church Maint Heating	100 N Church 1/13-02/13	2/15/2024	280.32
Washington Gas Total				2,456.33
Whetsell, Wayne	EMS Travel	Fire-EMS travel reimbursement-Whetsell Feb 2024	2/26/2024	448.00
Whetsell, Wayne Total				448.00
Winchester Star	BoS Advertising	cdm-Jan public hearing ads	1/31/2024	605.74
Winchester Star Total				605.74
Zipporha Harris	Rec Center Refunds	refund	2/16/2024	60.00
Zipporha Harris Total				60.00
Grand Total				698,940.33

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
11010-Board of Supervisors						
11010	1300	BoS Part Time Salaries	13,800	9,200	4,600	67%
11010	2100	BoS FICA	948	562	386	59%
11010	2300	BoS Health Ins	20,307	13,168	7,139	65%
11010	2700	BoS Worker's Comp	9	8	0	97%
11010	3000	BoS Pur Svcs	1,500	780	720	52%
11010	3600	BoS Advertising	5,600	2,072	3,528	37%
11010	5210	BoS Postal Services	500	109	391	22%
11010	5230	BoS Telephone	35	0	35	0%
11010	5300	BoS Insurance	4,200	3,969	231	95%
11010	5500	BoS Travel	4,000	2,220	1,780	56%
11010	5800	BoS Miscellaneous Expenditures	2,200	1,157	1,043	53%
11010	5810	BoS Dues & Memb	5,500	4,372	1,128	79%
11010	6000	BoS Mat & Sup	800	236	564	30%
11010-Board of Supervisors Total			59,399	37,854	21,545	64%
12110-County Administrator						
12110	1100	County Adm Salaries	275,543	180,315	95,227	65%
12110	1300	County Adm Part Time Salaries	42,184	18,556	23,628	44%
12110	2100	County Adm FICA	23,665	14,651	9,014	62%
12110	2210	County Adm VRS 1&2	19,446	12,964	6,482	67%
12110	2220	County Adm VRS Hybrid	11,685	7,790	3,895	67%
12110	2300	County Adm Health Ins	20,307	13,538	6,769	67%
12110	2400	County Adm Life Ins	3,625	2,416	1,209	67%
12110	2510	County Adm Dis Ins Hybrid	536	357	179	67%
12110	2700	County Adm Workers Comp	200	197	3	98%
12110	3000	County Adm Pur Svcs	6,000	4,351	1,649	73%
12110	3320	County Adm Maint Contracts	5,000	0	5,000	0%
12110	3500	County Adm Printing & Binding	200	0	200	0%
12110	3600	County Adm Advertising	500	0	500	0%
12110	5210	County Adm Postal Svcs	1,000	35	965	4%
12110	5230	County Adm Telephone	800	423	377	53%
12110	5500	County Adm Travel	2,500	1,285	1,215	51%
12110	5800	County Adm Miscellaneous Expen	2,000	747	1,253	37%
12110	5810	County Adm Dues & Memb	1,800	1,134	666	63%
12110	6000	County Adm Mat & Sup	4,000	2,118	1,882	53%
12110	6008	County Adm Vehicle Fuel	2,200	1,375	825	62%
12110-County Administrator Total			423,190	262,253	160,938	62%
12120-Public Information Serv						
12120	1100	Inform Salaries - Regular	47,694	31,796	15,898	67%
12120	2100	Inform FICA	3,649	2,417	1,232	66%
12120	2220	Inform VRS Hybrid	5,490	3,660	1,830	67%
12120	2300	Inform Health Ins	9,628	6,769	2,859	70%
12120	2400	Inform Life Ins	639	426	213	67%
12120	2510	Inform Dis Ins Hybrid	252	168	84	67%
12120	2700	Inform Workers Comp	30	29	0	99%
12120	3000	Inform Pur Svcs	6,000	7,578	(1,578)	126%
12120	5210	Inform Postal Svcs	100	0	100	0%
12120	5230	Inform Telephone	200	0	200	0%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
12120	5500	Inform Travel	500	0	500	0%
12120	6000	Inform Mat & Sup	500	0	500	0%
12120-Public Information Serv Total			74,682	52,844	21,838	71%
12210-Legal Services						
12210	3000	Legal Svc Pur Svcs	35,000	3,148	31,853	9%
12210-Legal Services Total			35,000	3,148	31,853	9%
12310-Commissioner of Revenue						
12310	1100	Com of Rev Salaries	188,370	125,580	62,790	67%
12310	1300	Com of Rev Part Time Salaries	27,150	19,154	7,996	71%
12310	2100	Com of Rev FICA	15,064	10,358	4,706	69%
12310	2210	Com of Rev VRS 1&2	21,682	14,454	7,228	67%
12310	2300	Com of Rev Health Ins	35,170	22,951	12,219	65%
12310	2400	Com of Rev Life Ins	2,524	1,683	841	67%
12310	2700	Com of Rev Workers Comp	135	133	2	99%
12310	3000	Com of Rev Pur Svcs	1,800	421	1,379	23%
12310	3320	Com of Rev Maint Contracts	300	120	180	40%
12310	3500	Com of Rev Printing & Binding	300	0	300	0%
12310	3600	Com of Rev Advertising	100	0	100	0%
12310	4100	Com of Rev Data Processing	5,000	3,650	1,350	73%
12310	5210	Com of Rev Postal Svcs	2,000	2,581	(581)	129%
12310	5230	Com of Rev Telephone	200	64	136	32%
12310	5500	Com of Rev Travel	2,000	830	1,170	42%
12310	5510	Com of Rev Local Mileage	300	0	300	0%
12310	5810	Com of Rev Dues & Memb	800	275	525	34%
12310	6000	Com of Rev Mat & Sup	1,200	654	546	55%
12310	6035	Com of Rev Noncap Ofc Equip	200	0	200	0%
12310-Commissioner of Revenue Total			304,295	202,908	101,387	67%
12410-Treasurer						
12410	1100	Treasurer Salaries	266,550	145,337	121,213	55%
12410	1200	Treasurer Overtime	0	635	(635)	100%
12410	2100	Treasurer FICA	19,324	10,937	8,387	57%
12410	2210	Treasurer VRS 1&2	11,165	8,403	2,762	75%
12410	2220	Treasurer VRS Hybrid	19,514	8,049	11,465	41%
12410	2300	Treasurer Health Ins	65,865	25,668	40,197	39%
12410	2400	Treasurer Life Ins	3,572	1,915	1,657	54%
12410	2510	Treasurer Dis Ins Hybrid	895	369	526	41%
12410	2700	Treasurer Workers Comp	174	142	32	82%
12410	2800	Treasurer Leave Pay	0	2,721	(2,721)	100%
12410	3000	Treasurer Pur Svcs	1,500	419	1,081	28%
12410	3180	Treasurer Credit Card Fees	30,000	7,437	22,563	25%
12410	3190	Treasurer DMV Stop	10,000	4,800	5,200	48%
12410	3320	Treasurer Maint Contracts	5,400	7,733	(2,333)	143%
12410	3500	Treasurer Printing & Binding	8,000	4,138	3,862	52%
12410	3600	Treasurer Advertising	500	0	500	0%
12410	5210	Treasurer Postal Svcs	29,000	12,421	16,579	43%
12410	5230	Treasurer Telephone	300	32	268	11%
12410	5500	Treasurer Travel	3,000	608	2,392	20%
12410	5510	Treasurer Local Mileage	400	138	262	34%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
12410	5810	Treasurer Dues & Memb	600	675	(75)	113%
12410	6000	Treasurer Mat & Sup	15,000	6,388	8,612	43%
12410-Treasurer Total			490,760	248,965	241,794	51%
12510-Data Processing/IT						
12510	1100	IT Salaries	187,264	124,843	62,421	67%
12510	2100	IT FICA	14,218	9,527	4,691	67%
12510	2210	IT VRS 1&2	12,652	8,435	4,217	67%
12510	2220	IT VRS Hybrid	8,902	5,935	2,967	67%
12510	2300	IT Health Ins	20,307	13,538	6,768	67%
12510	2400	IT Life Ins	2,509	1,673	836	67%
12510	2510	IT Dis Ins Hybrid	408	272	136	67%
12510	2700	IT Workers Comp	117	115	2	99%
12510	3000	IT Pur Svcs	14,000	0	14,000	0%
12510	3320	IT Maint Contracts	5,500	2,616	2,884	48%
12510	5210	IT Postal Svcs	100	0	100	0%
12510	5230	IT Telephone	8,000	1,399	6,601	17%
12510	5240	IT Telecomm Online Tech	20,000	9,738	10,262	49%
12510	5400	IT Leases & Rentals	25,560	17,820	7,740	70%
12510	5500	IT Travel	1,000	0	1,000	0%
12510	5810	IT Dues & Memb	100	50	50	50%
12510	6000	IT Mat & Sup	2,000	42	1,958	2%
12510	6008	IT Vehicle Fuel	100	120	(20)	120%
12510	6040	IT Tech SW/OL	82,055	50,012	32,043	61%
12510	6050	IT Noncap Technology Hardware	31,000	12,703	18,297	41%
12510-Data Processing/IT Total			435,791	258,837	176,954	59%
13100-Electoral Board and Officials						
13100	1300	Electoral Part Time Salaries	7,232	5,123	2,109	71%
13100	2100	Electoral FICA	552	392	160	71%
13100	2700	Electoral Workers Comp	5	5	0	99%
13100	3000	Electoral Pur Svcs	9,165	4,273	4,892	47%
13100	3160	Electoral Board Member Fees	34,650	9,409	25,241	27%
13100	3320	Electoral Maint Contracts	9,000	5,836	3,165	65%
13100	3500	Electoral Printing & Binding	8,800	8,026	774	91%
13100	3600	Electoral Advertising	600	192	408	32%
13100	5210	Electoral Postal Svcs	4,100	1,849	2,251	45%
13100	5400	Electoral Leases & Rentals	3,150	781	2,369	25%
13100	5500	Electoral Travel	1,500	1,168	332	78%
13100	5510	Electoral Local Mileage	1,500	561	939	37%
13100	5810	Electoral Dues & Memb	200	200	0	100%
13100	6000	Electoral Mat & Sup	1,970	1,255	715	64%
13100	6035	Electoral Noncap Office Equip	2,030	0	2,030	0%
13100-Electoral Board and Officials Total			84,454	39,071	45,383	46%
13200-Registrar						
13200	1100	Registrar Salaries	130,218	84,545	45,673	65%
13200	1300	Registrar Part Time Salaries	10,856	6,327	4,529	58%
13200	2100	Registrar FICA	12,286	6,928	5,358	56%
13200	2210	Registrar VRS 1&2	16,329	9,731	6,598	60%
13200	2300	Registrar Health Ins	20,153	13,538	6,615	67%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
13200	2400	Registrar Life Ins	1,897	1,133	764	60%
13200	2700	Registrar Workers Comp	67	66	1	99%
13200	3000	Registrar Pur Svcs	1,540	197	1,343	13%
13200	3320	Registrar Maint Contracts	2,640	0	2,640	0%
13200	5210	Registrar Postal Svcs	2,024	930	1,094	46%
13200	5230	Registrar Telephone	1,100	359	741	33%
13200	5500	Registrar Travel	1,600	966	634	60%
13200	5510	Registrar Local Mileage	700	256	444	37%
13200	5810	Registrar Dues & Memb	300	270	30	90%
13200	6000	Registrar Mat & Sup	1,210	1,386	(176)	115%
13200-Registrar Total			202,920	126,632	76,288	62%
21100-Circuit Court						
21100	5841	Circuit C Juror Pay	7,000	2,400	4,600	34%
21100	5842	Circuit C Jury Comm	270	200	70	74%
21100	6000	Circuit C Mat & Sup	0	372	(372)	100%
21100	7000	Circuit Ct Pyt to Joint Ops	12,000	7,410	4,590	62%
21100-Circuit Court Total			19,270	10,382	8,888	54%
21200-General District Court						
21200	3000	District C Pur Svcs	3,000	3,000	0	100%
21200	3150	District C Legal Svcs	270	0	270	0%
21200	3320	District C Maint Contracts	700	1,167	(467)	167%
21200	5210	District C Postal Svcs	900	436	464	48%
21200	5230	District C Telephone	2,000	1,255	745	63%
21200	5500	District C Travel	500	0	500	0%
21200	5810	District C Dues & Memb	50	50	0	100%
21200	6000	District C Mat & Sup	700	661	39	94%
21200-General District Court Total			8,120	6,569	1,551	81%
21510-Blue Ridge Legal Services						
21510	5600	Blue Ridge Legal Svc Contr	1,500	1,500	0	100%
21510-Blue Ridge Legal Services Total			1,500	1,500	0	100%
21600-Juvenile & Domestic Relations						
21600	3000	J&D Court Pur Svcs	3,000	3,000	0	100%
21600	3320	J&D Court Maint Contracts	700	760	(60)	109%
21600	5210	J&D Court Postal Svcs	700	309	391	44%
21600	5230	J&D Court Telephone	700	464	236	66%
21600	5500	J&D Court Travel	500	150	350	30%
21600	5810	J&D Court Dues & Memb	50	50	0	100%
21600	6000	J&D Court Mat & Sup	750	75	675	10%
21600-Juvenile & Domestic Relations Total			6,400	4,808	1,592	75%
21700-Clerk of the Circuit Court						
21700	1100	Clk of CC Salaries	209,768	140,277	69,491	67%
21700	2100	Clk of CC FICA	16,047	10,767	5,280	67%
21700	2210	Clk of CC VRS 1&2	14,285	9,523	4,762	67%
21700	2220	Clk of CC VRS Hybrid	9,860	6,623	3,238	67%
21700	2400	Clk of CC Life Ins	2,811	1,880	931	67%
21700	2510	Clk of CC Dis Ins Hybrid	452	304	148	67%
21700	2700	Clk of CC Workers Comp	131	129	2	99%
21700	3000	Clk of CC Pur Svcs	4,435	1,935	2,500	44%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
21700	3320	Clk of CC Maint Contracts	24,435	2,157	22,278	9%
21700	3510	Clk of CC Microfilming	5,800	3,054	2,746	53%
21700	5210	Clk of CC Postal Svcs	5,800	1,972	3,828	34%
21700	5230	Clk of CC Telephone	1,025	701	324	68%
21700	5810	Clk of CC Dues & Memb	370	370	0	100%
21700	6000	Clk of CC Mat & Sup	5,765	4,393	1,372	76%
21700-Clerk of the Circuit Court Total			300,984	184,084	116,900	61%
21910-Victim and Witness Assistance						
21910	1100	VictimWit Regular Salary	51,108	34,405	16,703	67%
21910	1300	VictimWit Part Time Sal	14,815	10,613	4,202	72%
21910	2100	VictimWit FICA	5,043	3,451	1,592	68%
21910	2210	VictimWit VRS 1&2	5,883	3,960	1,923	67%
21910	2400	VictimWit Life Ins	685	461	224	67%
21910	2700	VictimWit Workers Comp	41	40	1	98%
21910	3000	VictimWit Pur Svcs	150	0	150	0%
21910	5210	VictimWit Postal Svcs	500	0	500	0%
21910	5230	VictimWit Telephone	500	292	208	58%
21910	5500	VictimWit Travel	1,500	894	606	60%
21910	5810	VictimWit Dues & Memb	500	150	350	30%
21910	6000	VictimWit Mat & Sup	1,000	144	856	14%
21910-Victim and Witness Assistance Total			81,725	54,411	27,314	67%
21940-Old Dominion ASAP						
21940	5600	Old Dominion ASAP Entity Gift	8,000	8,000	0	100%
21940-Old Dominion ASAP Total			8,000	8,000	0	100%
22100-Commonwealth's Attorney						
22100	1100	Comm Atty Salaries	328,525	219,118	109,407	67%
22100	1100	Comm Atty VSTOP Salaries	8,724	5,382	3,342	62%
22100	1300	Comm Atty Part Time Salaries	15,564	11,966	3,598	77%
22100	1300	Comm Atty VSTOP PT Salaries	18,511	12,340	6,171	67%
22100	2100	Comm Atty FICA	26,728	17,791	8,936	67%
22100	2100	Comm Atty VSTOP FICA	668	615	53	92%
22100	2210	Comm Atty VRS 1&2	15,927	4,462	11,465	28%
22100	2210	Comm Atty VSTOP VRS 1&2	1,004	569	435	57%
22100	2220	Comm Atty VRS Hybrid	21,886	20,809	1,077	95%
22100	2300	Comm Atty Health Ins	37,122	25,897	11,224	70%
22100	2400	Comm Atty Life Ins	4,402	2,942	1,460	67%
22100	2400	Comm Atty VSTOP Life Ins	117	66	51	57%
22100	2510	Comm Atty Dis Ins Hybrid	1,004	955	49	95%
22100	2700	Comm Atty Workers Comp	227	160	67	70%
22100	2700	Comm Atty VSTOP Workers Comp	5	5	0	95%
22100	3000	Comm Atty Pur Svcs	100	0	100	0%
22100	3320	Comm Atty Maint Contracts	750	772	(22)	103%
22100	5210	Comm Atty Postal Svcs	1,500	1,500	0	100%
22100	5230	Comm Atty Telephone	2,500	711	1,789	28%
22100	5500	Comm Atty Travel	7,000	2,855	4,145	41%
22100	5549	Comm Atty Witness Travel Expen	1,500	0	1,500	0%
22100	5810	Comm Atty Dues & Memb	3,500	2,374	1,126	68%
22100	6000	Comm Atty Mat & Sup	3,500	2,404	1,096	69%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
22100	6035	Comm Atty Noncap Office Equip	400	90	310	22%
22100	6040	Technology SW/OL Content	2,500	0	2,500	0%
22100-Commonwealth's Attorney Total			503,663	333,784	169,879	66%
31200-Sheriff - Total						
31200	1100	Sheriff Salaries	1,879,349	1,188,966	690,383	63%
31200	1200	Sheriff Overtime	33,500	93,492	(59,992)	279%
31200	1200	CITAC Overtime	5,000	0	5,000	0%
31200	1300	Sheriff Part Time Salaries	43,860	29,949	13,911	68%
31200	1660	Sheriff Emp Bonuses	27,500	28,750	(1,250)	105%
31200	2100	Sheriff FICA	149,015	105,980	43,035	71%
31200	2100	OCDEF Sheriff FICA	0	53	(53)	100%
31200	2210	Sheriff VRS 1&2	169,223	110,802	58,421	65%
31200	2220	Sheriff VRS Hybrid	43,588	26,263	17,325	60%
31200	2300	Sheriff Health Ins	266,101	169,329	96,771	64%
31200	2300	OCDEF Sheriff Hth Ins	0	96	(96)	100%
31200	2400	Sheriff Life Ins	24,776	15,957	8,819	64%
31200	2510	Sheriff Dis Ins Hybrid	2,000	1,205	795	60%
31200	2700	Sheriff Workers Comp	39,492	38,844	649	98%
31200	2800	Sheriff Leave Pay	0	31,664	(31,664)	100%
31200	2810	Sheriff Holiday Pay	59,715	48,822	10,893	82%
31200	2860	Sheriff LODA	21,137	20,982	155	99%
31200	3000	Sheriff Pur Svcs	40,000	22,314	17,686	56%
31200	3320	Sheriff Maint Contracts	202,284	123,829	78,455	61%
31200	3320	Sheriff E-Ticket Maint Svc	0	4,950	(4,950)	100%
31200	3350	Sheriff Insured Repair Svcs	2,100	0	2,100	0%
31200	3500	Sheriff Printing & Binding	1,050	0	1,050	0%
31200	5210	Sheriff Postal Svcs	2,320	1,144	1,176	49%
31200	5230	Sheriff Telephone	97,198	50,779	46,419	52%
31200	5300	Sheriff Insurance	12,000	10,259	1,741	85%
31200	5400	Sheriff Leases & Rentals	17,850	46,920	(29,070)	263%
31200	5500	Sheriff Travel	70,800	795	70,005	1%
31200	5500	Sheriff Travel - Communication	0	4,801	(4,801)	100%
31200	5500	Sheriff Travel - Sworn Staff	0	33,038	(33,038)	100%
31200	5800	Sheriff Miscellaneous Expendit	1,000	25	975	3%
31200	5810	Sheriff Dues & Memb	5,250	3,801	1,449	72%
31200	6000	Sheriff Mat & Sup	63,500	1,516	61,984	2%
31200	6000	Sheriff COS Mat & Sup	0	2,362	(2,362)	100%
31200	6000	Sheriff ETK Mat & Sup	25,000	18,107	6,893	72%
31200	6000	Sheriff PSU Mat & Sup	0	3,426	(3,426)	100%
31200	6000	Sheriff SOS Mat & Sup	0	5,940	(5,940)	100%
31200	6000	Sheriff VRP Mat & Sup	0	26,604	(26,604)	100%
31200	6000	ICAC Mat & Sup	5,000	940	4,060	19%
31200	6008	Sheriff Vehicle Fuel	66,000	43,341	22,659	66%
31200	6011	Sheriff Clothing	15,650	2,424	13,226	15%
31200	6011	Sheriff Uniform Sworn Staff	0	6,860	(6,860)	100%
31200	6011	Sheriff Uniform Communications	0	18	(18)	100%
31200	6015	Sheriff Ammunition	28,000	22,791	5,209	81%
31200-Sheriff - Total Total			3,419,258	2,348,134	1,071,124	69%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
31210-Criminal Justice Training Ctr						
31210	5600	Criminal Justice Training Ctr	21,723	21,723	0	100%
31210-Criminal Justice Training Ctr Total			21,723	21,723	0	100%
31220-Drug Task Force						
31220	5600	Drug Task Force Entity Gift	13,400	6,496	6,904	48%
31220-Drug Task Force Total			13,400	6,496	6,904	48%
32200-Volunteer Fire Companies						
32200	2510	Vol Fire Dis Ins Hybrid	11,000	10,323	677	94%
32200	2700	Vol Fire Worker's Comp	21,000	16,398	4,602	78%
32200	5300	Vol Fire Co Insurance	57,000	66,523	(9,523)	117%
32200	5600	Vol Fire Companies Entity Gift	25,000	0	25,000	0%
32200	5696	Recruitment/Retention-Tuition	10,500	309	10,191	3%
32200	5697	Vol Fire 4 for Life Grant	19,000	18,923	77	100%
32200	5698	Vol Fire Fire Programs	38,000	37,955	45	100%
32200	6000	Vol Fire Mat'l Suppls	500	0	500	0%
32200-Volunteer Fire Companies Total			182,000	150,431	31,569	83%
32201-Blue Ridge Volunteer Fire Co						
32201	2860	Blue Ridge Vol Fire Co LODA	1,777	1,712	65	96%
32201	5510	Blue Ridge Vol Fire Fee for Svc	8,000	8,324	(324)	104%
32201	5600	Blue Ridge Vol Fire Co Contrib	90,000	67,500	22,500	75%
32201-Blue Ridge Volunteer Fire Co Total			99,777	77,536	22,241	78%
32202-Boyce Volunteer Fire Co						
32202	2860	Boyce Volunteer Fire Co LODA	3,344	3,222	122	96%
32202	5510	Boyce Vol Fire Co Fee for Svc	25,000	10,044	14,956	40%
32202	5600	Boyce Volunteer Fire Co Contr	90,000	67,500	22,500	75%
32202-Boyce Volunteer Fire Co Total			118,344	80,767	37,577	68%
32203-Enders Volunteer Fire Co						
32203	2860	Enders Volunteer Fire Co LODA	5,434	5,236	198	96%
32203	5510	Enders Vol Fire Co Fee for Svc	80,000	76,526	3,474	96%
32203	5600	Enders Volunteer Fire Co Contr	90,000	67,500	22,500	75%
32203-Enders Volunteer Fire Co Total			175,434	149,263	26,171	85%
32310-Fire and Rescue Services						
32310	1100	EMS Salaries	1,085,000	734,926	350,074	68%
32310	1100	SAFER Grant Salaries	0	0	0	100%
32310	1200	EMS Overtime	100,000	149,599	(49,599)	150%
32310	1300	EMS Part Time Salaries	100,000	47,964	52,036	48%
32310	2100	EMS FICA	95,955	70,031	25,924	73%
32310	2100	SAFER Grant FICA	0	0	0	100%
32310	2210	EMS VRS 1&2	118,463	81,569	36,894	69%
32310	2210	SAFER Grant VRS 1&2	0	0	0	100%
32310	2220	EMS VRS Hybrid	6,422	4,282	2,140	67%
32310	2300	EMS Health Ins	214,204	130,461	83,743	61%
32310	2300	SAFER Grant Health Ins	0	0	0	100%
32310	2400	EMS Life Ins	14,538	9,995	4,543	69%
32310	2400	SAFER Grant Group Life Ins	0	0	0	100%
32310	2510	EMS Dis Ins Hybrid	295	196	99	67%
32310	2700	EMS Workers Comp	33,816	30,299	3,517	90%
32310	2800	EMS Annual Leave Payouts	0	3,255	(3,255)	100%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
32310	2810	EMS Holiday Pay	40,000	32,231	7,769	81%
32310	2860	EMS LODA	15,958	17,668	(1,710)	111%
32310	3000	EMS Pur Svcs	90,000	48,695	41,305	54%
32310	3000	EMS Pur Svcs-Employee Training	15,000	6,264	8,736	42%
32310	5210	EMS Postal Services	200	137	63	69%
32310	5230	EMS Telephone	1,550	4,121	(2,571)	266%
32310	5230	EMS LEMPG Grant-Telephone	0	4,434	(4,434)	100%
32310	5500	EMS Travel	16,000	9,364	6,636	59%
32310	5800	EMS Miscellaneous	4,500	1,012	3,488	22%
32310	6000	EMS Mat & Sup	40,000	30,462	9,539	76%
32310	6000	EMS Matl's and Supplies-Train	1,000	298	702	30%
32310	6000	EMS LEMPG Grant Mat & Sup	7,500	14,456	(6,956)	193%
32310	6008	EMS Vehicle Fuel	35,000	19,902	15,098	57%
32310	6011	FIRE/EMS Uniforms	28,000	26,038	1,962	93%
32310	6011	FIRE Personal Protection Equip	34,751	24,049	10,702	69%
32310	6011	Fire/EMS Ballistic PPE-ARPCF	4,500	4,500	0	100%
32310	6040	EMS Tech SW/OL	23,000	24,952	(1,952)	108%
32310-Fire and Rescue Services Total			2,125,652	1,531,158	594,493	72%
32320-Lord Fairfax Emergency Medical						
32320	5600	Lord Fairfax EMS Contribution	6,904	6,904	0	100%
32320-Lord Fairfax Emergency Medical Total			6,904	6,904	0	100%
32400-Forestry Services						
32400	5600	Forestry Svcs Entity Gift	2,874	2,874	0	100%
32400-Forestry Services Total			2,874	2,874	0	100%
33210-Regional Jail						
33210	7000	Regional Jail Joint Ops	541,010	377,279	163,732	70%
33210-Regional Jail Total			541,010	377,279	163,732	70%
33220-Juvenile Detention Center						
33220	3840	Juv Det Ctr Intergov Svc Agree	13,146	6,348	6,798	48%
33220-Juvenile Detention Center Total			13,146	6,348	6,798	48%
33300-Probation Office						
33300	5230	Probation Telephone	100	32	68	32%
33300	6000	Probation Mat & Sup	300	0	300	0%
33300-Probation Office Total			400	32	368	8%
34100-Building Inspections						
34100	1100	Bldg Insp Salaries	160,154	106,770	53,384	67%
34100	1300	Bldg Insp Part Time Salaries	22,390	9,285	13,105	41%
34100	2100	Bldg Insp FICA	13,296	8,399	4,897	63%
34100	2210	Bldg Insp VRS 1&2	9,051	6,034	3,017	67%
34100	2220	Bldg Insp VRS Hybrid	9,383	6,255	3,128	67%
34100	2300	Bldg Insp Health Ins	40,227	26,764	13,463	67%
34100	2400	Bldg Insp Life Ins	2,147	1,431	716	67%
34100	2510	Bldg Insp Dis Ins Hybrid	430	287	143	67%
34100	2700	Bldg Insp Workers Comp	2,215	2,003	212	90%
34100	3000	Bldg Insp Pur Svcs	600	0	600	0%
34100	3320	Bldg Insp Maint Contracts	500	797	(297)	159%
34100	5210	Bldg Insp Postal Svcs	150	130	20	87%
34100	5230	Bldg Insp Telephone	2,500	1,777	723	71%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
34100	5500	Bldg Insp Travel	500	97	403	19%
34100	5810	Bldg Insp Dues & Memb	1,000	0	1,000	0%
34100	6000	Bldg Insp Mat & Sup	6,500	5,768	732	89%
34100	6008	Bldg Insp Vehicle Fuel	3,000	1,588	1,412	53%
34100-Building Inspections Total			274,043	177,385	96,658	65%
35100-Animal Control						
35100	1100	AnimalShltr Salaries	85,600	60,664	24,936	71%
35100	1300	AnimalShltr Part Time Salaries	14,000	14,002	(2)	100%
35100	2100	AnimalShltr FICA	7,386	6,110	1,276	83%
35100	2220	AnimalShltr VRS Hybrid	9,853	7,015	2,839	71%
35100	2300	AnimalShltr Health Ins	20,205	12,565	7,640	62%
35100	2400	AnimalShltr Life Ins	1,147	817	330	71%
35100	2510	AnimalShltr Dis Ins Hybrid	451	322	129	71%
35100	2700	AnimalShltr Workers Comp	818	742	75	91%
35100	2800	AnimalShltr Leave Pay	0	8,377	(8,377)	100%
35100	3000	AnimalShltr Pur Svcs	18,000	26,176	(8,176)	145%
35100	3320	AnimalShltr Maint Svc Contracts	150	1,276	(1,126)	851%
35100	3500	AnimalShltr Printing & Binding	200	0	200	0%
35100	5230	AnimalShltr Telephone	500	666	(166)	133%
35100	5400	Anml Shelter Leases and Rental	0	1	(1)	100%
35100	5500	AnimalShltr Travel	400	0	400	0%
35100	5510	AnimalShltr Local Mileage	100	0	100	0%
35100	6000	AnimalShltr Mat & Sup	12,668	8,744	3,924	69%
35100	6008	AnimalShltr Vehicle Fuel	1,500	551	949	37%
35100	6011	AnimalShltr Clothing	500	445	55	89%
35100-Animal Control Total			173,478	148,473	25,005	86%
35300-Med Examiner & Indigent Burial						
35300	3000	Exam&Bury Pur Svcs	200	80	120	40%
35300-Med Examiner & Indigent Burial Total			200	80	120	40%
42400-Refuse Disposal						
42400	3840	RefuseDisp Intergov Svc Agreem	194,400	99,238	95,162	51%
42400-Refuse Disposal Total			194,400	99,238	95,162	51%
42410-Solid Waste Convenience						
42410	1300	SWC PT Salaries - Regular	29,912	12,794	17,118	43%
42410	2100	SWC FICA	2,288	979	1,309	43%
42410	2700	Worker's Compensation	481	435	46	90%
42410	3000	SWC Pur Svcs	62,265	33,181	29,084	53%
42410	5110	SWC Electrical Services	2,000	842	1,158	42%
42410	5230	SWC Telephone	750	0	750	0%
42410	6000	SWC Mat & Sup	750	54	696	7%
42410-Solid Waste Convenience Total			98,446	48,284	50,163	49%
42600-Litter Control						
42600	3000	LitterCtrl Pur Svcs	16,552	565	15,987	3%
42600-Litter Control Total			16,552	565	15,987	3%
42700-Sanitation						
42700	3840	Sanitation Intergov Svc Agreem	37,000	18,654	18,346	50%
42700	5600	Sanitation Entity Gift	207,000	0	207,000	0%
42700-Sanitation Total			244,000	18,654	225,346	8%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
43200-General Property Maintenance - All Accounts						
43200	1100	Maintenanc Salaries	189,976	128,731	61,245	68%
43200	1100	CustdlSrves Sal	2,909	3,292	(383)	113%
43200	1100	JGC CustdlSrves Sal	10,847	11,557	(710)	107%
43200	1100	100NChurch CustdlSrves Sal	6,475	6,130	345	95%
43200	1100	102Church CustdlSrves Sal	12,950	12,260	690	95%
43200	1100	104Church CustdlSrves Sal	6,475	6,130	345	95%
43200	1100	524WMain CustdlSrves Sal	1,363	1,291	73	95%
43200	1100	311EMain CustdlSrves Sal	5,767	4,504	1,263	78%
43200	1100	129 Rams CustSvcs Sal-Regular	1,468	1,265	203	86%
43200	2100	Maintenanc FICA	13,837	9,403	4,434	68%
43200	2100	CustdlSrves FICA	210	239	(29)	114%
43200	2100	JGC CustdlSrves FICA	779	831	(52)	107%
43200	2100	100NChurch CustdlSrves FICA	455	431	24	95%
43200	2100	102Church CustdlSrves FICA	910	862	48	95%
43200	2100	104Church CustdlSrves FICA	455	431	24	95%
43200	2100	524WMain CustdlSrves FICA	96	91	5	95%
43200	2100	311EMain CustdlSrves FICA	414	324	91	78%
43200	2100	129 Rams CustSvcs FICA	100	90	11	89%
43200	2210	Maintenanc VRS 1&2	12,641	8,670	3,971	69%
43200	2220	Maintenanc VRS Hybrid	9,226	5,798	3,428	63%
43200	2220	CustdlSrves VRS Hybrid	118	134	(16)	113%
43200	2220	JGC CustdlSrves VRS Hybrid	440	466	(25)	106%
43200	2220	100NChurchCustdlSrves VRSHybr	263	249	14	95%
43200	2220	102Church CustdlSrves VRS Hyb	526	498	28	95%
43200	2220	104Church CustdlSrves VRSHybr	263	249	14	95%
43200	2220	524WMain CustdlSrves VRSHybr	55	52	3	95%
43200	2220	311EMain CustdlSrves VRS Hybr	234	183	51	78%
43200	2220	129 Rams CustSvcs VRS Hybrid	60	49	11	82%
43200	2300	Maintenanc Health Ins	27,385	15,471	11,913	56%
43200	2300	CustdlSrves HlthIns	469	528	(59)	113%
43200	2300	JGC CustdlSrves HlthIns	2,964	3,067	(102)	103%
43200	2300	100NChurch CustdlSrves HlthIns	1,480	1,395	86	94%
43200	2300	102Church CustdlSrves HlthIns	2,960	2,789	171	94%
43200	2300	104Church CustdlSrves HlthIns	1,480	1,395	86	94%
43200	2300	524WMain CustdlSrves HlthIns	312	294	18	94%
43200	2300	311EMain CustdlSrves HlthIns	1,576	1,225	351	78%
43200	2300	129 Rams CustSvcs Health Ins	923	544	380	59%
43200	2400	Maintenanc Life Ins	2,547	1,684	863	66%
43200	2400	CustdlSrves GrpLifeIns	39	44	(5)	113%
43200	2400	JGC CustdlSrves GrpLifeIns	145	156	(10)	107%
43200	2400	100NChurch CustdlSrves GrpLife	87	82	5	95%
43200	2400	102Church CustdlSrves GrpLife	174	164	9	95%
43200	2400	104Church CustdlSrves GrpLife	87	82	5	95%
43200	2400	524WMain CustdlSrves GrpLife	18	17	1	95%
43200	2400	311EMain CustdlSrves GrpLifeI	77	60	17	78%
43200	2400	129 Rams CustSvcs Grp Life Ins	20	16	4	82%
43200	2510	Maintenanc Dis Ins Hybrid	423	269	154	64%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
43200	2510	CustdlSrves DisInsHybrid	15	17	(2)	113%
43200	2510	JGC CustdlSrves DisInsHybrid	57	61	(4)	107%
43200	2510	100NChurchCustdlSrves DisInsHy	34	32	2	95%
43200	2510	102Church CustdlSrves DisInsHy	68	65	4	95%
43200	2510	104Church CustdlSrves DisInsHy	34	32	2	95%
43200	2510	524WMain CustdlSrves DisInsHy	7	7	0	94%
43200	2510	311EMain CustdlSrves DisInsHy	30	24	7	78%
43200	2510	129 Rams CustSvc Dis Ins Hyb	8	6	2	80%
43200	2700	Maintenanc Workers Comp	1,895	1,660	235	88%
43200	2700	CustdlSrves WrksComp	463	65	397	14%
43200	2700	JGC CustdlSrves WrksComp	2,751	230	2,521	8%
43200	2700	100NChurch CustdlSrves WrksCmp	1,030	121	908	12%
43200	2700	102Church CustdlSrves WrksComp	2,059	243	1,817	12%
43200	2700	104Church CustdlSrves WrksCmp	1,030	121	908	12%
43200	2700	524WMain CustdlSrves WrksCmp	217	26	191	12%
43200	2700	311EMain CustdlSrves WrksComp	917	86	831	9%
43200	2700	129 Rams CustSvcs WC	233	27	206	12%
43200	2750	CustdlSrves RHCC	30	34	(4)	113%
43200	2750	JGC CustdlSrves RHCC	111	118	(7)	107%
43200	2750	100NChurch CustdlSrves RHCC	66	63	4	95%
43200	2750	102Church CustdlSrves RHCC	132	125	7	95%
43200	2750	104Church CustdlSrves RHCC	66	63	4	95%
43200	2750	524WMain CustdlSrves RHCC	14	13	1	95%
43200	2750	311EMain CustdlSrves RHCC	59	46	13	78%
43200	2750	129 Rams CustSvcs RHCC	15	12	3	82%
43200	3000	Maintenanc Pur Svcs	37,000	101	36,899	0%
43200	3000	JGC Maintenanc Pur Svcs	16,000	13,161	2,839	82%
43200	3000	100 N Church Maint Pur Svcs	10,000	17,183	(7,183)	172%
43200	3000	ChurchSt Maint Pur Svcs	3,000	0	3,000	0%
43200	3000	104Church Maint Pur Svcs	12,000	6,016	5,984	50%
43200	3000	225Rams Maint Pur Svcs	10,000	0	10,000	0%
43200	3000	524West Maint Pur Svcs	1,000	800	200	80%
43200	3000	AIRec Maint Pur Svcs	8,000	10,123	(2,123)	127%
43200	3000	AIOff Maint Pur Svcs	15,000	710	14,290	5%
43200	3000	AIPool Maint Pur Svcs	3,000	150	2,850	5%
43200	3000	AIBase Maint Pur Svcs	750	225	525	30%
43200	3000	AI Soc Maint Pur Svcs	1,000	646	354	65%
43200	3000	106Church Maint Pur Svcs	1,000	0	1,000	0%
43200	3000	36EMain Maint Pur Svcs	500	500	0	100%
43200	3000	311EMain Maint Pur Svcs	3,500	0	3,500	0%
43200	3000	309WMain Maint Pur Svcs	2,000	0	2,000	0%
43200	3000	129Rams Maint Pur Svcs	2,000	834	1,166	42%
43200	3320	Maintenanc Maint Contracts	41,000	40,771	229	99%
43200	3320	JGC Maint Contracts	5,500	5,156	344	94%
43200	3320	100 N Church Maint Contracts	6,000	5,509	491	92%
43200	3320	ChurchSt Maint Contracts	3,800	4,518	(718)	119%
43200	3320	104Church Maint Contracts	4,000	4,195	(195)	105%
43200	3320	225Rams Maint Contracts	3,500	2,982	518	85%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
43200	3320	524West Maint Contracts	700	417	283	60%
43200	3320	AIRec Maint Contracts	3,500	2,814	686	80%
43200	3320	106Church Maint Contracts	500	405	95	81%
43200	3320	36EMain Maint Contracts	500	766	(266)	153%
43200	3320	311EMain Maint Contracts	4,500	3,797	703	84%
43200	3320	309WMain Maint Serv Contracts	750	9	742	1%
43200	3320	129Rams Maint Contracts	800	558	242	70%
43200	3320	AIOff Maint Contracts	400	0	400	0%
43200	3320	AIPool Maint Contracts	0	47	(47)	100%
43200	3320	32EMain Maint Contracts	0	86	(86)	100%
43200	3340	Maintenanc Custodial Contracts	0	0	0	100%
43200	3340	JGC Maintenanc Custodial Contr	0	0	0	100%
43200	3340	311EMain Maint Cus Contracts	0	0	0	100%
43200	3600	Maintenanc Advertising	1,200	0	1,200	0%
43200	5110	JGC Maintenanc Electric	46,000	31,226	14,774	68%
43200	5110	100 N Church Maint Electric	12,000	6,751	5,249	56%
43200	5110	ChurchSt Maint Electric	25,000	16,930	8,070	68%
43200	5110	104Church Maint Electric	11,000	7,439	3,561	68%
43200	5110	225Rams Maint Electric	7,500	4,931	2,569	66%
43200	5110	524West Maint Electric	2,000	1,576	424	79%
43200	5110	AIRec Maint Electric	25,000	14,137	10,863	57%
43200	5110	AIOff Maint Electric	5,500	3,412	2,088	62%
43200	5110	AIPool Maint Electric	9,000	4,941	4,059	55%
43200	5110	AIBase Maint Electric	700	294	406	42%
43200	5110	AI Soc Maint Electric	600	255	345	43%
43200	5110	311EMain Maint Electric	9,000	4,656	4,344	52%
43200	5110	309WMain Maint Electrical Svcs	1,500	579	921	39%
43200	5110	129Rams Maint Electric	3,000	1,558	1,442	52%
43200	5120	JGC Maintenanc Heating	7,000	7,702	(702)	110%
43200	5120	100 N Church Maint Heating	1,800	1,123	677	62%
43200	5120	104Church Maint Heating	4,000	1,843	2,157	46%
43200	5120	225Rams Maint Heating	7,000	3,392	3,608	48%
43200	5120	524West Maint Heating	2,000	879	1,121	44%
43200	5120	AIRec Maint Heating	6,500	3,736	2,764	57%
43200	5120	309WMain Maint Heating	2,500	1,440	1,060	58%
43200	5120	129Rams Maint Heating	4,000	1,636	2,364	41%
43200	5130	Maintenanc Water & Sewer	500	415	85	83%
43200	5130	JGC Maintenanc Water & Sewer	1,500	975	525	65%
43200	5130	100 N Church Maint Wtr & Sewr	5,000	2,737	2,263	55%
43200	5130	104Church Maint Water & Sewer	1,000	561	439	56%
43200	5130	225Rams Maint Water & Sewer	300	0	300	0%
43200	5130	AIRec Maint Water & Sewer	2,000	1,173	827	59%
43200	5130	AIOff Maint Water & Sewer	5,000	2,316	2,684	46%
43200	5130	AIPool Maint Water & Sewer	15,000	11,749	3,251	78%
43200	5130	311EMain Maint Water & Sewer	1,200	786	414	65%
43200	5130	309WMain Maint Water & Sewer	1,200	360	840	30%
43200	5130	129Rams Maint Water & Sewer	600	243	357	40%
43200	5230	Maintenanc Telephone	2,000	684	1,316	34%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
43200	5300	Maintenanc Insurance	47,605	45,601	2,004	96%
43200	5400	Maintenanc Leases & Rentals	1,000	0	1,000	0%
43200	5500	Maintenanc Travel	750	29	721	4%
43200	6000	Maintenanc Mat & Sup	35,000	21,414	13,586	61%
43200	6000	JGC Maintenance Mat & Sup	3,500	675	2,825	19%
43200	6000	100 N Church Maint Mat & Sup	1,500	1,384	116	92%
43200	6000	ChurchSt Maint Mat & Sup	1,500	610	890	41%
43200	6000	104Church Maint Mat & Sup	1,200	251	949	21%
43200	6000	225Rams Maint Mat & Sup	1,200	2,560	(1,360)	213%
43200	6000	524West Maint Mat & Sup	1,000	520	480	52%
43200	6000	AIRec Maint Mat & Sup	2,000	690	1,310	35%
43200	6000	AIOff Maint Mat & Sup	6,000	1,117	4,883	19%
43200	6000	AIPool Maint Mat & Sup	5,000	328	4,672	7%
43200	6000	AIBase Maint Mat & Sup	4,000	1,801	2,199	45%
43200	6000	AI Soc Maint Mat & Sup	8,500	4,217	4,283	50%
43200	6000	106Church Maint Mat & Sup	500	0	500	0%
43200	6000	Kohn Maint Mat & Sup	1,000	0	1,000	0%
43200	6000	32EMain Maint Mat & Sup	500	60	440	12%
43200	6000	36EMain Maint Mat & Sup	500	379	121	76%
43200	6000	311EMain Maint Mat & Sup	1,000	13	987	1%
43200	6000	309WMain Maint Mat & Sup	500	0	500	0%
43200	6000	129Rams Maint Mat & Sup	600	0	600	0%
43200	6000	CustdlSrvc Materials&Supplies	3,609	4,163	(554)	115%
43200	6008	Maintenanc Vehicle Fuel	8,000	5,402	2,599	68%
43200-General Property Maintenance - All Accounts Total			900,085	592,916	307,168	66%
51100-Local Health Department						
51100	5600	Local Health Dept Contribution	200,000	143,751	56,249	72%
51100-Local Health Department Total			200,000	143,751	56,249	72%
51200-Our Health						
51200	5600	Our Health Entity Gift	6,500	6,500	0	100%
51200-Our Health Total			6,500	6,500	0	100%
52400-N Shen Valley Subst Abuse Coal						
52400	5600	N Shen Vally Sub Abuse Coal Co	15,000	11,250	3,750	75%
52400-N Shen Valley Subst Abuse Coal Total			15,000	11,250	3,750	75%
52500-Northwestern Community Svcs						
52500	5600	NW Community Svc Entity Gift	111,284	83,463	27,821	75%
52500-Northwestern Community Svcs Total			111,284	83,463	27,821	75%
52800-Concern Hotline						
52800	5600	Concern Hotline Entity Gift	1,500	1,500	0	100%
52800-Concern Hotline Total			1,500	1,500	0	100%
52900-NW Works						
52900	5600	NW Works Entity Gift	5,000	5,000	0	100%
52900-NW Works Total			5,000	5,000	0	100%
53230-Shenandoah Area Agency on Aging						
53230	5600	Seniors First EntityGift	42,000	31,500	10,500	75%
53230-Shenandoah Area Agency on Aging Total			42,000	31,500	10,500	75%
53240-VA Regional Transp Assn						
53240	5600	Virginia Regional Transit Cont	24,960	18,720	6,240	75%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
53240-VA Regional Transp Assn Total			24,960	18,720	6,240	75%
53250-FISH of Clarke County						
53250	5600	FISH of Clarke County Contr	2,000	2,000	0	100%
53250-FISH of Clarke County Total			2,000	2,000	0	100%
53600-Access Independence						
53600	5600	Access Independence Contr	2,000	2,000	0	100%
53600-Access Independence Total			2,000	2,000	0	100%
53700-The Laurel Ctr (Women's Shltr)						
53700	5600	Laurel Center Contribution	6,000	6,000	0	100%
53700-The Laurel Ctr (Women's Shltr) Total			6,000	6,000	0	100%
53710-Tax Relief for the Elde						
53710	5600	Tax Relief for the Elderly	215,000	0	215,000	0%
53710-Tax Relief for the Elde Total			215,000	0	215,000	0%
69100-Laurel Ridge Community College						
69100	5600	Laurel Ridge Comm College Cont	16,921	12,691	4,230	75%
69100-Laurel Ridge Community College Total			16,921	12,691	4,230	75%
71100-Parks Administration						
71100	1100	Parks Adm Salaries	333,830	222,553	111,277	67%
71100	1300	Parks Adm Part Time Salaries	26,036	15,721	10,315	60%
71100	2100	Parks Adm FICA	27,740	16,728	11,012	60%
71100	2210	Parks Adm VRS 1&2	38,424	25,616	12,808	67%
71100	2220	Parks Adm VRS Hybrid	0	0	0	100%
71100	2300	Parks Adm Health Ins	58,745	39,164	19,581	67%
71100	2400	Parks Adm Life Ins	4,474	2,982	1,492	67%
71100	2510	Parks Adm Dis Ins Hybrid	0	0	0	100%
71100	2700	Parks Adm Workers Comp	6,158	5,463	695	89%
71100	3000	Parks Adm Pur Svcs	570	17	553	3%
71100	3180	Parks Adm Credit Card Fees	12,999	2,625	10,374	20%
71100	3320	Parks Adm Maint Contracts	930	300	630	32%
71100	3500	Parks Adm Printing & Binding	395	70	325	18%
71100	3600	Parks Adm Advertising	1,500	275	1,225	18%
71100	5210	Parks Adm Postal Svcs	1,322	0	1,322	0%
71100	5230	Parks Adm Telephone	1,000	568	432	57%
71100	5400	Parks Adm Leases & Rentals	3,204	1,974	1,230	62%
71100	5500	Parks Adm Travel	2,190	53	2,137	2%
71100	5810	Parks Adm Dues & Memb	2,099	1,630	469	78%
71100	6000	Parks Adm Mat & Sup	5,218	2,256	2,963	43%
71100	6008	Parks Adm Vehicle Fuel	1,000	196	804	20%
71100	6011	Parks Adm Clothing	1,300	639	661	49%
71100	8200	Parks Adm Capital Outlay Adds	969	969	0	100%
71100-Parks Administration Total			530,104	339,798	190,307	64%
71310-Recreation Center						
71310	1100	Rec Center Salaries	63,270	42,180	21,090	67%
71310	1300	Rec Center Part Time Salaries	64,744	37,946	26,798	59%
71310	2100	Rec Center FICA	9,739	6,091	3,648	63%
71310	2210	Rec Center VRS 1&2	7,282	4,855	2,427	67%
71310	2300	Rec Center Health Ins	10,154	6,769	3,385	67%
71310	2400	Rec Center Life Ins	848	565	283	67%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
71310	2700	Rec Center Workers Comp	1,990	1,751	239	88%
71310	3600	Rec Center Advertising	1,000	832	168	83%
71310	5830	Rec Center Refunds	1,500	800	700	53%
71310	6000	Rec Center Mat & Sup	7,595	2,981	4,614	39%
71310	6012	Rec Center Merch for Resale	4,000	1,418	2,582	35%
71310	8200	Rec Center Capital Outlay Adds	0	5,996	(5,996)	100%
71310-Recreation Center Total			172,122	112,185	59,937	65%
71320-Swimming Pool						
71320	1200	Pool Overtime	0	137	(137)	100%
71320	1300	Pool Part Time Salaries	73,985	58,853	15,132	80%
71320	2100	Pool FICA	5,660	4,508	1,152	80%
71320	2300	Pool Health Ins	0	161	(161)	100%
71320	2700	Pool Workers Comp	1,161	1,012	149	87%
71320	3000	Pool Pur Svcs	1,500	184	1,316	12%
71320	5500	Pool Travel	275	0	275	0%
71320	5810	Pool Dues & Memb	1,800	1,365	435	76%
71320	5830	Pool Refunds	3,000	910	2,091	30%
71320	6000	Pool Mat & Sup	2,595	1,332	1,263	51%
71320	6011	Pool Clothing	1,745	0	1,745	0%
71320	6012	Pool Merch for Resale	680	0	680	0%
71320	6026	Pool Chemicals	10,000	1,456	8,544	15%
71320	8200	Pool Capital Outlay Adds	2,940	2,940	0	100%
71320-Swimming Pool Total			105,341	72,858	32,482	69%
71350-Parks Programs						
71350	1100	Programs Salaries	90,624	60,277	30,347	67%
71350	1300	Programs Part Time Salaries	135,659	49,958	85,701	37%
71350	2100	Programs FICA	14,725	8,206	6,519	56%
71350	2210	Programs VRS 1&2	10,407	6,938	3,469	67%
71350	2300	Programs Health Ins	9,627	7,880	1,747	82%
71350	2400	Programs Life Ins	1,212	808	404	67%
71350	2700	Programs Workers Comp	3,010	2,637	373	88%
71350	3000	Programs Pur Svcs	50,000	15,223	34,777	30%
71350	3500	Programs Printing & Binding	5,000	2,179	2,821	44%
71350	3600	Programs Advertising	2,000	0	2,000	0%
71350	5210	Programs Postal Svcs	100	0	100	0%
71350	5230	Programs Telephone	0	461	(461)	100%
71350	5400	Programs Leases & Rentals	315	0	315	0%
71350	5560	Programs Group Trip	42,176	1,265	40,911	3%
71350	5810	Programs Dues & Memb	200	0	200	0%
71350	5830	Programs Refunds	11,000	1,374	9,627	12%
71350	6000	Programs Mat & Sup	15,000	5,138	9,862	34%
71350	6011	Programs Clothing	1,650	290	1,360	18%
71350	6012	Programs Merch for Resale	5,821	5,244	577	90%
71350-Parks Programs Total			398,526	167,877	230,649	42%
71360-Concession Stand						
71360	1300	Concession Part Time Salaries	6,324	5,102	1,222	81%
71360	2100	Concession FICA	484	390	94	81%
71360	6000	Concession Mat & Sup	250	88	162	35%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
71360	6012	Concession Merch for Resale	15,800	5,133	10,667	32%
71360-Concession Stand Total			22,858	10,713	12,145	47%
72240-Barns of Rose Hill						
72240	5600	Barns of Rose Hill Contr	14,000	14,000	0	100%
72240-Barns of Rose Hill Total			14,000	14,000	0	100%
72700-VA Commission for the Arts						
72700	5600	VA Comm for Arts Contr	9,000	9,000	0	100%
72700-VA Commission for the Arts Total			9,000	9,000	0	100%
73200-Handley Regional Library						
73200	5600	Handley Regional Library Contr	325,989	244,492	81,497	75%
73200-Handley Regional Library Total			325,989	244,492	81,497	75%
81110-Planning Administration						
81110	1100	Plan Adm Salaries	328,157	217,542	110,615	66%
81110	1300	Plan Adm Part Time Salaries	36,000	25,648	10,352	71%
81110	2100	Plan Adm FICA	26,720	17,710	9,010	66%
81110	2210	Plan Adm VRS 1&2	23,868	15,912	7,956	67%
81110	2220	Plan Adm VRS Hybrid	13,904	9,127	4,777	66%
81110	2300	Plan Adm Health Ins	40,351	28,363	11,988	70%
81110	2400	Plan Adm Life Ins	4,397	2,915	1,482	66%
81110	2510	Plan Adm Dis Ins Hybrid	638	419	219	66%
81110	2700	Plan Adm Workers Comp	4,801	4,336	464	90%
81110	3000	Plan Adm Pur Svcs	15,000	2,834	12,166	19%
81110	3140	Plan Adm Engineer & Architect	20,000	0	20,000	0%
81110	3140	Plan Adm Pass Thru Eng Fees	10,000	6,900	3,100	69%
81110	3500	Plan Adm Printing & Binding	2,000	0	2,000	0%
81110	5210	Plan Adm Postal Svcs	1,200	260	940	22%
81110	5230	Plan Adm Telephone	400	606	(206)	151%
81110	5500	Plan Adm Travel	2,700	575	2,125	21%
81110	5510	Plan Adm Local Mileage	1,000	363	637	36%
81110	5810	Plan Adm Dues & Memb	150	579	(429)	386%
81110	6000	Plan Adm Mat & Sup	2,500	868	1,632	35%
81110-Planning Administration Total			533,786	334,957	198,829	63%
81120-Planning Commission						
81120	1300	Plan Com Part Time Salaries	500	100	400	20%
81120	2100	Plan Com FICA	38	8	30	20%
81120	2700	Plan Com Workers Comp	8	7	1	89%
81120	3160	Plan Com Board Member Fees	8,000	5,900	2,100	74%
81120	3600	Plan Com Advertising	4,000	1,494	2,506	37%
81120	5210	Plan Com Postal Svcs	100	22	78	22%
81120	5500	Plan Com Travel	1,750	0	1,750	0%
81120-Planning Commission Total			14,396	7,531	6,864	52%
81130-Berryville Dev Authority						
81130	1300	BryDevAuth Part Time Salaries	0	50	(50)	100%
81130	2100	BryDevAuth FICA	0	4	(4)	100%
81130	3160	BryDevAuth Board Member Fees	900	100	800	11%
81130-Berryville Dev Authority Total			900	154	746	17%
81140-Regional Airport Authority						
81140	5600	Regional Airport Auth Contr	5,000	5,000	0	100%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
81140-Regional Airport Authority Total			5,000	5,000	0	100%
81310	5600	Help With Housing Habitat for Humanity	10,000	10,000	0	100%
81310-Help With Housing Total			10,000	10,000	0	100%
81400-Board of Zoning Appeals						
81400	1300	BrdZonApp Part Time Salaries	250	0	250	0%
81400	2100	BrdZonApp FICA	19	0	19	0%
81400	3000	BrdZonApp Pur Svcs	2,000	2,914	(914)	146%
81400	3160	BrdZonApp Board Member Fees	500	0	500	0%
81400	3600	BrdZonApp Advertising	700	0	700	0%
81400	5210	BrdZonApp Postal Svcs	50	0	50	0%
81400-Board of Zoning Appeals Total			3,519	2,914	605	83%
81510-Office of Economic Development						
81510	1100	Econ Dev Salaries	74,190	46,753	27,437	63%
81510	2100	Econ Dev FICA	6,445	3,503	2,942	54%
81510	2220	Econ Dev VRS Hybrid	9,696	4,868	4,828	50%
81510	2300	Econ Dev Health Ins	10,052	6,701	3,351	67%
81510	2400	Econ Dev Life Ins	1,129	567	562	50%
81510	2510	Econ Dev Dis Ins Hybrid	445	223	222	50%
81510	2700	Econ Dev Workers Comp	1,267	1,145	122	90%
81510	3000	Econ Dev Pur Svcs	45,000	4,283	40,717	10%
81510	3320	Econ Dev Maint Svc Contracts	2,000	0	2,000	0%
81510	3500	Econ Dev Printing & Binding	6,000	0	6,000	0%
81510	3600	Econ Dev Advertising	4,000	0	4,000	0%
81510	5210	Econ Dev Postal Svcs	100	24	76	24%
81510	5230	Econ Dev Telephone	550	292	258	53%
81510	5500	Econ Dev Travel	500	726	(226)	145%
81510	5510	Econ Dev Local Mileage	310	236	74	76%
81510	5800	Econ Dev Miscellaneous Expendi	500	0	500	0%
81510	5810	Econ Dev Dues & Memb	13,927	6,354	7,573	46%
81510	6000	Econ Dev Mat & Sup	1,000	371	629	37%
81510-Office of Economic Development Total			177,111	76,046	101,065	43%
81530-Small Business Dev Center						
81530	5600	Small Bus Dev Ctr Contrib	2,000	2,000	0	100%
81530-Small Business Dev Center Total			2,000	2,000	0	100%
81540-Blandy Experimental Farm						
81540	5600	Blandy Exp Farm Contrib	3,500	3,500	0	100%
81540-Blandy Experimental Farm Total			3,500	3,500	0	100%
81550-Berryville Main Street						
81550	5600	B'ville Main St Contribution	3,500	3,500	0	100%
81550-Berryville Main Street Total			3,500	3,500	0	100%
81800-Historic Preservation Comm						
81800	1300	HstPrvCom Part Time Salaries	0	875	(875)	100%
81800	2100	HstPrvCom FICA	0	67	(67)	100%
81800	3000	HstPrvCom Pur Svcs	9,500	4,508	4,992	47%
81800	3160	HstPrvCom Board Member Fees	1,000	275	725	28%
81800	3600	HstPrvCom Advertising	300	479	(179)	160%
81800	5210	HstPrvCom Postal Svcs	50	0	50	0%

Clarke County
FY 24 YTD Budget Report
February 29, 2024

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
81800	5500	HstPrvCom Travel	50	0	50	0%
81800	6000	HstPrvCom Mat & Sup	250	0	250	0%
81800-Historic Preservation Comm Total			11,150	6,204	4,946	56%
81910-Northern Shen Valley Reg Comm						
81910	5600	NSVRC EntityGift	11,867	11,867	(0)	100%
81910-Northern Shen Valley Reg Comm Total			11,867	11,867	(0)	100%
82210-Water Quality Management						
82210	3000	Water Qual Pur Svcs	30,760	8,305	22,455	27%
82210-Water Quality Management Total			30,760	8,305	22,455	27%
82220-Friends of the Shenandoah						
82220	5600	Friends of Shenandoah Contr	10,000	10,000	0	100%
82220-Friends of the Shenandoah Total			10,000	10,000	0	100%
82230-Board of Septic Appeals						
82230	1300	BrdSepApp Part Time Salaries	200	25	175	13%
82230	2100	BrdSepApp FICA	15	2	13	13%
82230	2700	BrdSepApp Workers Comp	7	0	7	0%
82230	3000	BrdSepApp Pur Svcs	500	0	500	0%
82230	3160	BrdSepApp Board Member Fees	250	25	225	10%
82230	3600	BrdSepApp Advertising	500	0	500	0%
82230	5210	BrdSepApp Postal Svcs	100	0	100	0%
82230-Board of Septic Appeals Total			1,572	52	1,520	3%
82400-LF Soil & Water Cons Dist						
82400	5600	Lord Fairfax S&W Contr	9,500	9,500	0	100%
82400-LF Soil & Water Cons Dist Total			9,500	9,500	0	100%
82600-Bio-solids Application						
82600	1300	Biosolids Part Time Salaries	1,000	0	1,000	0%
82600	2100	Biosolids FICA	76	0	76	0%
82600	2700	Biosolids Workers Comp	15	14	2	89%
82600-Bio-solids Application Total			1,091	14	1,078	1%
83100-Cooperative Extension Program						
83100	3320	Coop Ext Maint Contracts	800	371	429	46%
83100	3841	Coop Ext VPI Agent	58,769	21,564	37,205	37%
83100	5210	Coop Ext Postal Svcs	500	36	464	7%
83100	5230	Coop Ext Telephone	200	0	200	0%
83100	5810	Coop Ext Dues & Memb	150	0	150	0%
83100	6000	Coop Ext Mat & Sup	1,500	68	1,432	5%
83100-Cooperative Extension Program Total			61,919	22,039	39,879	36%
83400-4-H Center						
83400	5600	4-H Center EntityGift	2,000	2,000	0	100%
83400-4-H Center Total			2,000	2,000	0	100%
91600-Contingency Reserves						
91600	1000	Reserve Personnel	19,638	0	19,638	0%
91600	3140	Reserve Engineer & Architect	5,000	0	5,000	0%
91600	3150	Reserve Legal Svcs	10,000	0	10,000	0%
91600	8000	Reserve Capital Outlay	20,000	0	20,000	0%
91600-Contingency Reserves Total			54,638	0	54,638	0%
92500-Rev Refunds - Ins Claim Reimb						
92500	5830	Rev Rf Insurance Claim Reimb	0	10,285	(10,285)	100%

**Clarke County
FY 24 YTD Budget Report
February 29, 2024**

FUNCTION	OBJECT	ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% Used
92500-Rev Refunds - Ins Claim Reimb Total			0	10,285	(10,285)	100%
92600-Rev Refunds - Ambulance						
92600	5830	Rev Rf Ambulance Svcs Refunds	0	4,944	(4,944)	100%
92600-Rev Refunds - Ambulance Total			0	4,944	(4,944)	100%
Grand Total			14,835,590	9,506,697	5,328,893	64%

Reconciliation of Appropriations

Year Ending June 30, 2024

Date	Total	General Fund	Soc Svcs Fund	CSA Fund	Sch Oper Fund	Food Serv Fund	GG Cap Fund	School Cap Fund	GG Debt Fund	School Debt Fund	Joint Fund	Conservation Easements	Unemploy. Fund	Health Fund
04/18/23 Appropriations Resolution: Total	54,257,910	14,737,603	2,013,734	410,764	27,585,063	1,565,391	3,621,318	779,256	251,700	2,289,543	903,538	90,000	10,000	0
<i>Adjustments:</i>														
5/16/2023 Double Tollgate Pump Station Design Work							441,105							
8/15/2023 Barns of Rose Hill endowment fund match		5,000												
9/19/2023 Fire & Rescue PPE - ballistic vests		4,500												
9/19/2023 Fire & Rescue PPE - turnout gear		20,751												
10/17/2023 FY23 School Capital Carryforward										1,077,519				
10/17/2023 FY23 School Operating Carryforward										97,957				
10/17/2023 FY23 Government Capital Carryforward							1,155,765							
10/17/2023 Sheriff's Ofc PSAP Retention Grant		27,500												
10/17/2023 FY24 Parks Admin-park bench & swim team lap lanes		3,909												
10/17/2023 FY24 Capital Projects-Zero Depth Entry Pool							58,806							
11/21/2023 FY24 New Deputy 1 Position-Treasurer's Office		52,545												
11/21/2023 FY24 Capital Projects - Remaining ARPA funds							98,584							
12/19/2023 CSA FY24 supplemental request				448,008										
12/19/2023 Planning Dept - Addtl Litter Control Grant funds		8,552												
12/19/2023 Sheriff's Ofc - Addtl ARPA funds							5,000							
12/19/2023 Registrar's Ofc - VDEM Homeland Security Grant							45,000							
12/19/2023 Courthouse Greent Project							83,425							
12/19/2023 CCPS - Addtl State Rev (All-in VA & Comp Supp)					290,898									
Revised Appropriation	58,182,734	14,860,360	2,013,734	858,772	27,875,961	1,565,391	5,509,003	1,954,732	251,700	2,289,543	903,538	90,000	10,000	0
Change to Appropriation	3,924,824	122,757	0	448,008	290,898	0	1,887,685	1,175,476	0	0	0	0	0	0
Original Revenue Estimate	20,747,872	3,619,165	1,317,940	213,721	12,845,282	1,565,391	176,318	779,256	0	185,799	0	45,000	0	0
<i>Adjustments:</i>														
9/19/2023 Fire & Rescue PPE - ballistic vests		4,500												
10/17/2023 FY23 School Capital Carryforward										815,064				
10/17/2023 FY23 Government Capital Carryforward							141,708							
10/17/2023 Sheriff's Ofc PSAP Retention Grant		27,500												
10/17/2023 FY24 Parks Admin-park bench & swim team lap lanes		3,909												
10/17/2023 FY24 Capital Projects-Zero Depth Entry Pool							58,806							
11/21/2023 FY24 New Deputy 1 Position-Treasurer's Office		14,711												
11/21/2023 FY24 Capital Projects - Remaining ARPA funds							98,584							
12/19/2023 CSA FY24 supplemental request				359,133										
12/19/2023 Planning Dept - Addtl Litter Control Grant funds		8,552												
12/19/2023 Sheriff's Ofc - Addtl ARPA funds							5,000							
12/19/2023 Registrar's Ofc - Homeland Security Grant VDEM							45,000							
12/19/2023 CCPS - Addtl State Rev (All-in VA & Comp Supp)					290,898									
Revised Revenue Estimate	22,621,237	3,678,337	1,317,940	572,854	13,136,180	1,565,391	525,416	1,594,320	0	185,799	0	45,000	0	0
Change to Revenue Estimate	1,873,365	59,172	0	359,133	290,898	0	349,098	815,064	0	0	0	0	0	0
Original Local Tax Funding	33,510,038	11,118,438	695,794	197,043	14,739,781	0	3,445,000	0	251,700	2,103,744	903,538	45,000	10,000	0
Revised Local Tax Funding	35,561,497	11,182,023	695,794	285,918	14,739,781	0	4,983,587	360,412	251,700	2,103,744	903,538	45,000	10,000	0
Change to Local Tax Funding	2,051,459	63,585	0	88,875	0	0	1,538,587	360,412	0	0	0	0	0	0

Italics = Proposed actions

YEAR-TO-DATE BUDGET REPORT

FOR 2024 13

	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
301 General Govt Capital Proj Fund							
94110 HVAC System Replacement	0	212,058	212,058	143,443.55	.00	68,614.45	67.6%
94120 Roofing	0	26,465	26,465	18,900.00	8,465.00	-900.00	103.4%
94130 Painting and Flooring	0	70,413	70,413	.00	8,470.00	61,943.00	12.0%
94140 Landscaping	0	7,336	7,336	.00	.00	7,336.00	.0%
94141 Courthouse Green Project	0	105,954	105,954	1,786.25	8,721.22	95,446.53	9.9%
94182 Circuit Courthouse Renovation	0	19,536	19,536	27,829.43	.00	-8,293.43	142.5%
94310 Sheriff's Equipment	211,250	20,605	231,855	55,917.14	87,767.15	88,170.71	62.0%
94326 Fire/EMS Vehicle	50,000	0	50,000	50,000.00	.00	.00	100.0%
94327 Fire/EMS Pers Protective Equi	300,000	0	300,000	9,126.09	281,062.20	9,811.71	96.7%
94331 Sheriff's Vehicles	228,750	23,689	252,439	212,361.66	6,928.52	33,148.82	86.9%
94410 Health & Human Svcs Space	0	40,000	40,000	.00	.00	40,000.00	.0%
94501 Berryville Business Park	0	22,696	22,696	515.96	8,500.00	13,680.20	39.7%
94505 Double TollGate	0	441,105	441,105	291,357.66	.00	149,747.34	66.1%
94601 Technology Improvements	0	6,118	6,118	.00	.00	6,118.00	.0%
94603 Mobile Radio System	445,000	-344,844	100,156	61,318.31	.00	38,837.69	61.2%
94604 911 Phone System	0	14,947	14,947	19,929.98	.00	-4,982.98	133.3%
94606 Broadband	2,160,000	0	2,160,000	1,080,000.00	.00	1,080,000.00	50.0%
94610 Mobile Radios EMS	0	453,383	453,383	342,033.98	.00	111,349.02	75.4%
94611 Avenity-Tax Software	0	244,600	244,600	171,436.48	68,163.52	5,000.00	98.0%
94702 Swimming Pool	200,000	86,951	286,951	165,739.80	105,915.00	15,296.16	94.7%
94703 Park Repairs	0	72,250	72,250	10,142.50	5,162.50	56,945.00	21.2%
94707 Recreation Center Addition	0	4,200	4,200	4,200.00	.00	.00	100.0%
94711 Baseball Fields	0	8,000	8,000	.00	.00	8,000.00	.0%
94802 Reassessment	0	304,027	304,027	25,869.00	279,416.00	-1,258.00	100.4%
94803 Tourism Signs	0	28,197	28,197	4,598.00	.00	23,599.00	16.3%
94804 DeedBookRestoration	26,318	0	26,318	26,318.00	.00	.00	100.0%
94805 SHSP Ensuring Election Secrty	0	45,000	45,000	.00	.00	45,000.00	.0%
GRAND TOTAL	3,621,318	1,912,686	5,534,004	2,722,823.79	868,571.11	1,942,609.22	64.9%

** END OF REPORT - Generated by Brenda Bennett **

Clarke County Board of Supervisors

Joint Administrative Services Board Update

Clarke County Board of Supervisors

Government Projects Update

Clarke County Board of Supervisors

Miscellaneous Items

Clarke County Board of Supervisors

Summary of Required Action

Clarke County Board of Supervisors

Board Member Committee Status Reports

Matthew E. Bass

- Clarke County Sheriff's Office
- Josephine School Community Museum Board
- Legislative Liaison
- Library Advisory Council
- Litter Committee
- Northwest Regional Adult Drug Treatment Court
- Northwestern Regional Juvenile Detention Center Commission
- Parks & Recreation Advisory Board
- Towns & Villages: Berryville

Beverly B. McKay

- Agricultural & Forestal District Advisory Committee
- BCCGC Joint Building Committee
- Broadband Implementation Committee
- Clarke County Sanitary Authority
- Conservation Easement Authority
- Economic Development Advisory Committee
- Northern Shenandoah Valley Regional Commission
- Towns and Villages: Boyce
- Towns and Villages: White Post

David S. Weiss

- Berryville/Clarke County Joint Committee for Economic Development and Tourism
- Board of Septic & Well Appeals
- Historic Preservation Commission
- Industrial Development Authority
- Joint Administrative Services Board
- Towns and Villages: Pine Grove

Terri T. Catlett

- Career and Technical Education Advisory Committee
- Community Policy and Management Team
- Humane Foundation
- Planning Commission
- Towns & Villages: Millwood
- Towns & Villages: Pine Grove

Doug M. Lawrence

- Berryville/Clarke County Joint Committee for Economic Development and Tourism
- Board of Social Services
- Broadband Implementation Committee
- Clarke County School Board
- Northwestern Regional Jail Authority

Clarke County Board of Supervisors

Citizen's Comment Period

Clarke County Board of Supervisors

Public Hearing: Horus Virginia I LLC Siting Agreement (PH2024-03)

Public Hearing Notice

The Clarke County Board of Supervisors will conduct two public hearings in the Berryville Clarke County Government Center Main Meeting Room, 101 Chalmers Court, 2nd Floor, Berryville, VA, on Tuesday, March 19, 2024, at 6:30 pm, or as soon thereafter as the matter may be heard, to hear public comment on the following:

PH2024-03: Horus Virginia I LLC Siting Agreement – A public hearing is being held in accordance with Code of Virginia §15.2-2316.8 to receive public comments on the proposed siting agreement submitted by Horus Virginia I LLC for the solar power plant submitted under Special Use Permit 22-01 and Site Plan 22-02 on parcels 13-A-13 and 13-A-56 (see PH2024-04 notice below for more information on solar power plant request). The proposed siting agreement spells out financial compensation to be paid by the applicant to Clarke County over a twenty-five year period. Per the Code of Virginia §15.2-2316.9(C), approval of the proposed siting agreement would deem the project to be in substantial accord with the Comprehensive Plan. A copy of the proposed siting agreement is available on the County website and in the Office of the County Administrator.

Clarke County Board of Supervisors



Berryville Voting District
Matthew E. Bass
(540) 955-5175

Millwood Voting District
Terri T. Catlett-Vice Chair
(540) 837-2328

Russell Voting District
Doug Lawrence
(540) 955-2144

Buckmarsh Voting District
David S. Weiss – Chair
(540) 955-2151

White Post Voting District
Bev B. McKay
(540) 837-1331

County Administrator
Chris Boies
(540) 955-5175

To: Board of Supervisors

From: Chris Boies

Re: Horus Virginia 1 LLC Siting Agreement

Date: March 4, 2024

The applicant for SUP22-01/SP22-02 to construct a 50 MW solar power plant on Tax Map Parcels 13-A-13 and 13-A-56 have submitted a proposed siting agreement for consideration by the Board. Per the Board's authorization on February 20th, a public hearing has been scheduled on this matter on March 19th at 6:30 p.m.

The Code of Virginia Section 15.2-2316.8 allows the County to enter into a siting agreement, which becomes binding and enforceable. The applicant has proposed a 25-year payment schedule, which would commence when a land disturbance permit is issued for the solar project. The payment schedule uses the same per MW amount as the Hecate solar power plant in Double Tollgate. Staff has reviewed this amount against other revenue options and feels it is advantageous for the Board to approve the financial terms.

If accepted by the Board of Supervisors, the payment volunteered by the applicant would be in lieu of real estate, personal property, and machine and tools taxes for the portion of the property containing the solar project. In addition, the applicant will pay around \$80k in real estate rollback taxes. Language in the agreement stipulates that both parties will negotiate a new economics benefits agreement at the conclusion of the 25-year term.

ECONOMIC BENEFITS AGREEMENT

This Economic Benefits Agreement (“Agreement”), dated this ____ day of _____, 2024, is by and between the BOARD OF SUPERVISORS OF CLARKE COUNTY, VIRGINIA (“County”), party of the first part, whose mailing address is 101 Chalmers Court, Suite B, Berryville, Virginia 22611 and HORUS VIRGINIA 1, LLC, its successors or assigns (“Horus”), party of the second part, whose mailing address is 615 Crescent Executive Court, Suite 130, Lake Mary, FL 32746.

RECITALS:

WHEREAS, Horus made application for a special use permit applicable to a parcel of real estate (“the Parcel”), specifically identified as Tax Map #13-A-13 and #13-A-56, for a 50 - megawatt solar photovoltaic project (“Project”), a solar energy facility within the meaning of the Clarke County Zoning Ordinance, allowed by special use permit in the agricultural district in which the Parcel lies; and

Whereas, changing the use of the Parcel from agricultural use to a solar energy facility in accordance with the application may eliminate or reduce various personal property taxes including, but not limited to, taxes on the personal property installed in connection with the project which may not be assessed as a result of Code of Virginia §58.1-3660, which was enacted after Horus began its effort to obtain zoning clearance for its project and which eliminated certain economic benefits which both parties expected the County to realize from the Project; and

Whereas, the Code of Virginia §15.2-2316.8 allows the County to enter into a siting agreement with the applicant to include financial compensation to the County for certain capital, budgeting, fiscal fund balance, and deployment of broadband needs; and

Whereas, the special use permit (SUP-22-01) was approved by the County, which special use permit contains a condition which provides that the applicant shall take responsibility for the payments specified under said agreement; and

Whereas, Horus wishes and offers to ameliorate any possible negative economic consequences of its Project, including, but not limited to, those caused by Code of Virginia §58.1- 3660, and to enter into this agreement in compliance with of SUP-22-01.

NOW, THEREFORE, the parties agree as follows:

1. Horus will be responsible for the payment of Roll Back taxes to the County as a result of the Parcel being no longer eligible for land use real estate tax treatment, the Roll Back taxes being estimated to be \$79,971;
2. Horus shall pay the County annually upon commencement of the Project, for a period of twenty-five (25) years, the minimum sum shown on attached Schedule A, which sum shall not include the annual real estate taxes payable on the Parcel for those areas of the Parcel outside of the solar project (“Good Neighbor Payments” (GNP)). Commencement of

the project shall be defined as the point when the applicant applies for a land disturbance permit.

3. The term of this Agreement covers twenty-five (25) years which starts at the commencement of the Project. The parties to this Agreement agree that at the conclusion of the term of this Agreement, they shall make all reasonable and good faith efforts to negotiate a new economic benefits agreement to cover a new term and to address the continuance of the megawatt photovoltaic project on the Parcel.

Witness the following signatures and seals:

BOARD OF SUPERVISORS OF
CLARKE COUNTY, VIRGINIA

By: _____
County Administrator

Date

HORUS VIRGINIA 1, LLC

By: _____

Its: _____

Date

SCHEDULE A

Annual payments pursuant to agreed Economic Benefits Agreement

GNP	\$212,500
Year 1	\$104,960
Year 2	\$106,985
Year 3	\$109,070
Year 4	\$111,205
Year 5	\$113,380
Year 6	\$115,600
Year 7	\$117,910
Year 8	\$120,265
Year 9	\$122,670
Year 10	\$125,120
Year 11	\$127,620
Year 12	\$130,170
Year 13	\$132,775
Year 14	\$135,430
Year 15	\$138,135
Year 16	\$140,895
Year 17	\$143,710
Year 18	\$146,585
Year 19	\$149,515
Year 20	\$152,500
Year 21	\$155,550
Year 22	\$158,660
Year 23	\$161,830
Year 24	\$165,065
Year 25	\$168,365
Total	\$3,566,470

It is the agreement of Horus and the County that the above stated schedule and agreed upon Economic Benefits Agreement shall be the sole amount collected by the County and paid by Horus for a period of the twenty-five years commencing upon the date of completion of the installation of the commercial solar field and the delivery of power to First Energy from the commercial solar field. The County does agree that these payments and the above payment schedule shall be in lieu of any other payments required to be paid to the County whether they be by way of real property taxes, personal property taxes, machine and tool taxes, or any other County tax for the portions of the property containing the solar project.

Clarke County Board of Supervisors

Public Hearing: Horus Virginia I LLC Special Use Permit & Site Development Plan (PH2024- 04: SUP22-01/SP22-02)

Public Hearing Notice

The Clarke County Board of Supervisors will conduct two public hearings in the Berryville Clarke County Government Center Main Meeting Room, 101 Chalmers Court, 2nd Floor, Berryville, VA, on Tuesday, March 19, 2024, at 6:30 pm, or as soon thereafter as the matter may be heard, to hear public comment on the following:

PH2024-04: Horus Virginia I LLC Special Use Permit & Site Development Plan (SUP22-01/SP22-02) Horus Virginia I LLC (applicant) – Bellringer Farm, LLC (owner) request approval of a special use permit and site development plan to construct a 50MW solar power plant on two lots per Section 5.2C of the Zoning Ordinance. The subject properties are identified by tax map numbers 13-A-13 and 13-A-56. They are located on the west side of Westwood Road (Rt 636) with access via proposed entrances on Bellringer Land and Triple J Road (Rt 632), consist of approximately 400 acres, are zoned Agricultural-Open Space-Conservation (AOC), and are within the Russell Election District. On February 2, 2024, the Planning Commission recommended conditional approval of the applications with draft conditions for the special use permit.

Information regarding the above matters is available to the public in the Clarke County Administration office and on the County website. Any person desiring to speak on the above matters should appear at the appointed time and place. Written copies of statements are requested but not required. Clarke County does not discriminate on the basis of handicapped status in admission to its programs and activities. Accommodations will be made for handicapped persons upon prior request.

Chris Boies – County Administrator

SPECIAL USE PERMIT & SITE DEVELOPMENT PLAN (SUP-22-01 / SP-22-02)
March 19, 2024 BOARD OF SUPERVISORS REGULAR MEETING - **Public Hearing**
STAFF REPORT– Department of Planning

The purpose of this staff report is to provide information to the Board of Supervisors to assist them in reviewing this land use request. It may be useful to members of the general public interested in this request.

Case Summary

Applicant:

Horus Virginia I LLC (primary contact: Braden Houston, OPDE / managing director: Luis Polo Gomez)

Agents:

Integrity Federal Services (engineer: Ben Svedlow)

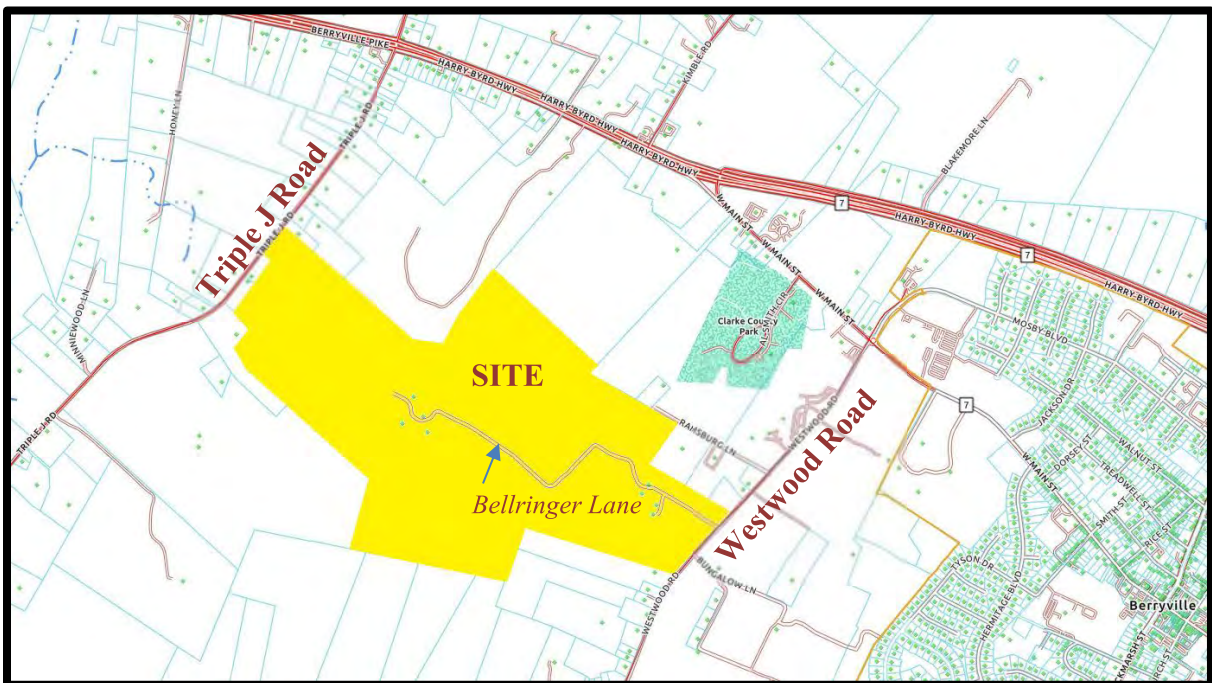
Thomas Moore Lawson of Counsel Williams Mullen (attorney: “Ty” Lawson)

Property Owner:

Bellringer Farm, LLC

Location:

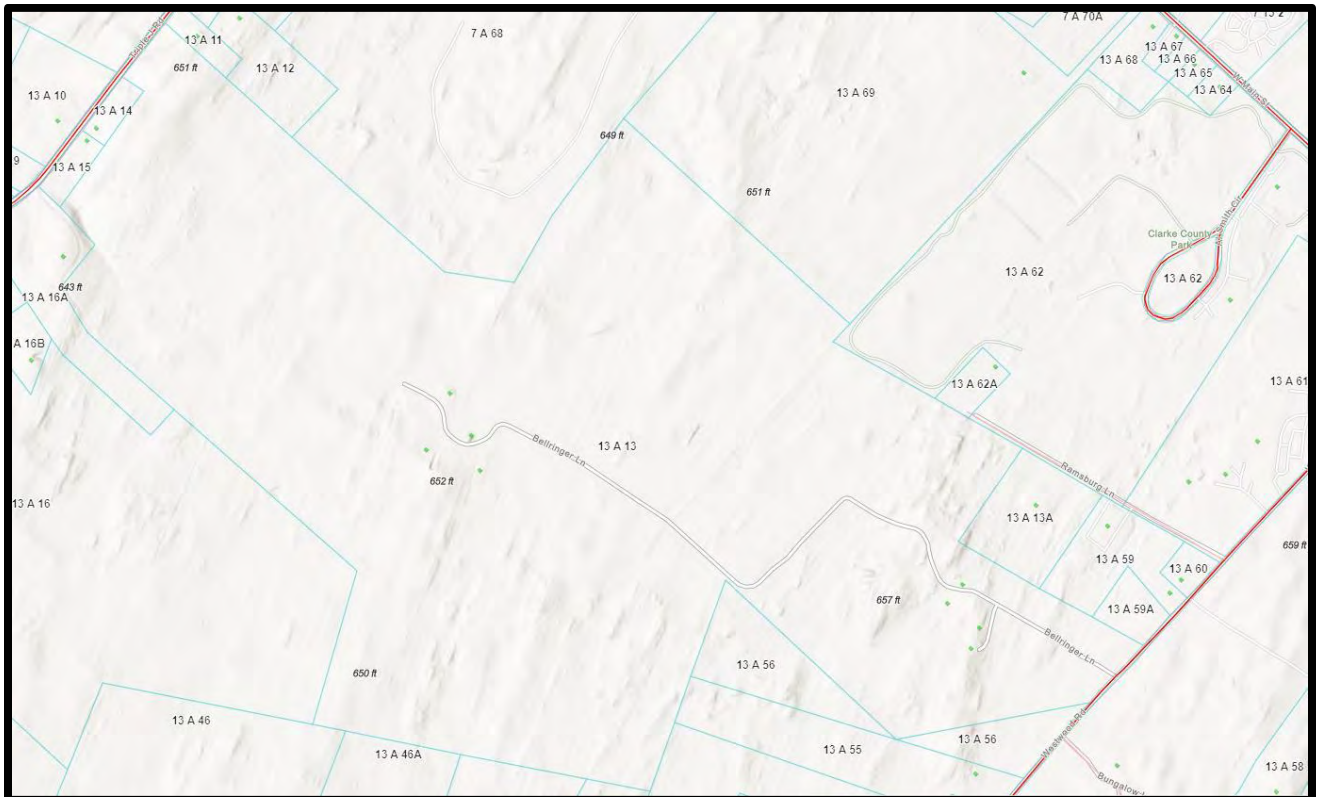
The site is located on Tax Map #s 13-A-13 and 13-A-56, consisting of approximately 400 acres in the AOC (Agricultural-Open Space-Conservation) Zoning District. Existing access to these properties is via Westwood Road (Rt. 636). The proposed Solar Power Plant would include access off of Bellringer Lane (existing driveway) and an entrance off of Triple J Road (Route 632). Both of the subject properties are within the Russell Election District.



Request:

The Applicant has requested approval of a 50MW Solar Power Plant. Pursuant to Section 5.2C of the Clarke County Zoning Ordinance, Solar Power Plants require approval of a special use permit application. A site development plan application was submitted concurrently with the special use permit application as required by Section 6.3.1B-3a of the Clarke County Zoning Ordinance.

Illustrations & Site Photos:





(a) Picture from existing driveway (Bellringer Lane) about where the solar panels would begin on the property, (b) Picture of the soil in the soybean field in Spring, (c) View looking outward from the property to Triple J Road, (d) Picture of westernmost house existing on the property, (e) Picture of large powerlines that traverse the property.

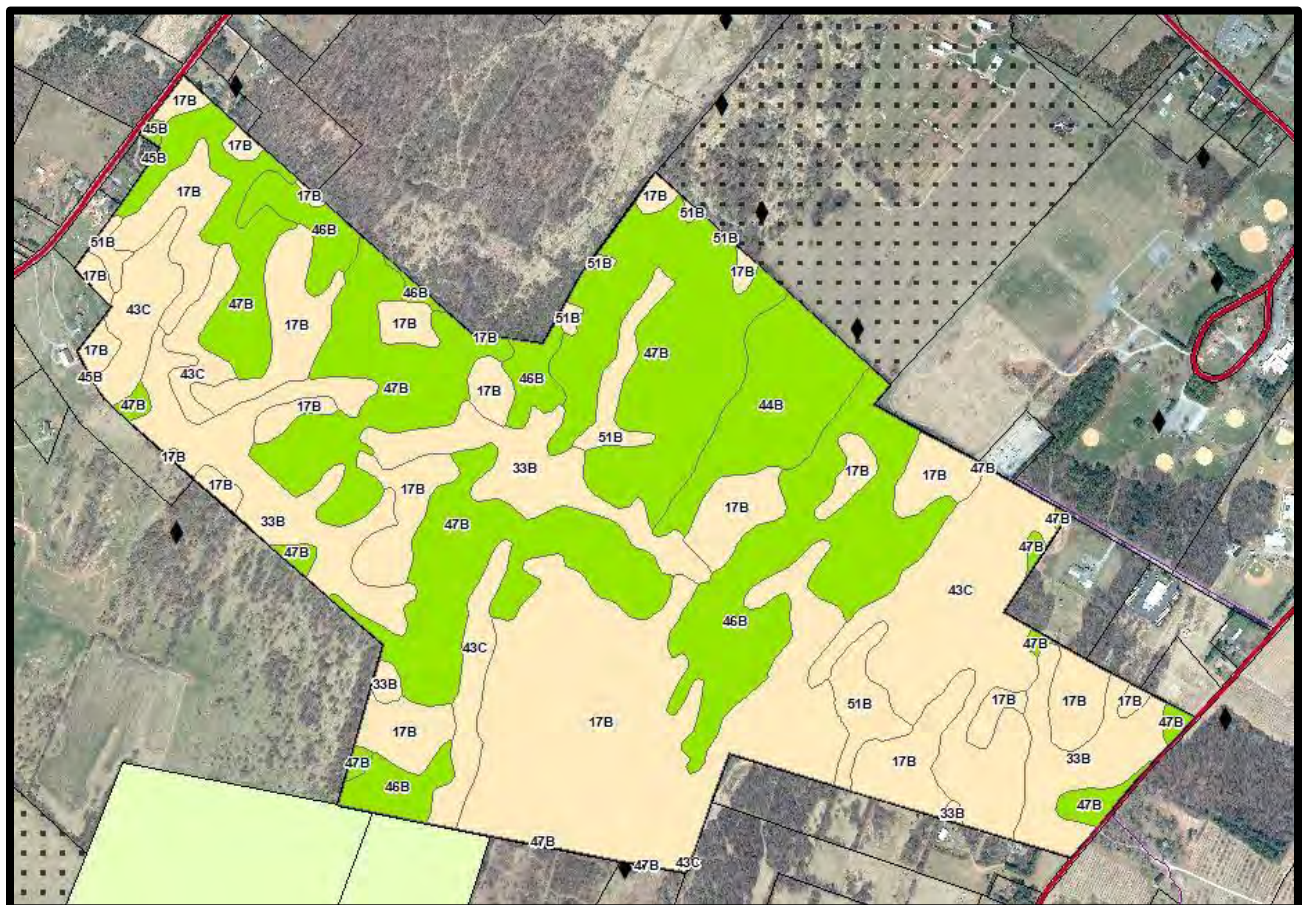
General Site Conditions:

There are multiple dwellings located on the property based on Clarke County real estate, and confirmed by the Applicant. The original DUR allocation given to the lot in 1980 was 12, plus 2 exemptions.

The property currently is not located within the Agricultural and Forestal District and is not located within a conservation easement. It is part of the land use program as it is in active farming use. This includes planted crops and pasture. As commented by the Commissioner of Revenue, rollback taxes would be required if the use is changed to a solar power plant.

The site mixes between gently rolling hills and flat terrain. No floodplains exist on the property. No springs are identified on the property. Several sinkholes are located on the property and identified on the site development plan/karst plan, which was previously reviewed by the County's Karst Consultant. No streams are on the property other than a small portion of an intermittent stream located close to Triple J Road outside of where the solar panels are proposed.

The soils on the property generally include patches of soils identified as prime farmland mixed-in with soils that are not prime farmland. A visual inspection of the property soils suggests they are heavily clayed soils for the most part. Below is a map that identifies the prime (green) and non-prime (tan) farmland soils types located on the property. The Clarke County LESA (Land Evaluation and Site Assessment) score was calculated to be 80.1. Just based on the soil types the land evaluation score calculated to be 76.53.



Application Documents:

The applicant submitted a complete application form, applicable review fees. The additional items listed below have also been submitted for review.

- Special Use Permit Application Narrative. A document of 428 pages submitted with the application. It consists of an executive summary, property information, solar facility use regulations, special use permit review factors, supplemental information, and the following appendix documents:
 - Karst Plan
 - Phase 1 Environmental Study
 - Wetland Study
 - Rare Threatened Endangered Species Letter
 - Cultural Resource Survey
 - Site Renderings
- Site Development Plan. A large sized document of 51 pages with details on the proposed site improvements, landscaping plan, erosion and sediment control measures, and stormwater management plan.
- Decommissioning Plan. This document was submitted by the Applicant as required by Virginia Code §15.2-2241.2
- Emergency Action Plan. This is a document submitted by the Applicant based on Staff comments that a plan is needed to ensure that procedures are in place to assess and repair solar panels if they become damaged by natural or other causes.
- Economic Benefits Agreement. This is a draft agreement with Clarke County clarifying the applicant's financial obligations for the project. The terms of this agreement are in the drafting stage and shall be finalized by the Board of Supervisors.
- Response letters. Numerous review comments and response letters from the applicant have been provided during the review process of this special use permit and site development plan application.

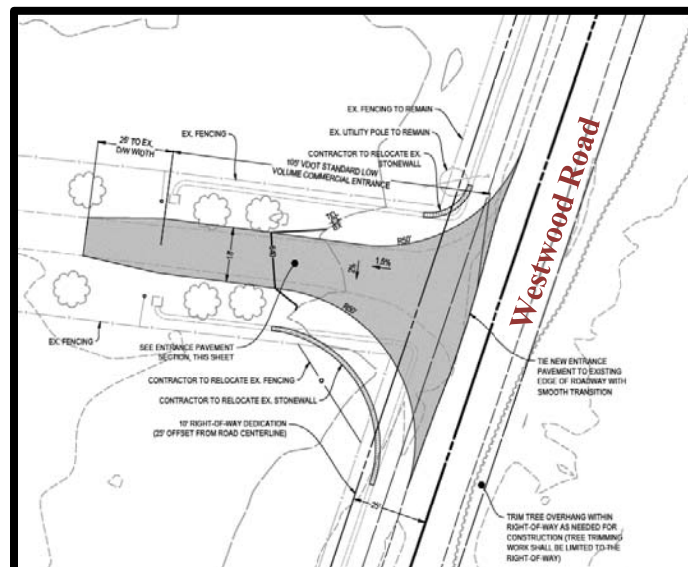
For the purpose of keeping the agenda packet to a reasonable size the attached site development plan has been reduced to the most relevant pages. In addition the large technical documents and other redundant documents are not included in this agenda packet but are available upon request.

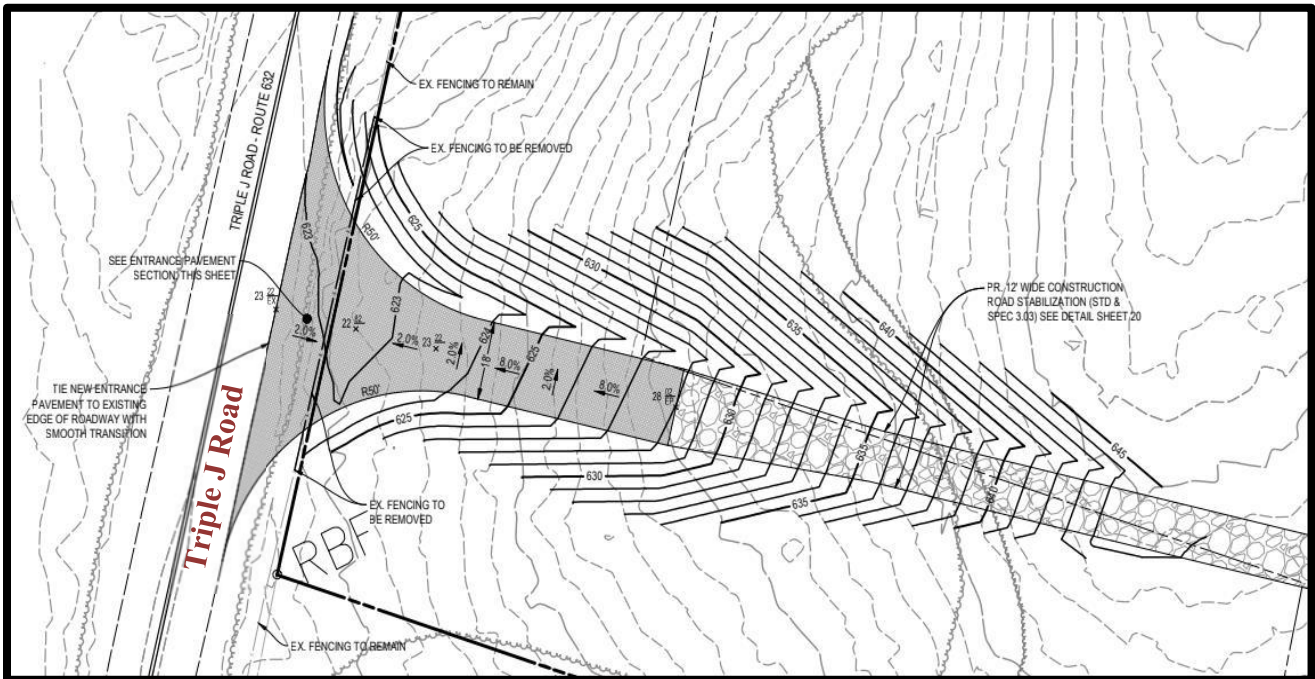
Proposed Improvements:

Page 11/51 of the Site Development Plan provides an overall view of the proposed site improvements associated with this application. A small illustration of this is shown above on page 3 of this report. The Applicant intends to use the same type of solar panels that they are utilizing on a solar farm that is under construction in Jefferson County, WV, just outside of the City of Charles Town, WV. Below are a couple pictures taken from this site during a visit of it by the Plans Review Committee of the Planning Commission. At the time of this site visit the project was in the early stages of development but already had some panels installed.



The site development plan for the proposed solar power plant in Clarke County depicts several stormwater basins, fencing around the facility, an electrical yard (recently relocated), landscaping, internal access drives, improvements to the entrance at Westwood Road (Route 636), and a new entrance off of Triple Road (Route 632). The entrance improvements are depicted in detail on pages 49 & 50 of the site development plan. A snapshot of these entrances are shown below and on the top of the following page.





Current Review Status:

The special use permit and site development plan applications have been reviewed by multiple review agencies at this time. The list below provides a list of the review agencies that have reviewed the application and that status of their comments. In brief overview, the applicant has been working with DEQ for over a year to address the stormwater management requirements. As noted further down in this report, the Planning Commission’s recommendation was conditional on DEQ final approval being granted before approval of the site development plan. Following the Planning Commission’s recommendation DEQ provided an approval letter on February 5, 2024. The County’s engineering consulting firm, Hurt & Proffitt, recently reviewed the revised site development plan from the applicant and has issued a letter that is effectively a recommendation of conditional approval, subject to some minor technical issues being addressed. Their role is primarily to review the erosion & sediment control plan. The applicant has revised the site development plan to address the minor comments from Hurt & Proffitt, as documented in their letter dated January 19, 2024. VDOT has no objections with the proposed entrances. In a letter dated January 22, 2023, edited January 23, 2023, the applicant provided responses to Planning Staff’s review comments that were previously discussed with the Planning Commission. Updates to these comments are discussed in greater detail later in this report.

- ***Planning Department.***
[See the section below with the header Staff Review Comments for the most recent review comments associated with this special use permit and site development plan. Previous review comments and documentation has been provided in prior reports to the Planning Commission and is available upon request]
- ***Hurt & Proffitt.*** (engineering consultant – erosion and sediment plan review)
Hurt & Proffitt has recommended approval of the erosion and sediment control plan. In their letter they requested some minor edits which the applicant addressed the following day. [see attached letter dated January 18, 2024 and response letter dated January 19, 2024]

- ***Commissioner of Revenue.***
 The Commissioner of Revenue reviewed the application and commented that rollback taxes will become due and the property will not qualify for the land use program if developed for a Solar Power Plant. [review letter dated August 8, 2022]

- ***Sherriff's Office.***
 The Chief Deputy of the Sheriff's Office review the application and provided the following three comments. [review letter dated August 8, 2022]
 1. *If approved, require a Knox box for emergency services to enter the property if needed.*
 2. *This may be more of a VDOT issue. I would suggest that the construction entrance for this project be located off of Westwood Road, not Triple J Road. The area of the property that connects with Triple J Road is residential and a heavily traveled commuter road. Also concerned about sight distance on Triple J Road. Westwood Road is less traveled and the entrance to Bellringer Lane is a short distance from Business 7. In that travel distance, only one house is affected. May also want to consider a time restriction on deliveries on school days so as not to delay school buses and parents picking up / dropping off kids. The afternoon pickup is far busier than the morning drop-off.*
 3. *I would try to avoid having any construction vehicles access the portion of the property on Ramsburg Lane. This is a private lane, owned by the County and Rappahannock Electric. I am not sure if the pavement just placed down for the animal shelter is thick enough to handle heavy equipment.*

- ***Virginia Department of Health (VDH).***
 VDH reviewed the application and had no issues with it since it does not proposed any use that requires water or sewer facilities, nor does it change existing on-site water and sewer facilities of the existing homes. They did request that the plan identify the existing drainfields which the applicant added in a later revision. [review letter dated August 8, 2022]

- ***Virginia Department of Transportation (VDOT).***
 VDOT has provided several review comments since the original application was submitted. The most recent communication they provided was that the changes of the plan meet their requirements. [review letter dated August 2, 2023]

- ***Economic Development.***
 No comments

- ***Emergency Services.***
 No comments

- ***Building Department.***
 No comments

- ***Rappahannock Electric Coop.***
 No comments

- ***Virginia Department of Environmental Quality (DEQ).***
 DEQ recently completed a re-review of the stormwater plan and issued approval on February 5, 2024, after the final public hearing held by the Planning Commission.

Solar Power Plant Regulations:

Section 5.2C of the Clarke County Zoning Ordinance includes the regulations for Solar Power Plants. Solar Power Plants are allowed in the AOC District with approval of a special use permit if these regulations are complied with. The regulations include a number of specific design requirements and special review factors, including the recently adopted text amendment that limits solar power plants to properties adjacent to the two existing substations in Clarke County.

1. Location. If such plant is not part of a “behind-the-meter” solar program, then such plant shall be adjacent to and all facilities located within one mile of the electrical substation located at 234 Double Tollgate Road (Tax Map #27A-4-D) or the electrical substation located at 362 Ramsburg Lane (13-A-62A). For the purposes of this regulation, “behind-the-meter” solar includes onsite consumption of electricity generated by solar panels and the incidental resale of excess electricity through a net metering program.
2. Minimum Lot Size. No such plant shall be erected on any lot less than twenty acres in size.
3. Setbacks. All above ground facilities associated with such plant (excluding perimeter security fencing) shall be considered a structure for the purposes of determining required setbacks.
4. Safety/Access. A security fence (height and material to be established through the special use permit process) shall be placed around the perimeter of the solar power plant and electrical equipment shall be locked. Knox boxes and keys shall be provided at locked entrances for emergency personnel access. Warning signage shall be placed on electrical equipment and plant entrances.
5. Noise. No such plant shall exceed sixty-five dBA as measured at the property line or fifty dBA as measured at the nearest neighboring inhabitable building.
6. Landscaping. Such a power plant shall be considered a commercial use for the purposes of determining landscaping requirements.
7. Local, State, and Federal Permits. Such a plant shall be required to obtain all necessary permits from the U.S. Government, Commonwealth of Virginia, and Clarke County, and comply with standards of the major code and safety organizations that apply to generation projects (the National Fire Protection Association (NFPA), Underwriters Laboratories (UL), and Institute of Electrical and Electronics Engineers (IEEE)).
8. Electrical Interconnections. All electrical interconnection or distribution lines shall comply with all applicable codes and standard commercial large-scale utility requirements. Use of above ground transmission lines shall be minimized.
9. Additional Special Use Factors. The following additional factors shall be addressed in the Special Use Permit application for such plant:
 - a. Project description and rationale. Identify the type, size, rated power output, performance, safety and noise characteristics of the system, including the name and address of the manufacturer, model. Identify time frame, project life, development phases, likely markets for the generated energy, and possible future expansions.

- b. Economic analysis. Provide economic cost/benefit analysis describing generated property taxes, sales taxes, other taxes, construction dollars spent locally, estimated construction jobs and construction payroll, estimated permanent jobs and continuing payroll, and costs associated with impact on roads and other county infrastructure in the area.
- c. Visual impacts, appearance and scenic view sheds. Provide visual simulations providing vantage points considering a three hundred sixty degree view of the project site.
- d. Wildlife habitat areas and migration patterns. Address potential impact on wildlife especially endangered or threatened species, on the site and in a biologically significant area surrounding the site.
- e. Environmental analysis. Identify impact analysis on historic, cultural and archaeological resources, soil erosion, flora in the project area, water quality and water supply in the area, dust from project activities, and cumulative impacts of other adjacent power plant projects.
- f. Waste. Identify solid waste or hazardous waste generated by the project and methods of disposal.
- g. Lighting. Provide lighting plan showing impacts on adjacent properties.
- h. Transportation plan. Provide access plan during construction and operation phases. Show proposed project service road ingress and egress access onto primary and secondary routes, layout of the plant service road system and degree of upgrade plan to new and existing roads, anticipated volume and route for traffic, including oversized and heavy equipment needed for construction, maintenance and repairs, methodology of repairs and maintenance of roads and bridges used for the project, and related public pedestrian and vehicular access and associated fencing.
- i. Public safety. Identify emergency and normal shutdown procedures. Identify potential hazards to adjacent properties, public roadways, communities, aviation, etc., that may be created and address response to such hazards.
- j. Noise limitations. Identify noise levels at the property line of the project boundary.
- k. Telecommunications interference. Identify electromagnetic fields and communications interference generated by the project.
- l. Life of the project and final reclamation. Describe the decommissioning and final land reclamation plan after anticipated useful life or abandonment or termination of the project, including evidence of an agreement with the property owner that ensures proper final removal of power generating equipment.

Special Use Permit Review Criteria:

Section 6.3.1C-2 of the Clarke County Zoning Ordinance specifies review criteria for the Planning Commission and Board of Supervisors to consider when reviewing special use permit applications. These review criteria are listed below with comments from Staff.

a. Consistency with the Clarke County Comprehensive Plan and any applicable implementing component plans.

In 2010 the Board of Supervisors adopted regulations to allow “Solar Power Plants” as a special use in the AOC District. These regulations were retained in later updates to the Zoning Ordinance, including the comprehensive re-write of the Zoning Ordinance that was adopted in 2021.

The following goals of the Comprehensive Plan were referenced in support of the original text amendment, as adopted in 2010. These goals were retained in the 2022 update of the Comprehensive Plan, although the wording of Goal 4 included a minor wording change, modifying “...to the greatest extent possible” to “whenever possible” when describing the utilization of renewable energy.

- **Goal 3** – *“Encourage and maintain a diverse and viable local economy compatible with the County’s size and character.” (page II-1)*
- **Goal 4** – *“Exercise stewardship over resources so as to reduce the consumption of nonrenewable resources, utilizing renewable energy whenever possible; and foster within the private sector of the County a culture of resource conservation.” (page II-1)*

The Board’s original resolution also stated that “with appropriate zoning regulation, Large Photovoltaic Solar Power Plants can be allowed in a manner that protects the agricultural character of the County and that protects the health, safety, and welfare of the general citizenry of the County as well as the residents adjacent to the site of such a power plant.”

- **Objective 7** – *Resource Conservation and Sustainability*
Encourage sustainable development by promoting renewable energy and resources, energy conservation, and preservation of natural resources within the context of the County’s land use philosophy. Ensure that the needs of the present generation are met without compromising the ability of future generations to meet their own needs. (page II-13)

Policy 2 - *Encourage the use of active and passive renewable energy systems. Develop policies that address potential impact of such systems on scenic viewsheds, agricultural and natural resources, and historic resources (e.g., windmills and solar panels). (page II-13)*

The County’s Agricultural Land Plan is also relevant in context with the subject application. Additional information has been requested from the Applicant to evaluate how the proposed Solar Power Plant will impact the soils on the property. The information requested includes more details on the type and maintenance of the proposed solar panels to provide assurance that they will not present a risk of heavy metal contamination into the soils or groundwater. More information on the construction process is also forthcoming to evaluate potential risks of erosion.

A condition is recommended by Staff to ensure that the type of panels used are crystalline types that have minimal environmental risk. This is consistent with the type of panels proposed for the other solar power plant project in Clarke County.

A condition is recommended by Staff after discussion with the applicant that will include additional procedures that the applicant will follow during the construction process to reduce the risk of erosion and runoff. This includes preservation of additional wooded areas, phasing of the project in two phases, and construction of the stormwater management facilities up-front.

Other conditions to help ensure the environment is protected include karst monitoring, stormwater management facility monitoring, general maintenance obligations, and a pre-construction meeting with Planning Dept. Staff.

- b. Will not have an undue adverse impact on the short-term and long-term fiscal resources of the County for education, water, sewage, fire, police, rescue, solid waste disposal or other services, and will be compatible with the capital improvement goals and objectives of the Comprehensive Plan, to the end that growth of the community will be consonant with the efficient and economic use of public funds.**

The proposed facility will not require public water or public sewer and will have no onsite private water or sewer facilities. There will be no impact to the school system and minimal if any impact on solid waste disposal after construction is complete. As such, there will be no impact to the County's capital improvement goals and objectives.

Similar to the other Solar Power Plant in Clarke County a condition is recommended to ensure that the applicant is committed to providing an emergency planning manual to be developed in coordination with County fire and emergency services staff along with incident training.

- c. Will not cause an undue adverse impact that would reduce the conservation value of adjacent or nearby agricultural or forestal land or would impede the operations of an active agricultural or forestal operation.**

Staff does not identify an issue associated with this request that would impact conservation values of adjacent or nearby agricultural or forestal land.

- d. Compliance with Virginia Department of Transportation (VDOT) regulations and recommendations of VDOT deemed necessary for safe and efficient movement of traffic.**

VDOT reviewed this application and reported no issues or additional requirements.

- e. No destruction of or encroachment upon historic or archeological sites, particularly properties under historic easement.**

A Phase 1 ESA and Cultural Resource Reconnaissance Survey were submitted with the application. It concludes that there is no evidence of recognized environmental conditions in connection with the property.

The Applicant states in their narrative that the project will not encroach on any historic or archaeological sites. A Cultural Resource Assessment of the property was provided by the Applicant. It identifies that the eastern portion of the property towards Westwood Road is within the study area of the Battle of Berryville area, a potential candidate for a historic district. The report does assess the potential of finding archeological findings if a physical search was conducted and includes a map

of the property showing areas of interest. It concludes that the majority of the site has a low chance to discover archeological findings. It does identify small areas where the chance is higher. This includes areas immediately around old farmsteads and a low landform area on the far western end of the property.

Per review comments received from the County's Historical Consultant, a special use permit condition is recommended that a metal detector survey be completed by the applicant prior to starting construction or land disturbance. This would be only within the eastern portion of the property that is identified within the Battle of Berryville area. The Applicant has indicated to Staff that they have no objections to completing this.

f. Will not cause an undue adverse impact on the following important resources located on the subject property or surrounding properties:

- **Surface or groundwater resources including but not limited to mitigation of pollution of such resources.**
- **Natural areas such as unique geological features, rare plant habitats, or wildlife nesting areas.**
- **Areas designated for conservation, recreation, or natural preservation including but not limited to properties under permanent conservation easement, State-designated scenic byways, scenic rivers, Blandy Experimental Farm, and the Appalachian National Scenic Trail corridor.**

The Applicant's Karst plan has been reviewed and approved by the County's consultant and demonstrates no hazards to adjacent groundwater supplies. Ongoing monitoring of the site is recommended by Staff and will be factored into the recommended SUP conditions.

g. Will not cause undue noise, light or glare, dust, odor, fumes, or vibration.

The applicant notes in their narrative that the project would result in a reduction of noise, dust, odor, fumes and vibrations and that lighting will be minimal and shielded. A condition that limits the time of construction activities is recommended by Staff to reduce impacts such as noise during the construction process. Blasting has been strongly discouraged by Staff. The applicant indicates that blasting may be needed for the stormwater basin near Triple J Road, identified as SWM basin #1. Staff has recommended a condition that blasting shall be restricted on the property except for this area and that a blasting permit shall be obtained for that area.

Based on a conversation with the applicant's agent on Sept. 27th it was explained that a major part of the reason for relocating the electrical yard is to avoid areas with more rock outcroppings that may require blasting.

h. Availability of sufficient water for foreseeable needs.

Regular usage of water is not proposed or required for the facility.

i. No unreasonable depletion of or other undue adverse effect on the water source(s) serving existing development(s) in adjacent areas.

Regular usage of water is not proposed or required for the facility.

- j. Effective screening and buffering is provided, or the proposed development will be situated away from adjacent properties, in a manner to avoid causing detrimental visual impacts.**

Screening is proposed by the Applicant and provided around the perimeter of the property. It consists of the preservation of existing trees and planting of new trees where existing trees are inadequate. The previous comments provided have not been addressed by the Applicant concerning recommended improvements to the landscaping plan. Conditions regarding landscaping have been recommended. In addition to the normal requirements this includes that additional areas of trees outside of the solar power plant facility areas be protected.

Planning Department Review Comments:

Unresolved review comments from Planning Department Staff were previously documented in the review letter dated July 12, 2023, as well as an email dated January 23, 2023, and after the site visit in West Virginia, in an email dated August 16, 2023. These were identified in previous staff reports to the Planning Commission. The comments listed below include the preliminary review comments from the previous staff reports and has been updated to reflect updates since that time. At this time the only unresolved review comments appear to be that DEQ has not yet approved the stormwater plan and the Economic Benefits Agreement has not been finalized. The applicant's recent response letters are attached to this staff report for information purposes.

- 1) **Erosion from Construction Process.** Information to demonstrate that the site construction in Clarke County will not be similar to the vast acreage of bare soil excavated at the site in West Virginia. This was expressed as a concern after the site visit to West Virginia, of which a couple pictures are provided above. The concern is in regards to erosion; not only management, but concern that the bare earth will remove existing topsoil that would reduce the viability of using it for farming in the future after the site is decommissioned.

Update: Condition #17 was added which includes additional requirements to help ensure that erosion during the construction process is better managed.

- 2) **Blasting.** The applicant has indicating that they are in the process of evaluating if blasting will be proposed. Staff has recommended that this be avoided and potentially restricted in the SUP conditions. Blasting could potentially impact adjacent properties and structures.

Update: Condition #7 is recommended to restrict blasting on the property except for the area the Applicant indicates where blasting can not be avoided. This is the stormwater management basin located near Triple J Road, identified as SWM basin #1 on the site development plan.

- 3) **Noise.** Noise created during the construction process is a significant concern that will need to be evaluated further during the review process with the applicant. Limitations can be added to the special use permit conditions to mitigate these potential impacts.

Update: Condition #9 is added that will restrict construction activities so they are limited to 7AM – 7PM. It also restricts construction activities during federal holidays and on Sundays to further lessen noise impacts that may be associated with the construction process.

- 4) **Decommissioning Plan.** A large number of comments/concerns are noted in Staff's July 12th review letter regarding the decommissioning plan. It is expected that these issues need to be resolved before approval is granted.

Update: Condition #5 includes reference to the required decommissioning plan as reviewed by Staff and the County Attorney. Similar to the other solar power plant project in Clarke County a development surety is required to be held by Clarke County to ensure that funds will be available to decommission the site if it is abandoned by the applicant or future permit holder. The language of the decommissioning plan is nearly identical to that used with the Hecate Solar Project with only minor differences, such as the security amount is higher proportional to the larger scale of this project and the criteria for determining what constitutes abandonment of the project by the applicant has been slightly modified to reflect certain things that may arise that are outside of control by the applicant. These were determined to be very minor changes by the County Attorney.

- 5) **Landscaping Plan.** The landscaping plan in the northeastern portion of the property needs improvement after a stormwater basin was added to meet DEQ requirements. Staff has concern that the area of trees to be removed is not realistic given the grading shown. There also appears to be more opportunity to add trees to buffer this area after the construction is completed of the stormwater basin.

Update: Condition #13 includes a recommended condition regarding landscaping, including the code required maintenance bond requirements. The applicant appears to have adequately address previous review comments regarding the landscaping plan.

- 6) **Emergency Action Plan.** Staff commented that the applicant should provide a plan that ensures procedures will be taken to repair damaged panels if an event occurs that causes damage to them, such as but not limited to a hurricane. Research suggests that if panels are damaged and not repaired they may present a risk of heavy metals leaching in to the ground and groundwater. The applicant submitted an emergency action plan but it does not address the stated concern. Instead, it is related to employee safety practices.

Update: Condition #4 is recommended that is the same general maintenance obligational requirements placed on the Hecate solar project except that the emergency action plan was added to it which includes details that obligate the applicant to be responsible for assessing and repairing damage that may occur during emergency situations (earthquake, tornado, etc.). The applicant's submitted emergency action plan is included as an exhibit to the recommended conditions along with the economic benefits agreement (draft) and decommissioning plan.

- 7) **Siting Agreement or Economic Benefits Agreement.** Virginia Code § 15.2-2316.7 requires that applicants of solar projects negotiate a siting agreement with the locality. This agreement may include terms that mitigate impacts of the solar project, provide financial compensation to the host locality to address capital needs, or offer assistance in the development of broadband. The Clarke County solar power regulations also require that the applicant submit an economic analysis that includes the evaluation of tax revenue, among other factors as described under Section 5.2C of the Clarke County Zoning Ordinance.

Update: Recommended condition #14 includes reference to the payment agreement offered by the Applicant to the County. The applicant is currently looking at making revisions to this document as requested by County Staff to clarify/require that machinery and tools tax is required in addition to the fee amounts specified.

- 8) **Erosion and Sediment Control Plan.** Hurt & Proffitt is currently reviewing the revised erosion and sediment control plan that they previously recommended approval of. The re-review was necessary due to the entrance off of Triple J Road that was recently added.

Update: The County's erosion and sediment control consultant recently reviewed and issued a recommendation of approval of the erosion and sediment control plan. Their letter notes a few minor issues which the applicant addressed on January 19, 2024.

- 9) **Lot merger.** Tax Map 13-A-56 is required to be merged or adjusted out of the solar power plant due to its size of less than 20 acres. This is a requirement of Section 5.2C of the Clarke County Zoning Ordinance that prohibits lots of less than 20 acres of being part of a solar power plant. The applicant has been notified of this on multiple occasions and review letters.

Update: Condition #18 specifies that a boundary line adjustment or lot merger is required to exclude tax map #13-A-56 from the solar power plant project. This would be required prior to the beginning of construction or land disturbance. This recommended condition is to ensure that the minimum lot size regulations of the Clarke County Zoning Ordinance as they relate to solar power plants are complied with.

- 10) **Electrical Yard.** Information has been requested to demonstrate that the proposed electrical yard will not be used as a substation. A substation requires a separate special use permit that has not been applied for.

Update: The applicant has clarified in their responses that the electrical yard shall not be used as a substation.

- 11) **Details of the Panels – Heavy Metals.** Technical details of the panels have been requested along with information that supports that they present a minimal risk of heavy metal contamination. Research indicates that certain types of solar panel should be avoided to prevent heavy metal leaching into the soil. The site development plan should clearly indicate that the proposed panels are the safest type available and provide the specifications.

Update: The applicant has submitted general details of the type of solar panels they are proposing to use which is incorporated into the recommended condition #19. These are the same type used by Hecate. While the exact manufacturer details have not been selected yet the applicant would be obligated to use either monocrystalline or polycrystalline types of solar panels. Other types of panels, such as "Thin Film" panels that utilize potentially more harmful metals and have been noted to catch fire are prohibited. Condition #20 was added partly to verify the type of panels during a required pre-construction meeting with the contractor.

- 12) **Sinkhole buffer - Certification.** Engineering certification is required where the smaller buffer area of 25 feet is proposed from sinkholes (versus 100 feet).

Update: The applicant has added acceptable engineering language to the site development plan that is required by County regulations regarding the reduced buffer distance of 25 feet in certain locations.

- 13) **Errors.** Some editorial errors and incorrect or missing information has been commented on. These are minor in scope but should be corrected on the future revised site development plan.

Update: Previously identified errors have been corrected by the Applicant in the recent submittal.

- 14) **Triple J Road Access.** Staff supports the Sheriff Office’s comments regarding the appropriateness to limit access off of Triple J Road. Initially no access was proposed off of Triple J. Road. However, the applicant has recently revised the plans to include an entrance there. The stated purpose of this entrance is to allow larger trucks to enter the site to stock the staging area during construction activities. Improvements are also proposed at the entrance of Westwood Road that will accommodate large trucks entering the site from that location.

Update: The applicant has proposed the entrance off of Triple J Road despite the general recommendation that it be excluded if possible by the Sheriff’s Office. The site development plan was revised to include a gate at the entrance as previously discussed with Planning Commissioners. Condition #22 is recommended to reference the addition of the gate and specify that it is required to be gated during the operation of the solar power plant. The applicant indicated that they will likely have it gated during construction also for added security reasons.

Recommended Special Use Permit Conditions:

Below is a draft of the special use permit conditions that were recommended by the Planning Commission during their meeting on February 2, 2024.

SPECIAL USE PERMIT (SUP-22-01)

An application submitted by:

Horus Virginia I LLC

1. **Special Use Permit purpose; nontransferable.** This Special Use Permit is issued for the operation of a “solar power plant” solely for the Applicant, Horus Virginia I LLC, on the subject property, as presently identified by tax map #s 13-A-13 and 13-A-56. The Special Use Permit shall not be transferable to any other person or entity without prior approval of the Board of Supervisors as an amendment to the approved Special Use Permit conditions, such approval not to be unreasonably withheld. Development pursuant to this Special Use Permit shall comply with the approved site development plan (SP-22-02) titled “Beckett 50MW Solar Project.” Substantial deviations to the approved site development plan shall require submission of a special use permit amendment (SUP-A) and site development plan amendment (SPA) as required under Sections 6.3.2 and 6.2.3 of the Clarke County Zoning Ordinance, respectively.
2. **Applicant and Property Owner (“Owner”) to sign list of adopted permit conditions; provision of revised site development plan.** The Applicant and the Owner, or authorized representative, shall sign the list of adopted conditions to indicate receipt of the conditions and the intention to comply fully with the conditions for the life of the special use permit. A signed copy of the conditions shall be provided to Planning Department Staff (“Staff”) within thirty (30) days of the Applicant’s and Owner’s receipt of the adopted conditions. Copies of the final site development plan shall be provided to Staff for final signature within thirty (30) days of the date of the Board of Supervisors’ approval of this Special Use Permit.

3. **Access for inspections required.** Staff and other County officials shall have access to the property with 24 hour notice to the Applicant in order to conduct periodic compliance inspections of the facility and the subject property throughout the life of the permit.
4. **Ongoing maintenance of site features.** The following site features as depicted on the approved site development plan (SP-22-02) shall be properly maintained throughout the life of the permit:
 - Vegetated property buffer including existing trees and shrubs and supplemental plantings as depicted on the approved landscaping plan per Zoning Ordinance requirements.
 - Fences and gates.
 - Outdoor lighting fixtures to ensure compliance with Zoning Ordinance requirements.
 - Warning signage.
 - Knox box for fire, emergency services, and law enforcement access.
 - Stormwater management facilities to ensure adequate drainage.
 - Solar panels and/or other ancillary facilities of the solar power plant. In addition to regular ongoing maintenance, when such solar panels and/or other ancillary facilities are damaged as the result of a fire, extreme weather, geological event or other emergency condition the Applicant shall comply with the Emergency Action Plan (**Exhibit A**).
5. **Decommissioning of facility.** The Applicant shall be responsible to decommission the Solar Power Plant at the end of its lifespan, or when the solar power plant is not generating electricity for a period of twelve (12) consecutive months, unless the cause of the failure to generate electricity is (i) a repair, restoration or improvement to an integral part of the solar power plant that affects the generation of electricity and that repair, restoration or improvement is being diligently pursued by the Owner; (ii) temporary inability of the electrical transmission system to accept electrical power generated by the Facility; or (iii) an event of Force Majeure (each, a "Triggering Event"), as further detailed in the decommissioning plan. The decommissioning shall include the removal and proper disposal of all solar energy equipment, facilities, or devices from the property for the reasonable restoration of the property upon which the equipment, facilities, or devices were located. In this regard, the Applicant agrees to follow and comply with the attached Decommissioning Plan, herein referred to as **Exhibit B**.

Prior to, and contingent upon, the issuance of a building permit by the County, the Applicant shall provide financial assurance to the County in an amount sufficient for the County to perform decommissioning in the event that the Applicant fails to do so. Such financial assurance shall be held by the County for the life of the project and through the decommissioning process. The financial assurance shall be in a form acceptable to the County and in accordance with Va. Code §15.2-2241.2. The financial assurance shall be provided in a dollar amount equal to the estimated cost to decommission the site on the property, plus an additional 25% for administrative costs that may be associated with the decommissioning of the Solar Power Plant on the property. Every five (5) years this estimate shall be reevaluated by the Applicant and County to determine if any adjustments are needed to account for inflation or other factors that impact the estimated cost to decommission the site on the property. If adjustments are found to be needed, the Applicant shall adjust the financial assurance to match the new estimate. Projected salvage value shall not be applied as a credit against the estimated cost to decommission the site for the purpose of determining the amount of financial assurance required.

6. **Removal of debris.** All trash and debris left over from the construction process, or other activities, shall be removed from the property and disposed of at an approved waste management facility prior to issuance of a certificate of occupancy. No trash, debris, or construction materials shall be buried or burned on site.

7. **Blasting.** Blasting shall be prohibited except for the construction of the stormwater management basin identified as SWM Basin #1 on the site development plan. Prior to blasting the Applicant shall be responsible for obtaining a blasting permit pursuant to the requirements of Chapter 86 of the Clarke County Code.

8. **Fire & EMS.** The Applicant shall work proactively with the Chief of Fire & Emergency Services to develop and implement an agreed-upon set of procedures, protocols and training for managing the response to fire or other emergencies that may occur at the solar power plant. This shall include the development of a Fire & Emergency Services Manual for Clarke County that shall be completed by the Applicant and accepted by the Director of Fire & Emergency Services or Staff prior to the operation of the solar power plant for the production of electricity and prior to the issuance of a certificate of occupancy. At a minimum, the manual shall address the following factors:
 - Identification of the roles that each responsible party shall have during the event of a fire or other emergency at the site, including clear statements about how decisions will be made during emergency responses.
 - Identification of key points of contact during emergency situations and protocols for communication with them during such emergency events.
 - Conditions to allow for the special training of fire and emergency services personnel including a tour of the site to provide awareness of the site and equipment that is present as well as points of ingress/egress.
 - Designated shutoff procedures and locations for equipment shutoff.
 - Maps outlining the location of key equipment, such as, but not limited to the following:
 - o Location of lock box
 - o Inverters
 - o Transformers
 - o System/electrical cut-off switches
 - o Points of ingress/egress at the facility
 - o Cleared access around the site

9. **Noise.** The use of the property for a solar power plant shall comply with Chapter 120 of the Clarke County Code related to noise. In addition, the following conditions shall apply:
 - **Construction noise.** All construction activities shall be limited to 7:00AM to 7:00PM in order to limit noise impacts on adjacent and nearby properties. Furthermore, construction activities shall be ceased on Sundays and during days that are recognized as holidays by the federal government.
 - **Facility equipment.** Prior to issuance of a building permit, the Applicant shall provide technical documentation for all facility equipment that may generate noise to verify that the manufacturer's noise specifications do not exceed Zoning Ordinance requirements.

10. **Entrance requirements.** The following conditions shall apply to the property entrances.

- **VDOT compliance.** The Applicant shall comply with all VDOT requirements for use of the property entrances throughout the operation of the solar power plant.
- **Potential damage to adjoining properties.** In the event that there is damage to adjoining properties as a result of ingress/egress of construction vehicles, the Applicant shall remedy all damage in full prior to issuance of a certificate of occupancy.
- **Triple J road entrance.** The entrance off of Triple J Road shall be gated prior to operation of the solar power plant.
- **Additional parking and storage setback from public roads.** The parking of vehicles, equipment or storage shall be prohibited within 1000 feet of Westwood Road, or 500 feet from Triple J. Road, except as necessary to construct, repair or maintain the improvements within or adjacent to these areas.

11. **State and Federal permits.** The Applicant shall provide copies of all applicable State and Federal permits to Staff prior to issuance of a building permit.

12. **Karst monitoring.** Ongoing inspections for Karst activity shall be conducted by the Applicant according to the following schedule and requirements:

- Initial Inspection Period. Site inspections shall be performed annually by the Applicant's engineer beginning one year from the completion of the solar power plant. This Initial Inspection Period shall continue until five years from the date of completion of the solar power plant.
- Ten-Year Inspection Period. If no solution activity is identified during the Initial Inspection Period, then inspections shall be conducted once every two years for the next ten years.
- Ongoing Inspection Period. If no solution activity is identified during the Ten-Year inspection Period, then inspections shall be conducted once every five years for the remaining life of the project.
- Inspection dates shall coincide with the date of issuance of a certificate of occupancy allowing the facility or Phases of the facility to begin producing electric power.
- Written reports for each inspection shall be provided to the County Planning Department according to this schedule. Staff reserves the right to have the reports reviewed by the County's Karst engineer. The Applicant shall be responsible for reimbursing the County for the reasonable cost of engineering review of the report(s).
- The County reserves the right to request intermittent inspections as deemed necessary or if suspected solution activity is reported.
- In the event that an inspection reveals an issue that in the opinion of the County's Karst engineer requires specific remediation activities, the Applicant shall be responsible for completing such activities within a timeframe deemed acceptable buy the Zoning Administrator and the County's Karst engineer.

13. **Landscaping.**

- **Compliance with Site Development Plan.** Prior to issuance of a certificate of occupancy or operation of the solar power plant, the applicant is responsible to comply with Section 7.2.4B-3 of the Clarke County Zoning Ordinance. This includes having a professional landscape architect, or certain other designated landscaping professionals, to inspect and certify in writing that all plantings are planted in compliance with the approved site development plan. This certification shall be

provided to the Department of Planning before issuance of a certificate of occupancy or operation of the solar power plant.

- **Maintenance Guarantee.** The Applicant shall provide a maintenance guarantee and shall comply with all provisions of Section 8.2 of the Clarke County Zoning Ordinance. Such maintenance guarantee is required prior to issuance of a certificate of occupancy or operation of the solar power plant.
- **Minor deviations from approved landscaping plan.** In the event that the Applicant requests a minor deviation from the approved landscaping, as shown on the approved landscaping plan, in order to avoid conflicts with the placement of panels that would adversely impact their effectiveness, or to move plantings to more effective locations on the site, such deviation shall be provided on a revised landscaping plan sheet for review and approval by Staff. Additionally, Staff may request minor deviations from the approved landscaping plan, including provision of additional plantings, in order to ensure that supplemental landscaping provides effective screening of the facility from adjacent properties. Staff may consult with the Planning Commission's Plans Review Committee to determine whether such minor deviations, requested either by the Applicant or by Staff, is consistent with the special use permit and site development plan approvals.

14. Payment Agreement. Horus Virginia I LLC entered into an Economic Benefits Agreement with the Board of Supervisors of Clarke County dated _____, providing for payments to the County. Such agreement is attached hereto, and referred to as **Exhibit C**. The applicant, Horus Virginia I LLC, shall take responsibility for the payments specified under said agreement. Compliance with said agreement shall be a condition of this Special Use Permit.

15. Revocation of Special Use Permit. The Board of Supervisors may take action to revoke this Special Use Permit in accordance with the revocation procedures and any of the reasons for revocation listed under Section 6.3.1E of the Clarke County Zoning Ordinance. In addition, the Board of Supervisors may take action to revoke this Special Use Permit if the applicant does not comply with the following deadlines for construction and permitting.

- All permits for construction of the solar power plant shall be obtained by the Applicant within 24 months of approval of this Special Use Permit.
- Construction of the solar power plant shall be completed within 36 months of approval of this Special Use Permit.

16. Stormwater drainage monitoring. Ongoing inspections of stormwater drainage facilities on the Applicant's property shall be conducted by the Applicant. The purpose of these inspections shall be to determine if stormwater drainage facilities on the property are functioning as intended and without negative impact to neighboring properties. Written reports of each inspection shall be provided to the County Planning Department at the same frequency and schedule as the Karst monitoring inspections (see condition #12). This includes, but is not limited to, the County reserving the right to conduct intermittent inspections as deemed necessary. Furthermore, the Applicant agrees to compensate the County for any reasonable costs that may be associated with engineering review of the written reports. The Applicant shall be responsible for remediation activities determined necessary to address any issues identified in the written reports, and shall complete such activities within a timeframe deemed acceptable by the Zoning Administrator.

17. **Additional erosion and sediment control measures.** To further minimize the potential of soil erosion and sediment runoff during the construction process the Applicant shall construct the solar power plant using the following procedures and requirements:
- All stormwater management facilities and erosion and sediment control measures shall be constructed and inspected prior to land disturbance or construction for the solar panels and ancillary facilities for the solar power plant.
 - After such stormwater management facilities and erosion and sediment control measures have been completed, the construction of the solar power plant shall be divided into two phases, as shown on page 14 of 51 of the site development plan. Construction and land disturbance activities shall begin in phase 1. Construction and land disturbance activities for phase 2 shall not take place until phase 1 has been satisfactorily completed and the soils have been stabilized within it, as determined by the Zoning Administrator. The Applicant shall notify the Zoning Administrator upon completion of phase 1 to conduct an inspection of the work for compliance with this condition. The Zoning Administrator shall consult with the Building Department, and may consult with other local or state officials or consultants prior to making a determination of completion for phase 1. The Applicant shall pay all fees that may be associated with the review of phase 1 by the County’s erosion & sediment control consultant.
 - Existing wooded areas surrounding the site and within the forested open space easements shown on the stormwater management plan, as approved by the Department of Environmental Quality and County, shall remain undisturbed during the construction and operation of the solar power plant.
18. **Boundary Line Adjustment or Lot Merger required.** For the purpose of complying with the minimum lot size requirements of Section 5.2C-2 of the Clarke County Zoning Ordinance, a complete application shall be submitted for a lot merger or boundary line adjustment to remove the lot identified as tax map #13-A-56 from the solar power plant project. For the purpose of this requirement, removal from the solar power plant project shall mean that no site improvements for the solar power plant, as identified on the site development plan, shall be located on the lot. The plat associated with the application shall be in compliance with the County’s zoning and subdivision ordinances applicable for boundary line adjustments or lot mergers, and shall be approved and recorded prior to the commencement of construction or land disturbance activities.
19. **Solar Panel Type.** All solar panels used as part of the solar power plant shall be of the type of solar panels classified as monocrystalline or polycrystalline, either P or N type. “Thin Film” type solar panels shall be prohibited.
20. **Pre-construction meeting with Planning Department Staff.** The Applicant shall require the contractor for the project to meet with County Planning Department Staff before land disturbance or construction activities begin. Such required pre-construction meeting shall be held no longer than 30 days from the anticipated date that construction or land disturbance begins.
21. **Metal Detector Survey – Battle of Berryville area.** Prior to beginning land disturbance or construction of the solar power plant the Applicant shall provide the County with a metal detector survey of the eastern part of the property, as delineated in Figure 7-1 of Dutton and Associate’s report, as it lies within the area of the Battle of Berryville.

22. **Gate at Triple J Road entrance.** The entrance off of Triple J Road shall be gated during the operation of the solar power plant after construction is completed.

Exhibit A: Emergency Action Plan

Exhibit B: Decommissioning Plan

Exhibit C: Economic Benefits Agreement

Planning Commission Recommendation:

On February 2, 2024 the Planning Commission held a continued public hearing on these applications. No members of the public spoke at this public hearing.

The Planning Commission passed a motion for the recommendation of conditional approval of the special use permit application, including the SUP conditions noted in this report, and conditioned that the Economic Benefits Agreement be finalized and accepted by the Board of Supervisors prior to approval.

The Planning Commission's recommendation for the site development plan was conditional approval, conditioned that DEQ grant approval of the stormwater management plan prior to final approval. As noted above in this report, DEQ issued approval a few days after the Planning Commission made this motion, thereby addressing the condition.

Update:

Since the application was presented to the Board of Supervisors on February 20, 2024, and the public hearing was scheduled, the applicant submitted minor revisions to the Narrative and Emergency Action Plan. The changes were minor corrections and typographical errors noted in the initial meeting. Staff also met with the Applicant's attorney and discussed certain changes to the Economic Benefits Agreement (siting agreement), including language that clarifies that the agreement only covers the 25 year period and will need to be renegotiated at the end of that time period. The revised draft is attached with this report as Exhibit C.

Conclusion:

A public hearing is scheduled for the March 19, 2024 Board of Supervisor's Meeting for consideration of the proposed Special Use Permit (SUP-22-01) and Site Development Plan (SP-22-02). A separate public hearing is also scheduled for consideration of the Economic Benefits Agreement to comply with the Virginia Code requirements for siting agreements. Staff recommends that if the Board of Supervisors decide to approve the Special Use Permit and Site Development Plan applications that such approval include the recommended conditions of the Planning Commission and be done once the terms of the Economic Benefits Agreement (siting agreement) are satisfactory to the Board of Supervisors.

History:

May 5, 2022	Pre-application meeting.
May 25, 2022	Special Use Permit and Site Development Plan applications submitted.
July 11, 2022	Hurt & Proffitt Review Letter (ESC).
August 1, 2022	CTL Review Letter (Karst).
August 8, 2022	Initial Staff Review Letter.
August 17, 2022	Response Letter 1 from Integrity Federal Services.
September 2022	Revised Narrative & Site Development Plan (SP).
January 19, 2023	Hurt & Proffitt Review Letter 2.
January 23, 2023	Staff review email.
February 28, 2023	VDOT review comment letter.
April 4, 2023	Response Letter 2 from Integrity Federal Services.
April 18, 2023	Submission of Decommissioning Plan & Emergency Action Plan.
May 19, 2023	Hurt & Proffitt Approval Letter.
June 22, 2023	DEQ review status letter.
June 27, 2023	Resubmission of Site Development Plan (w/ new entrance off of Triple J Road).
July 12, 2023	Staff Review Letter.
August 1, 2023	Plans Review Committee.
August 2, 2023	VDOT Approval Letter.
August 11, 2023	Plans Review Committee Site Visit and example WV Site tour.
August 16, 2023	Staff comments - site visit tour follow up.
August 29, 2023	Planning Commission Work Session Meeting.
September 1, 2023	Planning Commission Business Meeting – Set Public Hearing.
TBD	Hurt & Proffitt Review Letter 4.
September 25, 2023	Deferral request provided by the Applicant’s agent. Applicant explained intent to modify the location of the equipment yard area.
November 16, 2023	Deferral requested by the Applicant.
November 28, 2023	Scheduled Planning Commission Work Session Meeting.
November 30, 2023	Applicant submitted new documents for review, including decommissioning plan draft, economic benefits agreement draft, emergency action plan draft, and swm agreement draft.
December 1, 2023	Deferral requested by the Applicant.
December 8, 2023	Applicant submitted new documents for review, including site plan revision and response letters to Planning Staff and Hurt & Proffitt.
December 11, 2023	Transmitted to Hurt & Proffitt for review.
December 13, 2023	Hurt & Proffitt review to commence following payment of review fee.
December 15/18, 2023	Correspondence with applicant regarding incomplete review comments.
December 26, 2023	Deferral requested by the Applicant.
January 2, 2024	Scheduled Planning Commission work session.
January 5, 2024	Scheduled Planning Commission Business Meeting / Deferral by Applicant.
January 9, 2024	County Attorney review comment letter regarding decommissioning plan.
January 16, 2024	DEQ review comments on revised site plan.
January 18, 2024	Hurt & Proffitt’s review comment letter received for plan changes.
January 19, 2024	Applicant’s response letter to DEQ’s 1/16/2024 review comments.
	Applicant’s response letter to E&S Consultant’s review comments.
January 22, 2024	Applicant’s response letter to Planning Dept. review comments.
	Revised site development plan submittal with minor changes to address comments.
January 23, 2024	Information submittal from applicant to address solar panel type comment.
January 24, 2024	email from DEQ received clarifying their current review status.
January 30, 2024	Scheduled Planning Commission work session.
February 1, 2024	Revised EBA submitted by the Applicant increasing fee amount to x5 that of Hecate so they are proportionally the same.
February 2, 2024	Scheduled Planning Commission Business Meeting / Continued Public Hearing.
February 5, 2024	DEQ Approval Letter received.
February 20, 2024	BOS initial meeting – public hearing schedule
February 28, 2024	Minor edits to narrative and emergency action plan submitted. Meeting held with the Applicant’s attorney regarding edits to the EBA to address review comments of it.
March 19, 2024	BOS Public Hearing



EMERGENCY ACTION PLAN

LEVEL: OPDENERGY

FUNCTION: HEALTH & SAFETY

DOCUMENT CODE: E-OPD-HS-P-0001

VERSION: 01

DATE: 1/23/24

REVISION CONTROL

VERSION	DATE	PARAGRAPH	DESCRIPTION
01	1/23/24	-	New edition document

In the event of any structural damage to the panels following a fire, extreme weather or geological event or other such emergency condition, the operator will immediately assess the situation and implement the following action plan:

1. Once the event has ceased, the operator will contact the connecting utility and receive written verification that the entire site has been de-energized, no back-feed power is present, and that the site has been electrically isolated from the electrical grid following proper lock-out, tag-out procedures
2. Once the site has been confirmed as electrically safe, a representative from the owner/operator will survey the site and assess the damage. This assessment will focus on two areas in sequence:
 3.
 - a. Possibility of immediate health and safety concerns relating to physical injury for clean up workers (falling panels, sharp damaged equipment...) All such concerns will be dealt with first in accordance with standard safety protocols to render the site safe for the clean-up crews
 - b. Damaged panels and other equipment will be surveyed for repair or replacement. A comprehensive plan will be compiled for both repair and replacement.
 - i. It will be determined for panels that are to be repaired whether they will be repaired in situ or will be taken to a repair facility. Presumably these panels will only be slightly damaged, and will have maintained the integrity of their seal and would therefore pose no possibility of any leaching materials
 - ii. Panels that are damaged beyond repair will be removed from site (non-operational)
 4. Non-operational panels will be transported from the site as soon as possible. If the damaged panels are staged for anything but immediate pick-up they will be placed on containment material that will prevent the leeching of any of the panel's materials from reaching the soil. Once the panels are all removed, the containment material will be removed and disposed of in accordance with current regulations.

The timing of this process following an event is difficult to predict with any degree of certainty due to myriad factors, such as flooding, fire suppression, fallen trees..., but the Owner/Operator would expect to contact the Utility within hours of the event's culmination. Depending on how damaging and widespread the specific event was the utility could take from hours to weeks to electrically isolate the project. Once isolated however, the operator would be able to assess the site within one to two days and create a repair/replacement plan. With the plan in place, the same factors relating to the amount and severity of the specific devastation, along with the volume of clean-up, will dictate how quickly crews can be contracted and the site returned to good working order.

The Owner/Operator will be responsible for the proper clean-up of the site following any such event that requires the repair or replacement of any such panels.

Periodic inspections of the panels are continuously conducted throughout the operational life of the project. Any damage to the panel housing will be detected and if required the panel will be removed and replaced. A log book of inspections will be kept in the operations building and can be made available to the County upon request.

Approved by:
Corporate Safety & Health

(edited 2/28/2024)

OPDEnergy

Beckett Solar Facility
Decommissioning Plan

Beckett Solar Facility
Decommissioning Plan

TABLE OF CONTENTS

DECOMMISSIONING 1

- (a) Statement of Performance Criteria for Site Restoration 1
 - (1) Safety and the Removal of Hazardous Conditions during Decommissioning 1
 - (2) Environmental Impacts..... 1
 - (3) Aesthetics..... 1
 - (4) Salvage and Recycling 1
 - (5) Potential Future Uses for the Facility Area..... 3
 - (6) Decommissioning and Restoration Plan..... 3
- (b) Subsurface Drainage Improvement Accounting 6
- (c) Planned Notifications Regarding Decommissioning 6

LIST OF TABLES

Table 1. Major Components and Scrap Codes 2

LIST OF APPENDICES

Appendix A. Site Restoration and Decommissioning Cost Estimate

DECOMMISSIONING

This Exhibit addresses the requirements specified in Code of Virginia 15.2-2241.2.

(a) Statement of Performance Criteria for Site Restoration

The Beckett Solar Facility (the Facility), located at 1030 Bellringer Lane, Berryville, VA 22621, is anticipated to reliably and safely operate for an excess of thirty years.

The land leasing arrangement for the approximately 385-acre property on which the Facility is proposed (the Facility Area) is for up to 40 years of operation and could be extended further if the parties agree. Upon termination of the lease, it requires the Applicant to remove Facility components and return the land to substantially the same condition as currently exists. The performance criteria discussed below are meant for Facility decommissioning/restoration, but also will apply in the event that the Facility cannot be completed.

(1) Safety and the Removal of Hazardous Conditions during Decommissioning

The contractor(s) engaged to commence the decommissioning process will be required to provide a safety plan prior to mobilizing that includes site safety orientation training for all on-site workers. The contractor(s) also will be required to establish a Spill Prevention Control and Countermeasure Plan.

The only hazardous material to be used by the Facility during operation will be the cooling oil contained in the transformers. That oil will be drained and recycled or disposed of in accordance with regulations. During the decommissioning work, some vehicle fuel and lubricating oils may be present on-site for the work tools and equipment. The storage and handling of the fuel and lube oil will be managed in accordance with the Spill Prevention Control and Countermeasure Plan.

(2) Environmental Impacts

During the decommissioning work, the contractor will be required to assign a Health, Safety and Environment Manager to monitor the work in compliance with the permits.

Prior to decommissioning, the Applicant will notify in writing Clarke County of their intention to begin decommissioning. The Applicant will engage an environmental consultant to monitor the decommissioning activities and potential environmental impacts. The decommissioning work is expected to have insignificant impacts on the environment. The decommissioning work will not involve any further clearing.

(3) Aesthetics

Landscaping will be left in place to continue its screening function and avoid changing the visual perspective.

(4) Salvage and Recycling

Most of the Facility systems and components are recyclable. Publicly available data shows a market price for scrap materials, indicating these can be profitably recycled by the Applicant or the decommissioning contractor. The major components and their expected scrap codes are outlined in Table 1.

Table 1. Major Components and Scrap Codes

Facility Component
Inverters - Chint CPS SCH125KTL or similar
Transformers - Cooper 3MVA and 2.5MVA or similar
PV Modules – photovoltaic - supplier to be determined based on availability
Racking Frame (Single Axis}
Racking Posts
Tracker Motors
LV Wiring - #10, 2/0, #2 bare, 500MCM
MV Wiring - 2/0 Bare, 500MCM
Chain Link Fence Fabric & posts
Disconnect Switches
Electronic Controls
Road Stone

The photovoltaic (PV) solar modules contain recyclable material (silicon, metal). PV manufacturers are establishing programs to receive recycled PV modules, however PV modules are anticipated to have residual value as a complete component.

The following general statements can be made about the present state of the salvage market with regards to crystalline silicon PV modules:

- The United States has a robust market for the salvage, recycling, and re-sale of industrial materials including the aluminum frame, glass fronts, and silicon which comprise the majority of a PV module.
- A number of websites post publicly available data on the scrap values of industrial materials in different regions of the United States. Example websites for pricing include: priceofscrapmetals.com, scrapmonster.com, rockawayrecycling.com, and recycleinme.com.
- Decommissioned PV modules from the Facility can be resold as industrial materials in the national salvage market. Possible salvage operations include: Cleanlites, ECS, Metal & Catalyst Resources, and Morgen Industries.
- PV modules also may be resold as functional modules for power production. PV Modules will continue to operate after years of use, though producing less power than their initial ratings. The industry has observed a degradation rate of 0.2-1% per year, with 0.7% used as an industry-wide assumption in the United States. Based on a 0.7% degradation rate, a 400-watt (WJ PV module would be rated at 335-W after 25 years of operation. The module would need to be tested prior to re-sale to verify the new ratings.
- PV power plants may be re-powered at "end-of-life" with new inverter systems or may be decommissioned with PV modules re-sold for use at another plant.

The PV modules residual value is conservatively assumed to be priced at 5% of original value.

(5) Potential Future Uses for the Facility Area

The Applicant may consider extending the Facility life or repowering the Facility, subject to required regulatory approvals. The cabling systems and tracker structures may provide reuse in situ and allow replacement of PV modules and inverters thereby repowering as a refreshed solar project. The Applicant will obtain any required approvals for repowering.

Upon the Facility Area being restored after Facility operation is terminated, the land may be used **as permitted by applicable codes and ordinances**. The planned Facility Implementation and decommissioning will not inhibit any of those possible uses.

(6) Decommissioning and Restoration Plan

The draft plan for decommissioning and restoration is provided below. The Facility decommissioning cost estimate is provided as Appendix A. It is expected that the salvage value of the components and material will far exceed the decommissioning and restoration costs. It is noted that even if the salvage value of PV modules is excluded from the decommissioning estimate, the remaining Facility salvage value is greater than the cost of Facility decommissioning and site restoration. However, with respect to Code of Virginia Title 15.2-2241.2, the Applicant shall provide financial assurance of such performance to the locality in the event the Applicant does not decommission the site after the project is considered inactive.

The financial assurance will be in the form acceptable to Clarke County per Title 15.2-2241. The costs will be allocated to Clarke County based on the estimated cost associated with removal of the facilities and restoration of the Project area Identified in Exhibit A. The cost for security shall include 25% additional total estimate value to include Clarke County Administrative Costs per Section 8 of the Zoning Ordinance. Finally, the security shall include a Landscaping Maintenance Guarantee pursuant to 8.2 of the Clarke County Zoning Ordinance. The estimates shall be updated to reflect inflation and any other changes every fifth year after commercial operation. Inflationary adjustments to cost estimates will be evaluated using the Consumer Price Index (CPI). Updated estimates will be filed with Clarke County every fifth year after commercial operation.

Upon decommissioning the Facility, the Applicant will engage one or more reputable contractors to perform the Facility decommissioning. The decommissioning and restoration work will generally involve the following:

- Planning, permitting, and consultation;
- Disassemble and recycle PV panels;
- Remove and recycle inverter stations, combiner boxes, and switchboards;
- Remove transformers and transport to a licensed facility for draining, disassembly, and recycling;
- Remove circuit breakers and transport to a licensed facility for degassing, disassembly, and recycling;
- Disassemble and recycle tracker steel components;
- Disassemble and recycle substation steel and components;
- Remove and recycle tracker I-beam posts;
- Remove, crush and recycle concrete foundations (substation components and inverter skids);
- Remove and recycle selected stone roads;
- Remove and recycle perimeter fencing;

- Collect and dispose of non-recyclable materials (loose debris, road filter fabric, select substation components, above ground PVC conduits);
- Regrading and decompaction as needed and any holes will be filled with appropriate fill in consultation with Clarke County; and
- Clean up and inspection.

The contractor will be required to properly manifest all material leaving the site and properly dispose to licensed recycling and disposal programs.

The decommissioning is anticipated to be completed over a six (6) month period, most likely during a summer season that provides drier conditions. The workforce may consist of up to a peak of about 40 on-site workers sourced primarily locally. Restoration of the site will begin during the decommissioning process and monitored for a full year following completion of all decommissioning activities to ensure success of re-vegetated areas.

Project decommissioning is generally triggered only by an event such as when the Project components reach the end of their operational life (although select components will likely be updated as technology improves over time). The Project will be considered to be inactive if the Project is not generating any electricity for a period of twelve (12) consecutive months unless the cause of the failure to generate electricity is (i) a repair, restoration or improvement to an integral part of the Project that affects the generation of electricity and that repair, restoration or improvement is being diligently pursued by the Owner; (ii) temporary inability of the electrical transmission system to accept electrical power generated by the Facility; or (iii) an event of Force Majeure (each, a "Triggering Event").

Force Majeure includes, but is not limited to, causes or events beyond the reasonable control of, and without the fault of negligence of the Company, including, without limitation, acts of God, sudden actions of the elements such as floods, earthquakes, hurricanes, or tornadoes; sabotage; terrorism; war; riots; explosion; blockades; pandemic; and insurrection. In the event that the Owner anticipates that corrective options (regarding energy output) will extend beyond the aforementioned 12-month period, It will file a notice to Clarke County, describing the circumstance and provide updates regarding the estimated amount of time required for those actions. If properly maintained, the expected lifetime of a utility-scale solar panel is approximately 35 years with an opportunity for a project lifetime of 50 years or more with equipment replacement and repowering. Depending on market conditions and project viability, solar arrays may be retrofitted with updated components (e.g., panels, frame, tracking system, etc.) to extend the life of a project. In the event that the modules are retrofitted, the original modules would be sold as resale or salvage, depending on the market at that time. At the end of the Project's useful life, the panels and associated components will be decommissioned and removed from the Project.

In the event the Owner fails to perform necessary Decommissioning and/or Restoration activities (when required) and Clarke County has to carry out such Decommissioning and/or Restoration activities in accordance with the terms herewith, the Applicant hereby acknowledges and agrees that it will use its commercially reasonable efforts to ensure Clarke County has the necessary access rights to carry out such Decommissioning and/or Restoration, including granting Clarke County the right to use the Company's easements and access rights to carry out any Decommissioning and/or Restoration.

Preparation

Prior to the start of decommissioning work, the Facility Area will be assessed for existing conditions to ensure proper planning and management of the disassembly and movement of materials is done while

protecting surrounding natural resources. Accordingly, erosion and sedimentation Best Management

Practices will be installed prior to the commencement of the decommissioning activities pursuant to any applicable permits.

The Applicant will make arrangements for the disposal and recycling programs that will receive the decommissioned materials. The Applicant will require the decommissioning contractor, its haulers, and the receiving facilities to maintain proper documentation in order to manifest and track the disposed materials.

(i) **Site Mobilization**

Existing access roads will be suitable for the decommissioning work. The site perimeter fencing will be maintained until the last stages of the work. If desired by the landowner, the site fencing may be left in place. During the active on-site decommissioning activity, the main gate entrance will be secured at night. If theft events occur, the Applicant may establish nighttime security presence, patrols, or other measures.

Prior to decommissioning, the Applicant will coordinate with the electric utility to de-energize the Facility and process the substation disconnection and closure. The main electric disconnect switches will be verified and secured open with lock-out / tag-out procedures. The contractor will lock-out and tag all the Facility inverter stations and combiner boxes, thereby de-energizing the entire Facility alternating current (AC) power system. Work will mainly occur during daytime hours

(ii) **System Removal**

The contractor will first systematically disconnect all PV modules, thereby disassembling the direct current collection system and rendering the entire Facility safely de-energized. As portions of the Facility Area are fully de-energized, the work crews will begin disassembly of the Facility infrastructure. The contractor will systematically disassemble the PV panels, tracker components, inverter stations, and substation equipment.

The demolition debris and removed equipment may be cut or dismantled into smaller pieces that can be safely lifted or carried by the deconstruction equipment being used. The majority of glass and steel and aluminum will be processed for transportation and delivery to an off-site recycling center. Minimal non-recyclable materials are anticipated; these will be properly disposed of at a qualified disposal facility. Demolition debris will be placed in temporary on-site storage areas until final transportation and disposal/recycling. PV modules will be packaged and resold in the secondary market for reuse.

The direct current/alternating current power collection system will be dismantled and removed. All cables and conduits that are removed will be recycled. All aboveground cables and electrical interconnections will be disconnected. The low voltage underground cables planned at a depth of about 36 inches will be easily pulled out and removed while the deeper medium voltage cables planned at about 48 inches depth will be abandoned in place. Cable and conduit stub ups will be cut at least 30 inches below ground.

The overhead feeder line that leads into the Facility's offsite interconnection will be removed unless the landowner determines that the electrical service line will be beneficial for future use of the site, in which case, after notification to the Utility, the line may remain after decommissioning.

There will be very few concrete foundations on-site, primarily for the small number of transformers. The concrete foundations will be removed and disposed of in a licensed landfill. Steel I-beam type posts or piles that support the trackers will be mechanically removed and salvaged. The area will be lightly graded to match preexisting site soil conditions.

(iii) **Transport**

The Applicant will require the contractor to organize the decommissioning work in a staged and systematic fashion providing tracking of the material leaving the Facility Area. Designated material collection areas will be established on-site where the material will be collected and packaged as needed for truck transport off-site. The material shipped off-site will be firmly secured to comply with the State's Department of Motor Vehicles regulations. Any loose material loads must be covered. The contractor will ensure all trucks and trailers are safe, road worthy, and meet all Department of Motor Vehicles permit requirements, including current valid registration and inspection requirements.

All material leaving the Facility Area will be manifested to identify the destination disposal or recycling center to which the material will be delivered.

(iv) **Site Restoration**

The facility area will be restored as set forth in the Code of Virginia 15.2-2241.2. The owner will stabilize the soil and re-vegetate the ground cover of the real property disturbed by the installation of such equipment, facilities, or devices.

(v) **Facility Closeout**

Upon completion of the decommissioning and site restoration, the Applicant, the contractor, and a Clarke County representative will conduct a final walk-through inspection and the contractor will correct any remaining punch list items. Unless otherwise agreed with the landowner, all permits required for the decommissioning will be closed out, and all temporary erosion and sediment control measures (silt fence, etc.) will be removed.

Upon final completion, the Applicant will provide the landowner with a completion letter including as-built drawings of any facility features left in place such as roads and deep underground cables. No live circuits will exist after Facility is de-energized.

Upon final completion, the Applicant will send a notice of Facility Closeout to Clarke County and DEQ.

(b) Subsurface Drainage Improvement Accounting

There are no known active subsurface drainage tile in the agricultural fields. As the Facility Area is generally open and flat, relatively limited grading is planned for the Facility. Therefore, the Facility drainage design established for the solar Facility will be generally maintained after decommissioning to continue stable site conditions. After decommissioning and site restoration, the site drainage patterns should remain as is. Prior to decommissioning, the Applicant will evaluate the site drainage design and update it if needed for the Facility Area after restoration.

(c) Planned Notifications Regarding Decommissioning

The Applicant will continue their coordination and communication with the landowner and formally provide the landowner with advanced notice of the planned decommissioning in accordance with the lease agreements.

At least 120 days prior to beginning the decommissioning work, the Applicant will consult with local County representatives to discuss the planned decommissioning and possible reuses of the Facility Area. Consideration may be given to preserving select Facility components that may be reused for future development at the Facility Area. The Applicant will review the decommissioning plans and schedule a meeting with local officials and incorporate applicable feedback.

The notification will include an updated Decommissioning Plan, discussion of schedule, planned activities, where and how the material will be recycled and disposed of, estimated workforce. The Applicant will consult with the state and local authorities having jurisdiction regarding the planned decommissioning activities and possible uses of the Facility Area after decommissioning.

Appendix A. Site Restoration and Decommissioning Cost Estimate

Calculation of the Decommissioning Amount									
acres/mw	project size mw ac	acres	deposit/acre	Decommissioning Bond amount	percentage of Bond payment	opdenergy annual bc	life of bond	lifetime cost	
	50			\$ 1,862,362	1%	\$	18,624	40	\$ 744,945

Calculation of the Decommissioning Cost				https://www.priceofscrapmetals.com/alabama/			
Total cost of Demolition	Value	Disposal Cost	Net Disposal Cost	Current scrap price	11/8/2022		
Panel Disposal by Weight	NO			per unit/ lb./ ton	Tons per MW	Project Weight in Tons	Current scrap value
Scrap Value of Panels (unit)	\$ -	\$ 215,104	\$ 215,104	\$ -			
Scrap Value of Concrete (Ton)	\$ -	\$ 170,560	\$ 170,560	\$ -			
Scrap Value of Copper (Ton)	\$ -	\$ 38,500	\$ 38,500	\$ 3.17	7.70	385	\$ 2,440,900
Scrap Value of Steel (Ton)	\$ -	\$ 92,400	\$ 92,400	\$ 280.00	61.60	3,080	\$ 862,400
Scrap value of Aluminum (Ton)	\$ -	\$ 31,350	\$ 31,350	\$ 0.91	20.90	1,045	\$ 1,901,900
Scrap Value of Inverters (unit)	\$ -	\$ 4,566	\$ 4,566	\$ -			
						Total	\$ 5,205,200
Total Disposal Cost			\$ 552,480				
Total Labor Cost			\$ 638,400				
Total Equipment Cost			\$ 190,000				
Removal of Misc (Shed and utility poles)			\$ 10,000				
Misc Tools, Consumables, Rentals and Equipment			\$ 20,000				
Sub Total			\$ 1,410,880				
Contractor Premium	10%		\$ 141,088				
Contracted Sub Total			\$ 1,551,969				
Contingency	20%		\$ 310,394				
Grand Total for Decommissioning			\$ 1,862,362				

Site Restoration			
Re-grading and filling of holes/depressions		\$	78,400
Road Removal		\$	55,200
Fence Removal		\$	24,300
Re-seeding		\$	11,000
Planting of Misc Landscaping		\$	5,000
Total Restoration Cost		\$	173,900
Contingency	20%	\$	34,780
Grand Total for Site Restoration		\$	208,680
Total Cost for all Decommissioning and Restoration		\$	2,071,042

Exhibit C

DRAFT

ECONOMIC BENEFITS AGREEMENT

This Economic Benefits Agreement (“Agreement”), dated this ____ day of _____, 2024, is by and between the BOARD OF SUPERVISORS OF CLARKE COUNTY, VIRGINIA (“County”), party of the first part, whose mailing address is 101 Chalmers Court, Suite B, Berryville, Virginia 22611 and HORUS VIRGINIA 1, LLC, its successors or assigns (“Horus”), party of the second part, whose mailing address is 615 Crescent Executive Court, Suite 130, Lake Mary, FL 32746.

RECITALS:

WHEREAS, Horus made application for a special use permit applicable to a parcel of real estate (“the Parcel”), specifically identified as Tax Map #13-A-13 and #13-A-56, for a 50 - megawatt solar photovoltaic project (“Project”), a solar energy facility within the meaning of the Clarke County Zoning Ordinance, allowed by special use permit in the agricultural district in which the Parcel lies; and

Whereas, changing the use of the Parcel from agricultural use to a solar energy facility in accordance with the application may eliminate or reduce various personal property taxes including, but not limited to, taxes on the personal property installed in connection with the project which may not be assessed as a result of Code of Virginia §58.1-3660, which was enacted after Horus began its effort to obtain zoning clearance for its project and which eliminated certain economic benefits which both parties expected the County to realize from the Project; and

Whereas, the Code of Virginia §15.2-2316.8 allows the County to enter into a siting agreement with the applicant to include financial compensation to the County for certain capital, budgeting, fiscal fund balance, and deployment of broadband needs; and

Whereas, the special use permit (SUP-22-01) was approved by the County, which special use permit contains a condition which provides that the applicant shall take responsibility for the payments specified under said agreement; and

Whereas, Horus wishes and offers to ameliorate any possible negative economic consequences of its Project, including, but not limited to, those caused by Code of Virginia §58.1- 3660, and to enter into this agreement in compliance with of SUP-22-01.

NOW, THEREFORE, the parties agree as follows:

1. Horus will be responsible for the payment of Roll Back taxes to the County as a result of the Parcel being no longer eligible for land use real estate tax treatment, the Roll Back taxes being estimated to be \$79,971;

2. Horus shall pay the County annually upon commencement of the Project, for a period of twenty-five (25) years, the minimum sum shown on attached Schedule A, which sum shall not include the annual real estate taxes payable on the Parcel for those areas of the Parcel outside of the solar project (“Good Neighbor Payments” (GNP)). Commencement of

the project shall be defined as the point when the applicant applies for a land disturbance permit.

3. The term of this Agreement covers twenty-five (25) years which starts at the commencement of the Project. The parties to this Agreement agree that at the conclusion of the term of this Agreement, they shall make all reasonable and good faith efforts to negotiate a new economic benefits agreement to cover a new term and to address the continuance of the megawatt photovoltaic project on the Parcel.

Witness the following signatures and seals:

BOARD OF SUPERVISORS OF
CLARKE COUNTY, VIRGINIA

By: _____
County Administrator

Date

HORUS VIRGINIA 1, LLC

By: _____

Its: _____

Date

SCHEDULE A

Annual payments pursuant to agreed Economic Benefits Agreement

GNP	\$212,500
Year 1	\$104,960
Year 2	\$106,985
Year 3	\$109,070
Year 4	\$111,205
Year 5	\$113,380
Year 6	\$115,600
Year 7	\$117,910
Year 8	\$120,265
Year 9	\$122,670
Year 10	\$125,120
Year 11	\$127,620
Year 12	\$130,170
Year 13	\$132,775
Year 14	\$135,430
Year 15	\$138,135
Year 16	\$140,895
Year 17	\$143,710
Year 18	\$146,585
Year 19	\$149,515
Year 20	\$152,500
Year 21	\$155,550
Year 22	\$158,660
Year 23	\$161,830
Year 24	\$165,065
Year 25	\$168,365
Total	\$3,566,470

It is the agreement of Horus and the County that the above stated schedule and agreed upon Economic Benefits Agreement shall be the sole amount collected by the County and paid by Horus for a period of the twenty-five years commencing upon the date of completion of the installation of the commercial solar field and the delivery of power to First Energy from the commercial solar field. The County does agree that these payments and the above payment schedule shall be in lieu of any other payments required to be paid to the County whether they be by way of real property taxes, personal property taxes, machine and tool taxes, or any other County tax for the portions of the property containing the solar project.

Original Application

SP 22-02
SLP-22-01

CLARKE COUNTY LAND DEVELOPMENT APPLICATION



Applicant HORUS VIRGINIA I LLC
 Applicant's Address 110 FRONT STREET - SUITE 300
JUPITER FL 33477
 City State Zip Code
 Applicant's E-Mail Address _____
 Agent (Contact Person) BEN SVEDLOW Phone 304-725-8456
 Agent's Company INTEGRITY FEDERAL SERVICES
 Agent's Address 148 S. QUEEN STREET, SUITE 201, MARTINSBURG, WV 25401
 Current Property Owner BELLRINGER FARM, LLC
 Owner's Address P.O. BOX 318 Phone _____
 Correspondence to be sent to: Applicant Owner Agent Other
 Tax Map Parcel Number 13-A-13 & 13-A-56 Magisterial District RUSSELL
 General Project Location BELLRINGER LN. Site size (gross/net acreage) 400.42

Check Appropriate Request:

PLANNING COMMISSION

- Major Subdivision
- Minor Subdivision (1 or 2 lots)
- Administrative Subdivision (parcels > 100 acres)
- Boundary Line Adjustment
- Site Plan
- Site Plan Amendment
- Erosion & Sediment Plan
- Storm Water Plan
- Maximum Lot Size Exception

PLANNING COMMISSION & BOARD of SUPERVISORS

- Rezoning
- Special Use Permit
- Comprehensive Plan Amendment
- Zoning Ordinance Text Amendment
- Subdivision Ordinance Text Amendment
- Other

BOARD OF ZONING APPEALS

- Administrative Appeal
- Variance
- Special Exception

BOARD OF SEPTIC & WELL APPEALS

- Administrative Appeal
- Variance

BERRYVILLE AREA DEVELOPMENT AUTHORITY

- Site Plan
- Site Plan Amendment

HISTORIC PRESERVATION COMMISSION

- Certificate of Appropriateness

Complete as applicable:

Name of Subdivision, Development, or Proposal BECKETT SOLAR
 Proposal/Request CONSTRUCT SOLAR FARM
 Existing Zoning AOC Proposed Zoning AOC # of Proposed Lots N/A

Applicant: The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged. Applicant's Signature [Signature] Date 4/19/22

Owner: I have read this completed application, understand its intent, and freely consent to its filing. If this application is for the purpose of subdivision, I understand that further subdivision of this property will not be permitted within twelve (12) months of approval of this action, unless an Exploratory Sketch Plan is submitted with this application. Furthermore, I grant permission to the Planning Department and other authorized government agents to enter the property and make such investigations and test as they deem necessary. Owner's Signature [Signature] Date 4/18/22

101 Chalmers Court
Berryville, VA 22611

www.clarkecounty.gov

(540) 955-5132
Fax (540) 955-5180

Application fee (minus 3rd party review fees)

Clarke County Government
TREASURERS OFFICE
101 Chalmers Ct
Berryville, VA 22611
(540) 955-5160
Welcome

004821-0023 Tracy W. 05/25/2022 03:18PM

MISCELLANEOUS

Engineering Pass Through
Fees (PTPLN)
2022 Item: PTPLN
1.0 @ 8,400.00
Engineering Pass
Through Fees (PTPLN) 8,400.00

8,400.00

PERMITS / INSPECTIONS

Site Plan AOC/FOC/NP -
FEE
2022 Item: SP-22-02|SPA
Balance due: 0.00
Balance unpaid: 0.00 2,500.00

Special Use AOC/FOC - FEE
2022 Item: SUP-22-01|SUPA
Balance due: 0.00
Balance unpaid: 0.00 825.00

3,325.00

Subtotal 11,725.00
Total 11,725.00

CHECK 11,725.00
Check Number 1446

Change due 0.00

Paid by: INTEGRITY FEDERAL SERVICES INC

Thank you for your payment

CUSTOMER COPY

**BECKETT
SOLAR ENERGY
FACILITY**

SPECIAL USE PERMIT

**CLARKE COUNTY
VIRGINIA**

**APRIL 2022
Revised February 2024**

**Prepared By:
INTEGRITY FEDERAL SERVICES**

**Prepared For:
OPDEnergy**

Table of Contents

Part 1 Executive Summary

Part 2 Property Information

Part 3 Solar Facility Use Regulations

Part 4 Special Use Permit Review Factors

Part 5 Supplemental Information

SUPPLEMENTAL INFORMATION

Appendix A – Karst Plan

Appendix B – Phase 1 Environmental Study

Appendix C – Wetland Study

Appendix D – Rare Threatened Endangered
Species Letter

Appendix E – Cultural Resource Survey

Appendix F – Site Renderings

Part 1 – Executive Summary

On behalf of OPDEnergy, Integrity Federal Services is pleased to submit the requisite information for the review and approval of a Special Use Permit and Land Development Site Plan Application Process as required by Clarke County Planning and Zoning Department.

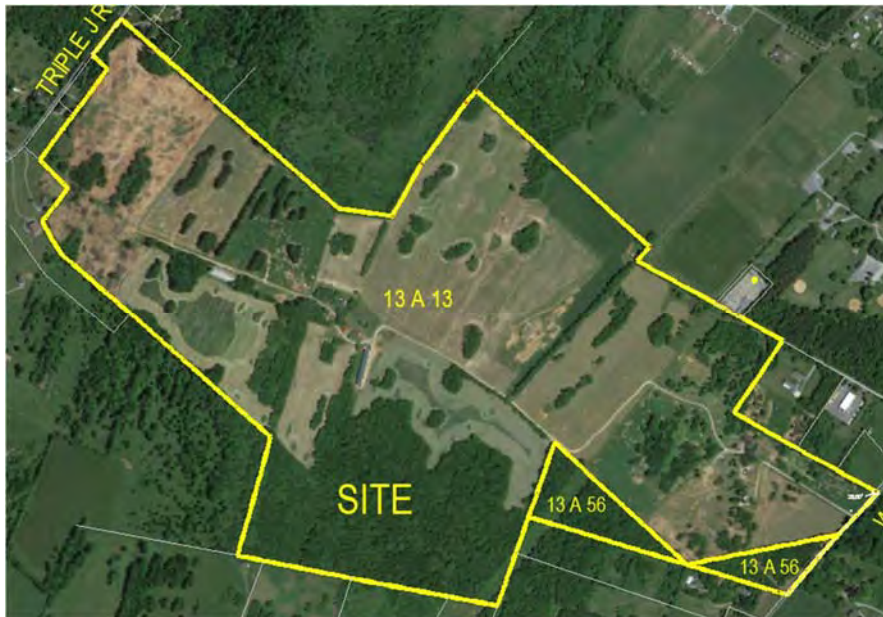
The Special Use Permit has been prepared in conformance with the 2021 Edition of the Zoning Ordinance, adopted August 17th, 2021.

The SUP is for a 50-megawatt solar PV power plant. The site is adjacent to an existing substation and will limit the installation of the solar panels to a radius of 1 mile from the substation.

The project is being proposed by OPDEnergy, international experts in the development of renewable energy including solar photovoltaic and onshore wind energy production. They will permit, design, construct and manage the project.

The properties selected for the 50 MW Photovoltaic Facility are 400± acres located within the Agricultural-Open Space-Conservation District (AOC Zoning) of Clarke County, Virginia.

The facility will be constructed in accordance with all applicable rules and regulations including those related to setbacks, screening, and protection of environmental features.



Project Site – Aerial Photo

Part 2 – Property Information

PARCELS

The project site includes two contiguous parcels.
Parcel information is as follows:

Parcel #1

Tax Map – 13 A 13
Address – 1030 Bellringer Lane
DB 579 Page 419
389.66 acres

Parcel #2

Tax Map – 13 A 56
Address – 1030 Bellringer Lane
DB 579 Page 419
16.35 acres

ZONING

Both parcels are located in the Agriculture Conservation District (AOC).

SIZE

The applicant has completed a boundary survey for the two parcels, per this survey the combined size of both parcels is 400.4 acres.

The parcel is currently used for several different uses as permitted in the AOC district. The largest portion of the Property is used for pasture land and hay production. The properties also include land used for crop production, residential structures, agricultural outbuildings and portions of the site in a forested condition.

SITE CHARACTERISTICS

The parcels are relatively flat and do not include large areas of steep slopes. Some rock outcroppings can be found on the properties and the applicant has completed a geotechnical evaluation of the site. The properties are located in a limestone area and mitigation is proposed for karst features on the Property.

The Property is well screened from adjacent uses and roadways.



CURRENT USE

Beckett Solar Facility – Special Use Permit

Part 3 – Solar Facility Use Regulations

- 1. Location. If such plant is not part of a “behind-the-meter” program, then such plant shall be adjacent to and all facilities located within one mile of a pre-existing electrical substation of 138 kV or higher voltage.**

The proposed project is adjacent to a pre-existing electrical substation of 138kV or higher voltage.



- 2. Minimum Lot Size. No such plant shall be erected on any lot less than twenty acres in size.**

The project includes 2 lots with a combined size of 400.4 acres. There are no solar panels proposed for the smaller parcel, although it will be used to meet the storm water requirements for the project.

- 3. Setbacks. All above ground facilities associated with such plant (excluding perimeter security fencing) shall be considered a structure for the purposes of determining required setbacks.**

Setbacks for structures will be provided per Clarke County regulations

- 75’ from Property line
- 100’ from centerline of secondary highway
- 100’/25’ from sinkholes – this setback can be modified to 25’ per section 6-H-15-d.2

For the purposes of this application 13 A 56 and 13 A 13 are treated as a single parcel with no setbacks from internal Property lines.

Section 7.2.7 describes the requirements for a Karst Plan in Clarke County. Per Section 7.2.7 D.2.b the setback for structures from sinkholes can be reduced to 25’ with engineering to ensure structural stability.

The setback requirement serves to protect structures from subsidence associated with sinkholes. For solar panels the risk is minimal since the hydrology of the site has very minimal change as part of the development of the solar facility.

Mitigation for solar panels will be conducted in the field at the time of installation. The intent of the mitigation is to protect the buffer area from traffic, prevent sediment from entering the sinkhole and to maintain preconstruction surface drainage patterns. See Part 5 for mitigation strategy.

Solar panels have a minimal impact on the land. Typically, these installations impact less than 0.5% of the area. The following generally describes the installation practices that will be used.

The panels will be supported on W6x7, W6x9, and W6x15 driven H-piles with a minimum embed depth of 8 feet. The piles will be pre-drilled where required due to shallow bedrock conditions. The site soils are anticipated to be predominantly moderate to high plasticity clay (CL, CH), and shallow rock is likely to be encountered across portions of the site.

For “engineering to ensure structural stability” within the 25 to 100 foot setback zone of the Class I sinkholes, the panels will be supported on steel H-pile deep foundations which are considered minimally invasive in the karst conditions. Piles which require pre-drilling into rock will be grouted in place after pile installation. Pile driving within the parapet limits of the sinkhole is not permitted in order to avoid disturbance of the soils at equilibrium closer than the County required 25 foot setback limitation. Additionally, engineering controls will be utilized during all pile driving operations to prevent petroleum product spills and equipment leaks from entering the subsurface.

- 4. Safety/Access. A security fence (height and material to be established through the special use permit process) shall be placed around the perimeter of the solar power plant and electrical**

Part 3 – Solar Facility Use Regulations

equipment shall be locked. Knox boxes and keys shall be provided at locked entrances for emergency personnel access. Warning signage shall be placed on electrical equipment and plant entrances.

All solar equipment and structures will be placed within areas secured by 6’ chain link fencing. A minimum of 2 entrances will be placed per section (see Site Plan). Construction of the security fencing will be installed concurrently with the installation of the solar panels. OPDEnergy will coordinate with Clarke County emergency personal and other stakeholders to provide Knox Box keys and to ensure that all parties understand where and how to access these areas. Access to the residential uses will not be gated.

5. Noise. No such plant shall exceed sixty-five dBA as measured at the Property line or fifty dBA as measured at the nearest neighboring inhabitable building.

Construction (noise)The construction of the project will occur over about 8-12 months and may include the following stages.

- Equipment Mobilization
- Installing steel racking, trenching electrical cabling
- Install inverters, PV modules, electrical equipment
- Commissioning, testing, and startup

During the early stage of installing the steel racking piers, there may be noise from the driving equipment. This work will only be performed during the daytime, no offsite work is required.

Operation (noise)The Project operation will comply with the County ordinance requirement to limit noise from the facility. The ordinance requires noise be limited to below a level of 65 dBA at the Property line and below 50 dBA at nearest receptor or inhabitable building. The facility noise is anticipated to be well below the ordinance limit. Solar power projects have very limited moving or operating equipment. The PV

panels do not emit noise. It should be noted that the solar power facility will only operate during daytime and will not contribute to noise during quiet nighttime periods

The potential noise sources during operation may include inverters (which convert DC power to AC power) and associated transformers that will be packaged on small equipment skids. The development will consist of approximately 17 inverter/transformers which will be dispersed among the solar panel arrays throughout the site. The inverter packages are expected to emit a noise less than 79 dBA at about 3 feet distance. The equipment will be located in central areas, away from Property lines and will be shielded by the PV panel arrays. The location of each inverter will be based on the final facility design, final placement of the packages will most likely be located at a distance greater than 200 feet from any Property line. At that distance the noise contribution from the inverter/transformers are expected to be less than 50 dBA, far less than the required 65 dBA. The noise contribution from the equipment will dissipate with distance and below the required noise at the nearest receptors. The selection and design of the inverters and location on the site will ensure noise meets Clarke County requirements. In the event, any operational noise is deemed non-compliant (above the 65 dBA), Horus Virginia 1 LLC would provide suitable measures to mitigate noise within or below the 65 dBA ordinance requirement.

6. Landscaping. Such a power plant shall be considered a commercial use for the purposes of determining landscaping requirements.

Commercial buffering and screening have been provided on the Site Plan. Existing trees, shrubs and forest has been preserved to contribute to the landscaping. The Site Plan will comply with the Clarke County Zoning Ordinance.

7. Local, State, and Federal Permits. Such a plant shall be required to obtain all necessary permits from the U.S. Government, Commonwealth of Virginia, and Clarke County, and comply with

Part 3 – Solar Facility Use Regulations

standards of the major code and safety organizations that apply to generation projects (the National Fire Protection Association (NFPA), Underwriters Laboratories (UL), and Institute of Electrical and Electronics Engineers (IEEE)).

The project will comply with all local, state and Federal regulatory requirements and acquire the necessary permits.

- 8. Electrical Interconnections. All electrical interconnection or distribution lines shall comply with all applicable codes and standard commercial large-scale utility requirements. Use of above ground transmission lines shall be minimized.**

Horus Virginia 1 LLC entered the PJM Transmission Interconnection and was assigned a queue position AGI-415 known as Double Toll Gate-Old Chapel 138 kV. The Form of Generation Interconnection Feasibility Study Agreement with PJM identifies its plan to interconnect with the APS system by tapping the Double Toll Gate – Old Chapel 138 kV line with a three-breaker ring bus interconnection substation and loop the Double Toll Gate – Old Chapel 138 kV line into the new substation. The transmission line tap will be located approximately 9.71 miles from Double Toll Gate substation and 0.11 miles from Old Chapel substation. The installed facilities will have a total generating capability of 50.0 MW AC.

All electrical interconnection or distribution lines will comply with all applicable codes and standard commercial large-scale utility requirements. Use of above ground transmission lines shall be minimized to the extent possible.

Part 3 – Solar Facility Use Regulations

9. Project description and rationale. Identify the type, size, rated power output, performance, safety and noise characteristics of the system, including the name and address of the manufacturer, model. Identify time frame, project life, development phases, likely markets for the generated energy, and possible future expansions.

Project Type	Solar PV (polycrystalline PV modules on trackers)
Project Size	50-megawatts AC
Rated Power Output	50-megawatts AC
Safety	Equipment will be UL listed/comply with applicable electric codes
Noise Characteristics	Inverters/transformers generate minimal noise which will be virtually inaudible from project boundaries
Manufacturers	Manufacturers of key equipment (e.g., PV modules, inverters, racks) have not yet been finalized but will be finalized during final construction design
	(late Q1/early Q4 2022). Only high-quality, bankable equipment will be selected (Tier 1)
Project Timeline/ Development Phases	<ul style="list-style-type: none"> • Permitting: Q2 2021 – Q1 2022 • Site prep: Q4 2022 • Construction: Q4 2022 – Q4 2023 • Project completion/interconnection: Q4 2023 – Q1 2024
Project Life	25 years
Likely Markets for Generated Energy	N/A
Possible Future Expansion	N/A

10. Economic analysis. Provide economic cost/benefit analysis describing generated Property taxes, sales taxes, other taxes, construction dollars spent locally, estimated construction jobs and construction payroll, estimated permanent jobs and continuing payroll, and costs associated with impact on roads and other county infrastructure in the area.

The Project will represent a significant capital investment into the community. Estimated Project capital investment is expected to be up to approximately \$40 million dollars. Additionally, annual lease payments to the landowner will result in increased tax revenue to the Commonwealth and the County.

The Project will comply with all local and County tax laws currently in place. Discussions are continuing with the County Assessor to determine those values and are dependent on actual dollars spent as well as current Commonwealth laws and determinations by the Assessor. As noted below, the following local jobs will be expected during development, construction, and operations.

Horus Virginia 1 LLC will have an Engineering Construction and Procurement company to manage the acquisition of equipment and the construction process. Much of the construction activities will be performed by local contractors, to the extent those qualified contractors are

Part 3 – Solar Facility Use Regulations

available. This will include electrical work, civil and construction work and landscaping activities.

During the operation of the Project, it is expected that most operations and maintenance activities will be conducted by local Clarke County firms. While the majority of Operations and Maintenance activities relate to the maintenance of vegetation and plantings, project roadways, there are additional opportunities to perform routine maintenance. Horus Virginia 1 LLC believes that it is in the best interest to perform these activities with local contractors.

With regard to local infrastructure, the development, construction and operation of the Project is expected to have little or no impact on roads or other County services. The Project will be designed according to all laws and ordinances but operates as a benign system requiring no additional County services. Very minimal water is required during the operation of the system (e.g., for occasional PV panel washing) and it is possible that water could be sourced from off the Property (e.g., trucked in). The Project will produce no emissions as would be produced by a fossil fuel plant, thus there will be no additional reporting requirements that the County may be required to report to various Commonwealth and State Agencies. Further, there will be a reduction in stormwater runoff impacts as the project will require minimal pesticides as compared to the quantity of pesticide/fertilizer use currently taking place due to farming activities.

Position	Number of Jobs
Construction	60
Electrician	10
Earthworks	10
Communications	2

Position	Number of Jobs
Operations	5
Maintenance	5

11. Visual impacts, appearance and scenic view sheds. Provide visual simulations providing vantage points considering a three hundred sixty degree view of the project site.

See Appendix F

12. Wildlife habitat areas and migration patterns. Address potential impact on wildlife especially endangered or threatened species, on the site and in a biologically significant area surrounding the site.

See Appendix D

13. Environmental analysis. Identify impact analysis on historic, cultural and archaeological resources, soil erosion, flora in the project area, water quality and water supply in the area, dust from project activities, and cumulative impacts of other adjacent power plant projects.

Identify impact analysis on historic, cultural and archaeological resources.

See Appendix E - Cultural Resource Assessment

Soil erosion

Refer to Site Plan for erosion and sediment control practices and calculations. Soil erosion will be controlled during all stages of construction.

Flora in the project area

See Appendix D

Water quality and water supply in the area

The project will implement storm water and E&S measures to mitigate any impacts to the quality of water leaving the site. Project will be permitted through DQE. The project has no new wells that would impact water supply in the area.

Dust from project activities

Dust from project activities will be controlled during construction as required by Clarke County and applicable regulatory agencies. Once construction is complete and the site is fully stabilized there will be minimal generation of dust from project activities.

Part 3 – Solar Facility Use Regulations

Cumulative impacts of other adjacent power plant projects.

There are no other adjacent power plants and no cumulative impact from the project.

14. Waste. Identify solid waste or hazardous waste generated by the project and methods of disposal.

The Facility will contain no hazardous material; however, the decommissioning procedures will include verification and site assessments confirming absence of hazardous conditions.

15. Lighting. Provide lighting plan showing impacts on adjacent properties.

See Site Plan for lighting. Lighting will be placed to minimize visibility from adjacent properties and be shielded to reduce light trespass. Refer to the Site Plan for the lighting plan.

16. Transportation plan. Provide access plan during construction and operation phases. Show proposed project service road ingress and egress access onto primary and secondary routes layout of the plant service road system and degree of upgrade plan to new and existing roads, anticipated volume and route for traffic, including oversized and heavy equipment needed for construction, maintenance and repairs, methodology of repairs and maintenance of roads and bridges used for the project, and related public pedestrian and vehicular access and associated fencing.

The Property is located between Westwood Road (Route 636) and Triple J Road (Route 632). These roads provide are currently used for site access, although the majority of traffic utilizes Westwood Road. The Triple J access is historically associated with the agricultural uses on the subject properties. Both of these roads are suitable to accommodate construction traffic and will be permitted through VDOT as required to meet their regulatory requirements.

The entry from Westwood Road will continue to be used by the residential tenants on the Property

during and after construction. OPDEnergy will maintain both entrances during and after construction to allow for inspection of the solar facilities and maintenance. As required, they will maintain access to the Property by residents and to the power easement granted to Allegheny Power.

The perimeter of all photovoltaic equipment areas will be fenced to prevent trespass. These areas will be accessed via internal gates as well as a gate off of Triple J Road. Perimeter fencing will have appropriate safety and contact information as required by Clarke County. Onsite residential properties will not have access to the photovoltaic areas.

- **Show proposed project service road ingress and egress access onto primary and secondary routes**

Ingress and egress routes are shown on the Site Plan.

- **Layout of the plant service road system**

Refer to the Site Plan for the layout of internal roads

- **Upgrade plan to new and existing roads**

The existing site entries will be upgraded to meet VDOT standards for a construction entrance used by heavy trucks and equipment. Additional roadway upgrades are not anticipated. This will be coordinated with VDOT.

- **Anticipated volume and route for traffic (construction and post construction)**

See Site Plan for traffic routes and volumes

- **Anticipated volume and route for traffic for heavy equipment (construction and post construction)**

See Site Plan for traffic routes and volumes

Part 3 – Solar Facility Use Regulations

- **Methodology of repairs and maintenance of roads and bridges used for the project**
The applicant will conduct a preconstruction survey of existing roads with VDOT and applicable County personnel. Roads will be repaired during construction as required by VDOT. Once construction is complete the Applicant will conduct a post construction survey of existing roads with VDOT and applicable County personnel. Roads damaged during construction by traffic associated with the solar facility will be repaired by OPDEnergy as directed by VDOT.
- **Public pedestrian plan and associated fencing**
There are no pedestrian crosswalks or trails in the vicinity of the construction entrance. The Applicant will coordinate with the upper and lower DG Cooley Elementary School campuses to accommodate buses and parent pick up/drop off traffic. Additional signage may be required to ensure efficient traffic flow, this will be coordinated with VDOT.

17. Public safety. Identify emergency and normal shutdown procedures. Identify potential hazards to adjacent properties, public roadways, communities, aviation, etc., that may be created and address response to such hazards. Noise limitations. Identify noise levels at the Property line of the project boundary.

Horus Virginia 1 LLC will work proactively with local Fire Authorities to develop an agreed-upon set of procedures and protocols for managing risk of fire and for responding in the unlikely event of a fire at the solar PV facility. Generally speaking, the risk of fire at solar PV sites is very low. Typically, the inverters and transformers at the project site present the area’s primary risk. Due to their solid state construction, it is rare for fire to initiate at the PV modules. Horus Virginia 1 LLC will ensure adequate clearance around any inverter and transformer equipment to address fire risk and to provide adequate space for responding to any emergencies. It is customary to provide training to the local emergency responders during and after construction, which will be sponsored by Horus

Virginia 1 LLC, so that any potential risks can be properly and swiftly mitigated.

Horus Virginia 1 LLC will develop a Fire Emergency Services Manual for Clarke County in conjunction with input from local Fire Authorities before the project reaches its operation phase. The Manual will specify the roles of responsible parties in the event of a fire at the PV site. The plan will include:

1. Clear statements on the responsibility for fire response decision making
2. Related emergency communications direction as well as Emergency phone numbers and key points of contact
3. Special training for fire personnel and a tour of the site to ensure up front awareness of the site and equipment as well as point of ingress/egress
4. Designated shutoff procedure and location for equipment shutoff.
5. Maps outlining location of key equipment including:
 - location of lock box (or if desired the Fire Authorities will be provided with a key to the facility in advance)
 - inverters
 - transformers
 - system/electrical cut-off switches
 - points of ingress/egress at the facility
 - cleared access around the site

18. Noise limitations. Identify noise levels at the Property line of the project boundary.

A pre-construction survey of noise levels at the Property lines will be completed and submitted to Clarke County for their records.

19. Telecommunications interference. Identify electromagnetic fields and communications interference generated by the project.

EMF is associated with very high voltage lines, the solar project will have lower voltage lines.

Part 3 – Solar Facility Use Regulations

20. Life of the project and final reclamation. Describe the decommissioning and final land reclamation plan after anticipated useful life or abandonment or termination of the project, including evidence of an agreement with the Property owner that ensures proper final removal of power generating equipment.

The solar power Facility will be designed for a life span exceeding 35-40 years and under prudent utility industry practices. With exception of certain electrical equipment such as inverters, tracker motors, communications equipment, and weather station instruments (all of which reflect a relatively small portion of the Project costs), the majority of the solar Facility infrastructure will last 35- 40 years or more. The key components of the Facility; transformer, steel racking support structures, and the photovoltaic PV panels carry long-term performance and workmanship guarantees. The steel racking may require some resurfacing/painting after 15 years but will easily last past 40 year service life. The PV panels carry industry standard performance guarantees past 25 years, yet it is anticipated to last much longer. Today there are solar power facilities that have remained in service after 40 years of operation.

The efficiency of PV solar panels is expected to degrade less than ½ percent per year of service. The Project's operation forecasts and financing models conservatively assume a higher degradation consistent with PV supplier guarantees (15% reduction over 15 years). After 15 years, the Project will very likely continue operation; given the relatively good retention efficiency, the paid off Project debt, and low operating costs. Even with the degraded PV panel efficiency, the Project will continue to be productive. However, the efficiency gained with new panel replacement may likely be considered after 15-40 years.

The very favorable historical PV solar industry results, significant advancements in manufacturing and panel durability, the long-term panel efficiencies, and the low long-term operating costs are all factors driving the implementation of renewable solar power generation that will ultimately provide significant economic and

society benefits in the future. Therefore, it is anticipated the Project operation will continue well past its initial 15 year term and very likely beyond 40 years given prudent industry maintenance.

Decommissioning

Upon the end of the useful life of the solar Facility (i.e., 40+ years), the Facility and site will be decommissioned. Decommissioning will include the removal of all equipment, PV panels, electrical equipment, transformers, switchgear, steel structural components (i.e., racking), DC/AC wiring, fencing, steel skids and concrete pads, footings, and all other above ground features. All material will be salvaged and recycled as much as possible. Underground utilities will be disconnected below ground and may be salvaged. Signage and other ancillary features will be removed. Once equipment is removed, areas on-site will be graded as required to a natural grade leaving in place any wetland protections and natural vegetation, as well as appropriate erosion and storm water control features. Decommissioning methods will be performed to minimize impact local area wetlands, streams, and/or other habitat surrounding the Facility.

The decommissioning cost will be relatively small compared to the installation cost (i.e., excluding equipment). A significant portion of the components and material will have substantial salvage value, including the wiring, PV panels, inverters, cabinets, and steel racking. This salvage value will more than offset the cost of decommissioning and site restoration. Any unsalvageable material will be disposed of in licensed landfill in accordance with local and state regulations. The Facility will contain no hazardous material; however, the decommissioning procedures will include verification and site assessments confirming absence of hazardous conditions.

Decommissioning of the Project will also be required in the long-term lease between the landowner and Horus Virginia 1 LLC. Prior to starting any decommissioning work, the Project will officially inform the County staff and the State

Part 3 – Solar Facility Use Regulations

Department of Environmental Quality and will prepare a decommissioning plan including any necessary permits/reviews required.

Redevelopment Opportunities

At least 6 months prior to decommissioning, the Project owner will consult County staff to explore reuse and redevelopment alternatives and will support County efforts to redevelop the site, including its return to agricultural use. The Project owner will coordinate with local community economic development agencies to evaluate future potential development opportunities on the site, and may preserve certain site features such as fencing, entrance road, and utility services in order to maximize the site value for potential redevelopment with the permission of the current landowner. The site will have an established utility substation that will provide high voltage power service that will likely be attractive to new development. The Project will support local economic development agency efforts to promote the site for redevelopment.

Part 4 – Special Use Permit Review Factors

The following section addresses the Clarke County Zoning Ordinance review factors found in Section 6.3.1 Special Use Permit (SUP)

1. Consistency with the Clarke County Comprehensive Plan and any applicable implementing component plans.

The Zoning ordinance regulates the location of utility scale solar facilities on lands within the AOC Zone, it was adopted after review and consultation with the Comprehensive Plan. The following evaluation of comprehensive plan focuses on those sections where the proposed facility could have a impact.

- **Environmental Resources**– the project will not impact environmental resources in Clarke County. The site is well suited for the proposed development and all construction related activity will be permitted through Virginia DEQ’s special solar facility liaison. The applicant has completed an evaluation of these resources and has included this study in the application.
- **History and Historic Resources** – the project will not impact the history or historic resources of Clarke County. The applicant has completed an evaluation of these resources and has included this study in the application.
- **Approach to Growth Management** – the applicant has reviewed this section of the Comprehensive Plan and submits that the proposed development does not impact Clarke County’s strategy. The site will result in the addition of no population to Clarke County.
- **Environmental Limitations and Considerations (Karst)** – the applicant has completed a study on the karst limitations and considerations on the Property. The study has identified karst features and proposed methods to protect them during and after construction. By replacing row cropping and pastureland with the proposed use the Applicant is reducing the possibility of groundwater contamination by chemicals, fertilizers and cattle manure. The project

complies with the Clarke County Sinkhole Ordinance, E&S Ordinance and Stormwater Ordinance.

- **Environmental Limitations and Considerations (Soils/Agriculture)** – the project does not result in a permanent impact to agricultural soils. Upon removal of the solar panels agricultural activities can resume onsite.
 - **Agriculture** – the construction of a solar facility represents a temporary removal of land from agricultural production, unlike residential development with results in permanent removal. The agricultural lands will be preserved under the solar facility for future generations.
 - **Natural Resources** – the project will have limited impacts on the natural resources of Clarke County. Any impacts will be mitigated as required by applicable regulations including the Sinkhole Ordinance and the Virginia DEQ requirements.
 - **Energy Conservation and Sustainability** – the comprehensive plan supports the development of renewable energy.
 - **Economic Development** – the proposed development will result in a significant investment in Clarke County and have a positive impact on the tax collections of the County. The project does not have many of the negative impacts of most economic development opportunities such as traffic and lighting, nor does it require any water or sanitary sewer treatment.
 - **Transportation** – the are no traffic improvements required for the project and no long term increases to the volume of traffic in Clarke County.
- 2. SUP will not have an undue adverse impact on the short-term and long-term fiscal resources of the County for education, water, sewage, fire, police, rescue, solid waste disposal or other services, and will be compatible with the capital improvement goals and objectives of the Comprehensive Plan, to the end that growth of**

Part 4 – Special Use Permit Review Factors

the community will be consonant with the efficient and economic use of public funds.

The project will have a positive impact on Clarke County resources through the generation of additional taxes. The project will not result in any impacts that might require the fiscal resources of the County and is an efficient and economical use of the subject Property.

Temporary utility connections during construction may be sought by the contractor. Existing utilities and services will be maintained for onsite residents.

Project will not require any utility service from Clarke County.

- 3. Will not cause an undue adverse impact that would reduce the conservation value of adjacent or nearby agricultural or forestal land or would impede the operations of an active agricultural or forestal operation.**

The project will have no impact on adjacent or nearby agricultural or forestal land.

- 4. Compliance with Virginia Department of Transportation (VDOT) regulations and recommendations of VDOT deemed necessary for safe and efficient movement of traffic.**

The project will have no long term impact on VDOT or their roads. Site access will use existing site entries that will be upgraded as required. Short term construction impacts will be coordinated and permitted through VDOT.

- 5. No destruction of or encroachment upon historic or archeological sites, particularly properties under historic easement.**

The project will not encroach on any historic or archaeological sites. An analysis of historical nature of the Property was prepared by the Applicant and is included in this submission. The Clarke County GIS mapping shows two historic buildings on the east side of the Property. These buildings are outside of the area to be developed and will not be impacted by the solar facility.

- 6. Will not cause an undue adverse impact on the following important resources located on the subject Property or surrounding properties: Surface or groundwater resources including but not limited to mitigation of pollution of such resources.**

The project will not impact onsite/offsite surface or groundwater resources. Karst features will be protected during construction to mitigate any potential groundwater pollution. Details related to the protection of these resources are included in the Site Plan.

- 7. Will not cause an undue adverse impact on the following important resources located on the subject Property or surrounding properties: Natural areas such as unique geological features, rare plant habitats, or wildlife nesting areas.**

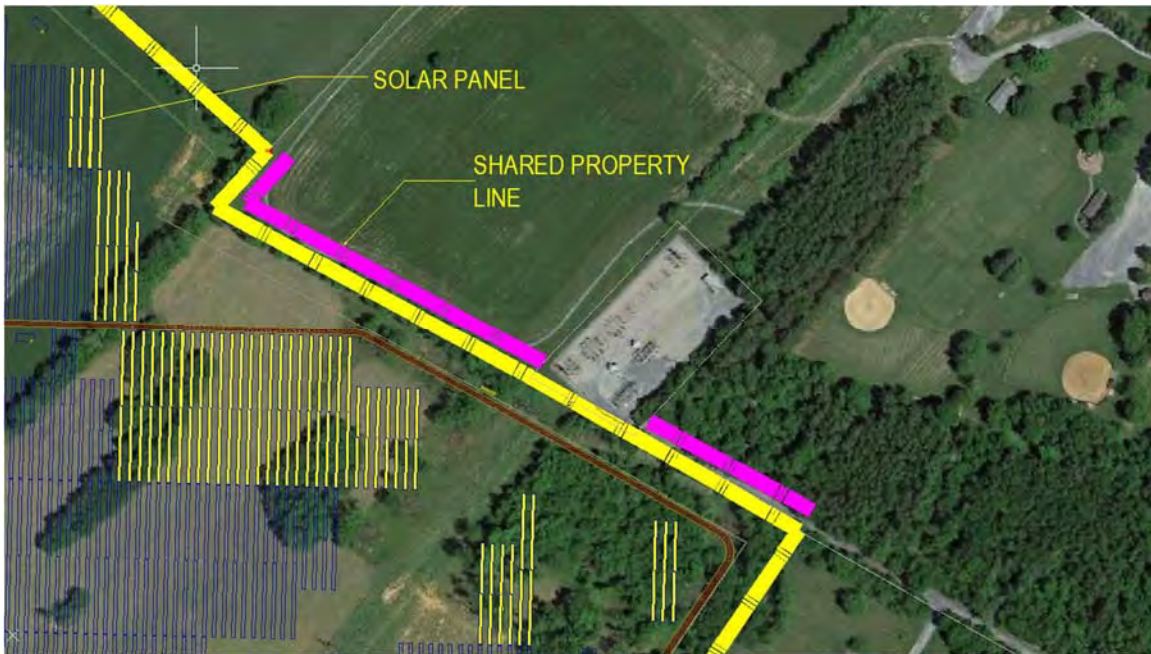
There are no know natural areas, unique geological features or rare plants on the subject Property. All clearing of existing trees will be completed in accordance with applicable regulations as it relates to bat and/or bird habitat.

Part 4 – Special Use Permit Review Factors

8. Will not cause an undue adverse impact on the following important resources located on the subject Property or surrounding properties: Areas designated for conservation, recreation, or natural preservation including but not limited to properties under permanent conservation easement, State-designated scenic byways, scenic rivers, Blandy Experimental Farm, and the Appalachian National Scenic Trail corridor.

The project shares a common boundary with the Clarke County Parks and Recreation Property. The proposed solar panels will be screened by existing trees along the Property line or wooded areas. The panels are outside of the 75' setback and the Site Plan includes additional screening.

The Property abuts the Clarke County Parks and Recreation Property for approximately 1,300'.



9. Will not cause undue noise, light or glare, dust, odor, fumes, or vibration.

Once completed the project will result in a reduction of noise, dust, odor, fumes and vibrations related to normal agricultural production that exists on the Property today. Any lighting associated with the project will be minimal and fully shielded to prevent light trespass.

Solar panels are design to capture light, not reflect it resulting in glare. Existing trees, forested areas and the proposed screening will mitigate any issues related to the solar panels.

The construction phase of the project will be regulated by Clarke County, their rules have been written to minimize the impact of construction related activities.

10. Availability of sufficient water for foreseeable needs.

The project will have no water requirements and will not impact water use or supply.

11. No unreasonable depletion of or other undue adverse effect on the water source(s) serving existing development(s) in adjacent areas.

Part 4 – Special Use Permit Review Factors

The project will have no water requirements and will not impact existing developments in adjacent areas.

12. Effective screening and buffering is provided, or the proposed development will be situated away from adjacent properties, in a manner to avoid causing detrimental visual impacts.

The site will be effectively screened/buffered from adjacent properties. The screening design is provided on the Site Plan, the following highlight the most important aspects of the plan.

- The project will not be visible from the Westwood Road or Triple J Road.
- The existing Property is almost 100% screened from adjacent properties by existing trees and wooded areas. Much of the screening vegetation will remain.
- All solar panels have a 75' setback from the Property line.

- Additional screening has been designed and can be found in the Site Plan.
- There are 6 abutting properties with residences. The closest is more than 200' from a solar panel with all others separated by 400' or more.

As part of the design development the site was evaluated from the adjacent roadways. The images below show the points of analysis and the post construction impact. This exercise demonstrated the impact the proposed project will have on public views from the adjacent roads.



Location Map – Photo1, Photo 2, Photo 3

Part 4 – Special Use Permit Review Factors

Photo 1 – simulated post construction view from Triple J Road. The photo analysis did indicate that the solar panels might be partially visible above the driveway leading to the house (the area within the red oval). It is only visible when the photo is greatly enlarged.

The analysis does not include the additional screening that would be included as part of the project, or the existing trees at the Property line.



Photo 2 – post construction view from Triple J Road. Solar panels will be fully screened by the dense vegetation at the Property line.



Part 4 – Special Use Permit Review Factors

Photo 3 - post construction view from Westwood Road. Solar panels are located behind the ridge in the background of the photo.



13. Special use permit applications involving private access easements

The project requires no private access easements.

Part 5 – Supplemental Information

OPDEnergy is an international leader in the development and operation of photovoltaic facilities.

They have multiple facilities under development in the United States, including the one in Clarke County. The proposed facility will be a 50MW.

Alternating Current (AC) solar photovoltaic facility utilizing the latest Self-Powered tracking technology. The site will be constructed at one time and will not be phased.

OPDEnergy will lease a portion of the parcels from Bellringer Farm LLC for the construction and maintenance of the photovoltaic facility. There is an agreement in place related to this lease under an existing written contract.

There are several current land uses on the 400± acre Property. These uses include residential, crop cultivation, forested areas, and pasture. There are five residential structures on the subject Property that are occupied by tenants. These structures and tenants will remain on the Property as part of the proposed solar facility.

Construction on the Property will principally consist of the installation of footing for the solar panels and the installation of supporting infrastructure. While the land will be cleared for the installation of the solar panels the terrain will largely remain in its existing condition. The majority of the solar panel supports will be driven into the soil, where rock is present the supports will be drilled.

The Property is approximately 0.5 miles from the western municipal limits of the Town of Berryville.

Karst Plan and Mitigation

Section 7.2.7 of the Clarke County Zoning ordinance provides the regulatory requirements as they related to construction in Karst areas. The applicant has engaged a professional geotechnical engineer and prepared a Karst Plan that is attached to the Special Use Permit. The geotechnical engineer has recommended a 25' setback for the solar panels.

The Clarke County regulations permit structures to be within 25'-100' of a sinkhole as long as supplemental engineering is provided that ensures structural stability. The risk of structural issues for solar panels are very low, they are not heavy structures and are not

supported by a broad foundation (such as a house) that is susceptible to sinkhole related damage. Further they are not inhabitable structures or structures that that would be occupied by people.

As it relates to sinkholes on the subject Property:

- Construction fencing will be used to establish a 100' buffer and 25' buffer around each sinkhole.
- During the construction of solar panels within 25'-100', the outer ring of construction fencing will be removed.
- No construction of land disturbance shall occur within a minimum buffer distance of 25'.
- A geotechnical engineer shall monitor the installation of all solar panels within 100' of any sinkhole.
- Upon completion of construction within 100' of a sinkhole the construction fencing will be replaced to prevent any further activity within the area.
- All sinkholes within agricultural areas will be revegetated
- Any posts that require drilling within 100' of a sinkhole will be grouted upon completion.
- No skids, converters or equipment used to support the facility will be located within 100' of a sinkhole
- Upon completion of construction signage will be placed to keep vehicles outside of the 25' buffer. This area will not be mowed, although trees and shrubs may be removed including all invasive plant species.



DEQ Approval Letter

Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

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P.O. Box 1105, Richmond, Virginia 23218

(800) 592-5482

www.deq.virginia.gov

Travis A. Voyles
Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus
Director
(804) 698-4020

February 5, 2024

Horus Virginia 1, LLC
Braden Houston
110 Front Street, Suite 300
Jupiter, FL 33477

RE: Beckett Solar
Clarke County, Virginia
DEQ Plan Review #: 2022-0176
Stormwater Management Plan – Approval

Transmitted electronically: bhouston@opdenenergy.com

Dear Mr. Houston:

The Department of Environmental Quality (DEQ or Department) has reviewed the Stormwater Management (SWM) Plan titled Beckett 50MW Solar Project and dated and design-sealed January 31, 2024. The plan was received on January 31, 2024 in accordance with the *Virginia Stormwater Management Act* and the *Virginia Stormwater Management Program (VSMP) Regulations*. The aforementioned SWM Plan is hereby approved and a copy is enclosed. **No changes may be made to the approved SWM Plan without obtaining prior approval from DEQ.**

Additionally, approval of the SWM Plan does not relieve the operator from complying with all other federal, state, or local laws and regulations, including obtaining project-specific Erosion & Sediment Control (ESC) Plan approval from Clarke County. Please note that ESC Plan approval is required prior to obtaining coverage under the General VPDES Permit for Discharges of Stormwater from Construction Activities (VAR10).

As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days from the date you received this decision within which to appeal this decision by filing a notice of appeal in accordance with the Rules of the Supreme Court of Virginia with the Director, Virginia Department of Environmental Quality.

At your earliest convenience, **please submit one digital copy (PDF preferred)** of the approved SWM Plan and accompanying specifications to DEQ at the following address:

Department of Environmental Quality
Valley Regional Office
Attn: Eric Millard
4411 Early Road
Harrisonburg, VA 22801
Eric.millard@deq.virginia.gov

It is the responsibility of the owner and/or operator to ensure that the project is constructed in accordance with the approved SWM Plan and accompanying specifications. Upon completion of the project, the owner and/or operator will be required to submit a construction record drawing for all permanent stormwater management facilities (i.e., post-development best management practices) constructed in accordance with the approved SWM Plan.

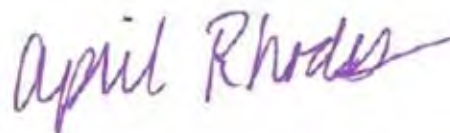
Prior to the commencement of construction, all land-disturbing activities equal to or greater than one acre, or less than one acre and part of a larger common plan of development or sale, must register for coverage under the General VPDES Permit for Discharges of Stormwater from Construction Activities (VAR10). A copy of the General Permit registration statement can be obtained from DEQ's website at the following location:

<https://ris.dls.virginia.gov/uploads/9VAC25/forms/CGP%20Registration%20Statement%202019-20201215174140.pdf>

DEQ acknowledges the receipt of the draft Stormwater Management Inspection & Maintenance Agreement for this project. Comments on this agreement will be provided under separate cover. Please note that the recordation of this agreement in the local land records will be required prior to submitting a Notice of Termination under the General Permit.

Please contact swplanreviewers@deq.virginia.gov if you have any questions about this letter.

Sincerely,



April Rhodes,
Plan Review Manager
Office of Stormwater Management

Cc: Eric Millard, DEQ-VRO
Jeremy Camp, Clarke County
Ben Svedlow, IFS
Pete Cloutier, IFS
File



Hurt & Proffitt Approval Recommendation (ESC)

January 18, 2024

Mr. Jeremy F. Camp
Senior Planner / Zoning Administrator
Department of Planning
Clarke County, Virginia
101 Chalmers Court, Suite B
Berryville, VA 22611

Re: Beckett 50MW Solar Project
E&SC Plan Review
Electrical Yard Revision
H&P JN 20221079

Dear Mr. Camp:

Thank you for providing Hurt & Proffitt (H&P) with the opportunity to deliver plan review services to Clarke County for this important project. Based on our review, we recommend the County approve the E&SC portions of the project, with the needed adjustments to address the following review comments. No further review is needed.

Background

On June 6, 2022, H&P received a copy of the Plans and Special Use Permit for the proposed Beckett 50MW Solar Project, dated April 2022, prepared by Integrity Federal Services on behalf of OPDEnergy. H&P reviewed these Plans and Special Use Permit based on the requirements of the Clarke County, VA Zoning Ordinance (Sections 5, 6, and 8) and the Virginia Erosion and Sediment Control Regulations. H&P provided a review Comment Letter based on this 1st Submittal on July 11, 2022.

On December 14, 2022, H&P received the 2nd Submittal of the Plans and Special Use Permit, dated August 15, 2022, and September 2022, respectively, and a Comment Response Letter, dated August 17, 2022. H&P provided a review Comment letter based on this 2nd Submittal on January 19, 2023.

On April 18, 2023, H&P received the 3rd Submittal of the Plans and Special Use Permit, dated April 3, 2023, and September 2022, respectively, and a Comment Response Letter, dated April 4, 2023. H&P recommended approval on May 14, 2023, with a note about the drainage area size for the sediment basin.

On July 12, 2023, H&P received the 4th Submittal of the Plans, dated June 27, 2023, with revisions including a newly proposed site entrance. H&P recommended denial of approval on September 28, 2023, and requested revisions to the E&SC portions of the newly proposed entrance.

On December 13, 2023, H&P received the 5th Submittal of the Plans and a Comment Response Letter, both dated December 8, 2023. These plans have been reviewed and comments are provided below.

Comments

1. Page 12: Adjust circulation pattern at proposed Electrical Yard to follow proposed gravel roads to ensure vehicular traffic is remaining on gravel surface.
2. Page 16: Adjust SSF. It appears to be shown crossing the gravel access road two times at the south end of the yard. Pull back SSF on electrical Yard side to edge of road.
3. Page 16: Adjust LOD line to fully encompass new gravel road extension to the east of proposed Electrical Yard.
4. Pages 16 and 36: Page 16 shows an existing drainage divide line through the proposed Electrical Yard, however Page 36 shows a HUC divide line around the proposed Electrical Yard. These lines do not match. Will grading be part of the electrical yard plan?. It is unclear where the stormwater will be leaving the site. ESC law, 9VAC840-40-19n states that the water quantity leaving the site shall meet the minimum standards of 9VAC25-870-66 of the Virginia Stormwater Management Program (VSMP). DEQ is reviewing the project for stormwater management compliance and adequate downstream channel compliance falls under both SWM and ESC regulations. Due to the large and complex nature of the project, H&P will defer to DEQ for comments regarding any water leaving the site, the design revision to no longer propose SWM Facility #5, and adjustment of the HUC line in this submittal, as this will need to be in compliance with VSMP regulations.

This is the extent of H&P's comments at this time. Please contact me with any questions.

Sincerely,

Hurt & Proffitt



Scott Cramer, P.E.
Project Manager

CC: Kacie Hodges, Keith Boyd – H&P

County Attorney review letter Re: Decommissioning Plan

HALL, MONAHAN, ENGLE, MAHAN & MITCHELL

A PARTNERSHIP OF PROFESSIONAL CORPORATIONS

ATTORNEYS AT LAW

WILBUR C. HALL (1892-1972)

THOMAS V. MONAHAN (1924-1999)

SAMUEL D. ENGLE (RETIRED)

O. LELAND MAHAN

ROBERT T. MITCHELL, JR.

JAMES A. KLENKAR

307 EAST MARKET STREET

LEESBURG, VIRGINIA

TELEPHONE 703-777-1050

9 EAST BOSCAWEN STREET

WINCHESTER, VIRGINIA

TELEPHONE 540-662-3200

FAX 540-662-4304

E-MAIL:

lawyers@hallmonahan.com

PLEASE REPLY TO:

P. O. Box 848

WINCHESTER, VIRGINIA 22604-0848

January 9, 2024

VIA EMAIL

Jeremy F. Camp, Senior Planner/
Zoning Administrator
Department of Planning
101 Chalmers Court, Suite B
Berryville, VA 22611

Re: Horus VA Decommissioning Plan

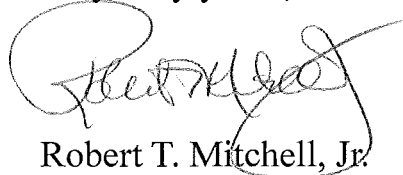
Dear Jeremy:

I have reviewed the Staff Report and the "Beckett Solar Facility Decommissioning Plan" which you provided to me.

My review of the Decommissioning Plan does not indicate any adverse legal issues with the Plan. As you noted, the Plan is virtually identical to the Hecate Energy plan, which I reviewed and which was approved.

With kind regards,

Very truly yours,



Robert T. Mitchell, Jr.

RTM/ks

Clarke- Route 636 & 632- Beckett Solar Project

From : Boyce, Arthur (VDOT)
<Bobby.Boyce@VDOT.Virginia.gov>

Wed, Aug 02, 2023 08:28 AM

Subject : Clarke- Route 636 & 632- Beckett Solar Project

To : jgerhart@ifs-ae.com

Cc : Connor Hill <chill@ifs-ae.com>, Ben Svedlow
<bsvedlow@ifs-ae.com>, Funkhouser, Rhonda (VDOT)
<Rhonda.Funkhouser@VDOT.Virginia.gov>, Johnson,
Joseph (VDOT) <JosephW.Johnson@vdot.virginia.gov>,
Jeremy Camp (jcamp@clarkecounty.gov)
<jcamp@clarkecounty.gov>

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF TRANSPORTATION

Staunton/Edinburg Land Development
14031 Old Valley Pike
Edinburg, VA 22824

Dear Mr. Jason P. Gerhart, PE:

This is to acknowledge receipt of your revised plans dated July 21, 2023 for the subject project. The plans appear satisfactory and are approved. Please advise the developer accordingly.

I offer the following comments:

- - Our review and comments are general in nature. Should details be overlooked during plan review or conditions in the field exist such that additional measures are warranted, such measures shall be completed to the satisfaction of the Department.
 - Materials used and methods of construction shall adhere to the current observed VDOT *Road and Bridge Specifications, Road and Bridge Standards, Manual on Uniform Traffic Control Devices*, and Land Use Permit Special Provisions.
 - A preconstruction conference should be held by the engineer and/or developer with the attendance of the contractor, county agencies, and VDOT prior to initiation of work.
 - All drainage is to be carried within the right-of-way in ditch lines or gutters along the street to a pipe or drainage easement.
 - Any construction related changes to the approved plan must come through the design engineer to VDOT for approval. Please allow a minimum of 5 business days for VDOT review.
 - A Land Use Permit shall be obtained before any work is performed on the State's right-of-way. The permit is issued by this office and will require a \$300 application fee and \$25,000 surety bond coverage. You may make application for this permit

CTL approval recommendation - Karst Plan

CTL Engineering of WV, Inc.
1091 Chaplin Rd., Morgantown, WV 26508
Phone: 304-292-1135
www.ctleng.com

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August 1, 2022

Brandon Stidham
Director of Planning
Clarke County
101 Chalmers Court, Suite B
Berryville, VA 22611

Re: Review of Karst Geophysical Survey Report
Beckett Solar Energy Facility, OPDEnergy
Tax Map Parcels 13-A-13 & 13-A-56
1030 Bellinger Rd., Berryville, Clarke Co., VA
CTL Project No. 22050035MORF

Dear Mr. Stidham,

This letter report is in response to your request for CTL to review the above referenced Karst / Geophysical Report submitted to your office to determine if it meets the intent of the recently updated and adopted Clarke County Special Use Ordinance. Please note that CTL did not perform any field verification of the data in the provided report.

Report Reviewed: BECKETT SOLAR ENERGY FACILITY SPECIAL USE PERMIT CLARKE COUNTY VIRGINIA APRIL 2022 Prepared By: INTEGRITY FEDERAL SERVICES Prepared For: OPDEnergy

The Ordinance requires that the geophysical survey report include requirements that are listed below. The Special Use Permit application (SUP) provided extensive detailed information relative to this project. The SUP contained a Geotechnical and Karst Evaluation report by ECS MID-ATLANTIC LLC that included 22 Electric Resistivity Imaging Transects at each of the 10 identified sinkhole areas. The investigation of the property generally stated:

“Karst characteristics observed during the reconnaissance walk included bedrock outcrops with solution widened joints and fractures, surface depressions and obvious sinkholes. Ten (10) features were field located by ECS, in conjunction with published maps, and deemed to be Class I Sinkholes, per County Ordinance definition. Five (5) other features were identified during this phase of the project, but were either along the property boundary and outside of the planned development area, or mapped by others and could not be located for observation. Two (2) of the identified sinkholes (#4 and #15) contained debris, rubbish, and trash. ERI Lines were established over the ten (10) features deemed to be Class I Sinkholes to image the potential subsurface karst development.”

The recommendations contained within the SUP relative to site construction within 100 feet of the karst features are to avoid any drainage discharge or site grading at the sinkhole locations. The report states:

Offices: Ohio, Indiana, Kentucky, Virginia, West Virginia, India

“As required, County Zoning setback requirements should be maintained. Encroachment within the mandated 100 foot setback, to within 25 feet, of the discernible edge, or parapet, of the mapped Class I Sinkholes can be accomplished with appropriate engineering control for the solar panel foundations, per the Ordinance. Minimally invasive driven and pre-drilled/grouted steel H-piles are considered suitable for the requisite engineering that ensures structural stability” as mandated by the Ordinance.”

We have completed a review of the 22 ERI survey transects, and agree with the ECS findings relative to the type and condition of each of the karst features. Additionally, the ECS report recommends the following:

“The limits of potential subsurface karst conditions in the area of proposed development should be explored upon availability of detailed grading plans. Soil and rock test borings, in conjunction with pneumatic hammer “rock probes” may be included in the subsequent phases of investigation for this project if additional karst risk reduction is desired.”

This statement will be applicable during construction also if site conditions differ from those identified in the current report. The extent and condition of each unforeseen of changed karst features must be investigated and a plan of action established to address the condition.

In summary, we have provided our professional opinion whether the report meets with the requirements of the Clarke Co. Ordinance:

<u><i>Dipole-dipole electrical resistivity survey</i></u>	<u><i>Minimum Requirement Compliance</i></u>
• Two lines each area	Yes
• Perpendicular to strike	Yes
• Minimum depth of 20 feet at edges	Yes
• Minimum 200 soundings	Yes
• Minimum 40 feet depth	Yes

<u><i>Report</i></u>	<u><i>Minimum Requirement Compliance</i></u>
• Directional orientation and plan maps	Yes
• Color profiles identifying hazards, consistent color scale, treatment area indicated	Yes
• Amount of Overburden	Yes
• Elevations	Yes

<u><i>Report</i></u>	<u><i>Minimum Requirement Compliance</i></u>
• Geologic structure	Yes
• Low, moderate, high risk	Yes, Low
• Other	N/A

The geophysical survey report included two electrical resistivity lines across the existing karst feature. Depths to bedrock appear to be about near ground surface to more than 50 feet below the ground surface. Potential deep seated karst receptors were imaged along numerous alignments and



several smaller receptors, at higher elevations, were identified as well. Discontinuities in the bedrock, including fractures, joints and/or bedding planes, were inferred along the alignments, which may serve as groundwater conduits that could impact karst development. Several potential deep seated karst receptors were imaged that may have continuity to the surface through solution fractures, joints, fissures, and channels. Images around the identified sinkholes are consistent with the observable features at these locations and indicate well developed karst conditions underlying these areas, which likely serve as the groundwater pathway developing these features.

The geophysical survey report reviewed meets the intent of the County Ordinance and general industry practice.

We hold our opinions to a reasonable degree of scientific certainty and/or probability, and we also reserve the right to modify this report based upon receipt of new information that differs from that used in preparing this report. We appreciate the opportunity to be of service and if you have any questions, please contact us.

Respectfully submitted,

CTL ENGINEERING, INC.



Patrick E. Gallagher, PE, PS, CPGS
Project Consultant



CK Satyapriya, PE
Technical Reviewer





Table with 7 rows and 2 columns: Item number and Description of project notes.

BECKETT 50MW SOLAR PROJECT TAX MAP 13A PARCEL 13 D.E. 579 PG. 419 CLARKE COUNTY, VIRGINIA

Table with 2 columns: Scale and Date, and 2 columns: Sheet and Date.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CLARKE COUNTY ENGINEERING DEPARTMENT... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CLARKE COUNTY ENGINEERING DEPARTMENT...

PROJECT INFORMATION

PROJECT INFORMATION: PROJECT NAME: BECKETT 50MW SOLAR PROJECT, PROJECT AREA: 13A PARCEL 13 D.E. 579 PG. 419, CLIENT: CLARKE COUNTY ENGINEERING DEPARTMENT...

TRIP GENERATION DATA

Table with 4 columns: Class, Use, Single Trips, and Trip Rate. Includes a note: 'TRIP GENERATION DATA IS BASED ON THE ASSUMPTIONS AND METHODS SET FORTH IN THE VDOT TRIP GENERATION MANUAL (2011)'.

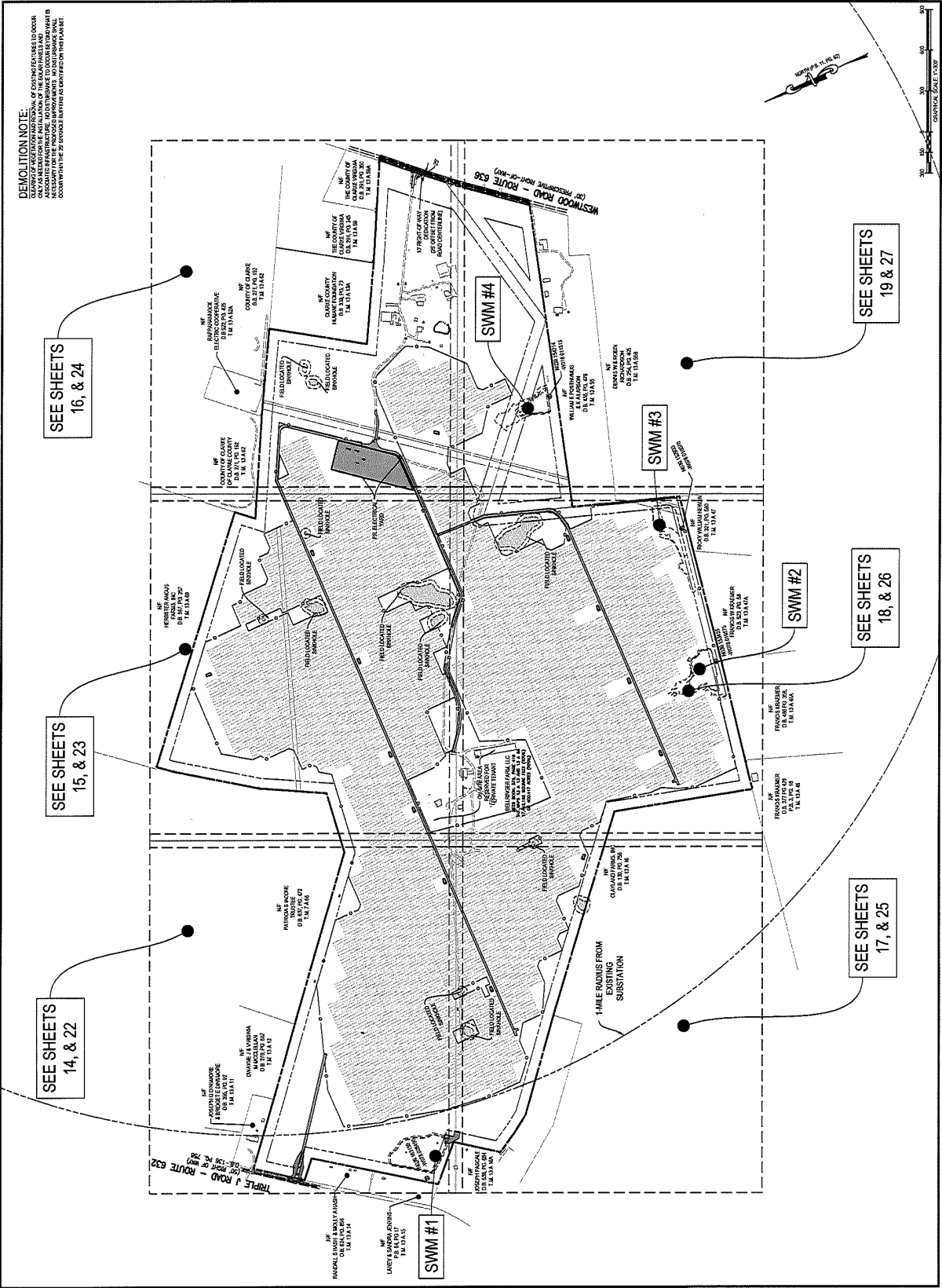
SITE LIGHTING

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CLARKE COUNTY ENGINEERING DEPARTMENT... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CLARKE COUNTY ENGINEERING DEPARTMENT...

DATE:	04/19/2024
PROJECT:	BECKETT 50MW SOLAR PROJECT
CLIENT:	CLARKE COUNTY, VIRGINIA
LOCATION:	RUSSELL SECTION DISTRICT, TRAX MAP 134, PARCEL 13.08.578 PG. 419
SCALE:	AS SHOWN
DRAWN BY:	JPC
CHECKED BY:	JPC
DATE:	04/19/2024
PROJECT:	BECKETT 50MW SOLAR PROJECT
CLIENT:	CLARKE COUNTY, VIRGINIA
LOCATION:	RUSSELL SECTION DISTRICT, TRAX MAP 134, PARCEL 13.08.578 PG. 419
SCALE:	AS SHOWN
DRAWN BY:	JPC
CHECKED BY:	JPC
DATE:	04/19/2024

BECKETT 50MW SOLAR PROJECT
 SITE LAYOUT OVERALL

SCALE:	1" = 300'
DATE:	APRIL 2024
DATE:	2024/04/19
DRAWN BY:	JPC
CHECKED BY:	JPC
DATE:	04/19/2024
PROJECT:	BECKETT 50MW SOLAR PROJECT
CLIENT:	CLARKE COUNTY, VIRGINIA
LOCATION:	RUSSELL SECTION DISTRICT, TRAX MAP 134, PARCEL 13.08.578 PG. 419
SCALE:	AS SHOWN
DRAWN BY:	JPC
CHECKED BY:	JPC
DATE:	04/19/2024



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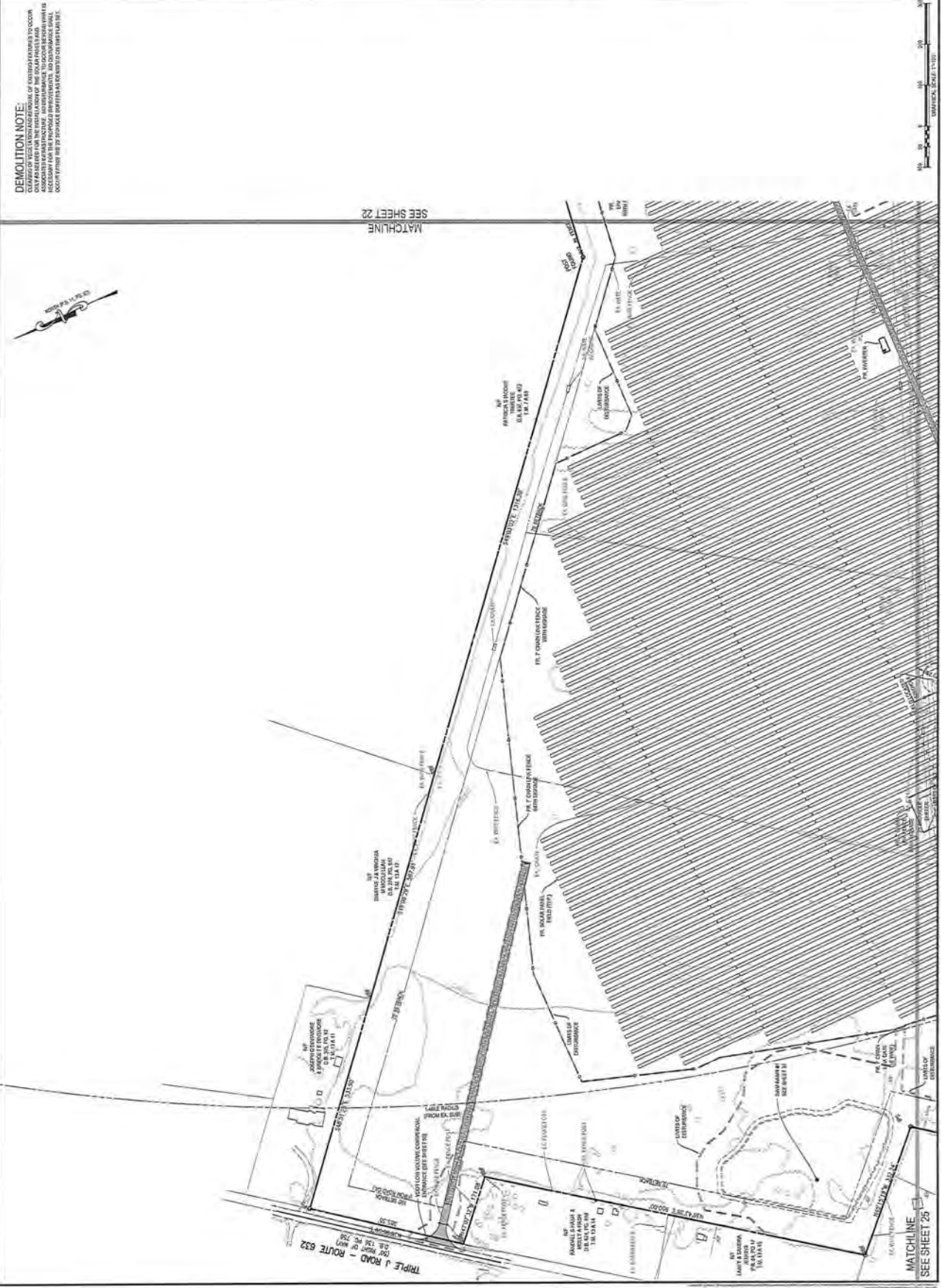
NO.	REVISION
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2	08-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
3	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
4	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
5	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
6	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
7	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
8	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
9	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
10	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
11	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
12	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
13	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
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45	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
46	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
47	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
48	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
49	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS
50	07-15-2023 - REVISION PER 2023 AND COUNTY COMMENTS

BECKETT 50MW SOLAR PROJECT

TAX MAP 13A, PARCEL 13A.03.519 PG. 419
RUSSELL ELECTRON DISTRICT
CLARKE COUNTY, VIRGINIA

SITE LAYOUT PLAN

SCALE:	1" = 100'
DATE:	APRIL 2022
BY:	3/20/2021
DRAWN BY:	CHUCK BUS
CHECKED BY:	CHUCK BUS
DATE:	07-15-2023
SCALE:	1" = 100'
SHEET:	22 OF 51



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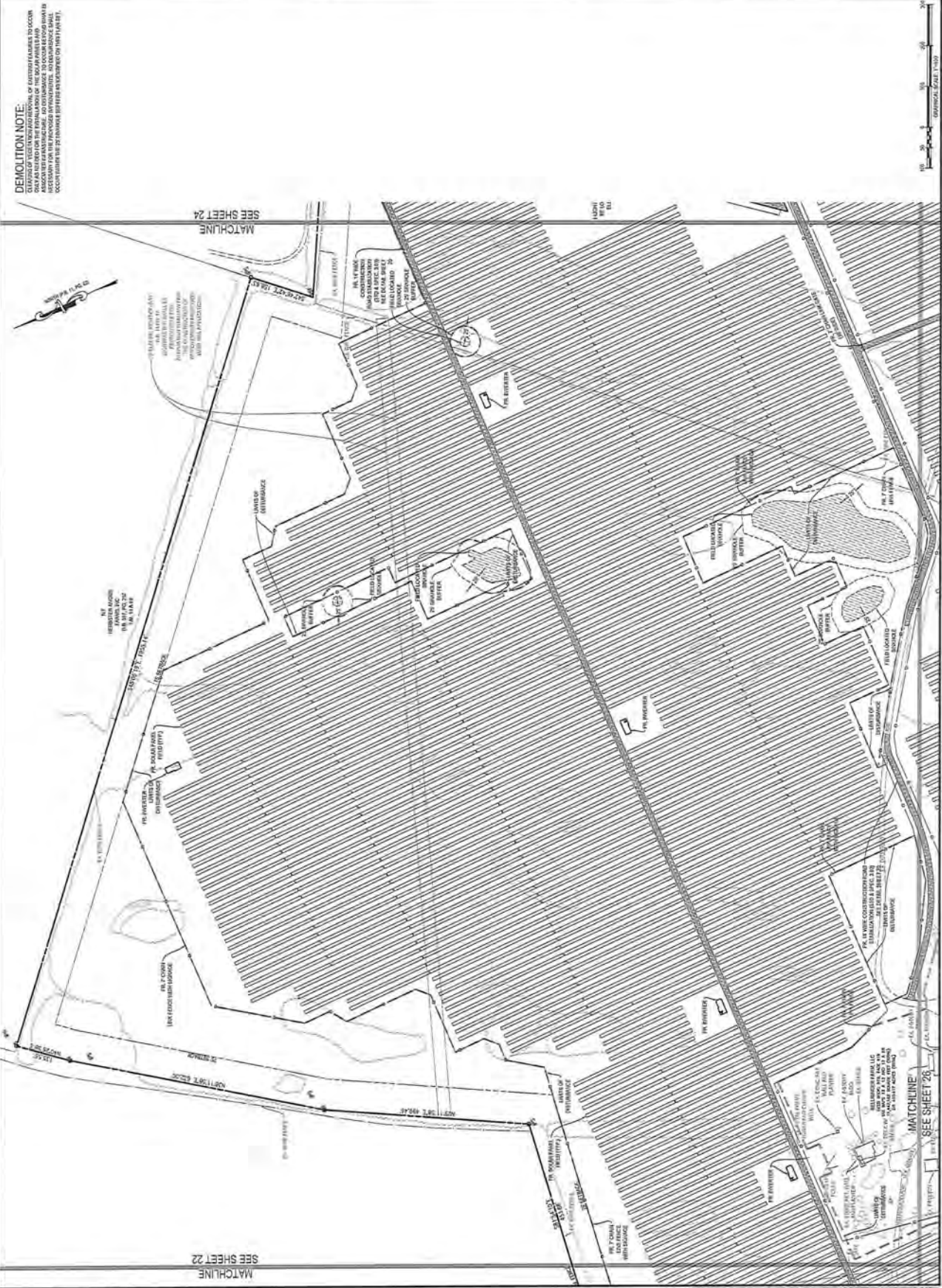


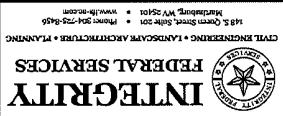
1. 18-02002 - REVISED PER 2024 AND COUNTY COMMENTS
1. 14-02000 - REVISED PER 2024 AND COUNTY COMMENTS
1. 13-02003 - REVISED WITH ADDITIONAL DRAINAGE & TRUCK TRAFFIC
1. 02-02003 - REVISED PER 2024 & 2023 COMMENTS
1. 02-02002 - REVISED PER 2024 LAYOUT AND COUNTY COMMENTS
1. 02-02001 - REVISED PER 2024 COMMENTS
1. 01-02001 - REVISED PER 2024 COMMENTS

BECKETT 50MW SOLAR PROJECT
 SITE LAYOUT PLAN
 TAX MAP 15A PARCEL 13.D.B. 519 PG. 619
 RUSSELL ELECTRIC DISTRICT
 CLARKE COUNTY, VIRGINIA

SCALE	DATE	BY	CHKD	APP'D
1" = 100'	APRIL 2024	J.H.H.	J.H.H.	J.H.H.
DATE	BY	CHKD	APP'D	
APRIL 2024	J.H.H.	J.H.H.	J.H.H.	
DATE	BY	CHKD	APP'D	
APRIL 2024	J.H.H.	J.H.H.	J.H.H.	
DATE	BY	CHKD	APP'D	
APRIL 2024	J.H.H.	J.H.H.	J.H.H.	

23 OF 51





1. 04/2023 - REVISED PER DEED AND COUNTY COMMENTS
2. 04/2023 - REVISED PER DEED AND COUNTY COMMENTS
3. 04/2023 - REVISED PER DEED AND COUNTY COMMENTS
4. 07/2023 - REVISED PER DEED AND COUNTY COMMENTS
5. 07/2023 - REVISED PER DEED AND COUNTY COMMENTS
6. 07/2023 - REVISED PER DEED AND COUNTY COMMENTS
7. 07/2023 - REVISED PER DEED AND COUNTY COMMENTS

SITE LAYOUT PLAN
BECKETT 50MW SOLAR PROJECT
 7X4.1M² VAW PROJECT, DEED 58, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 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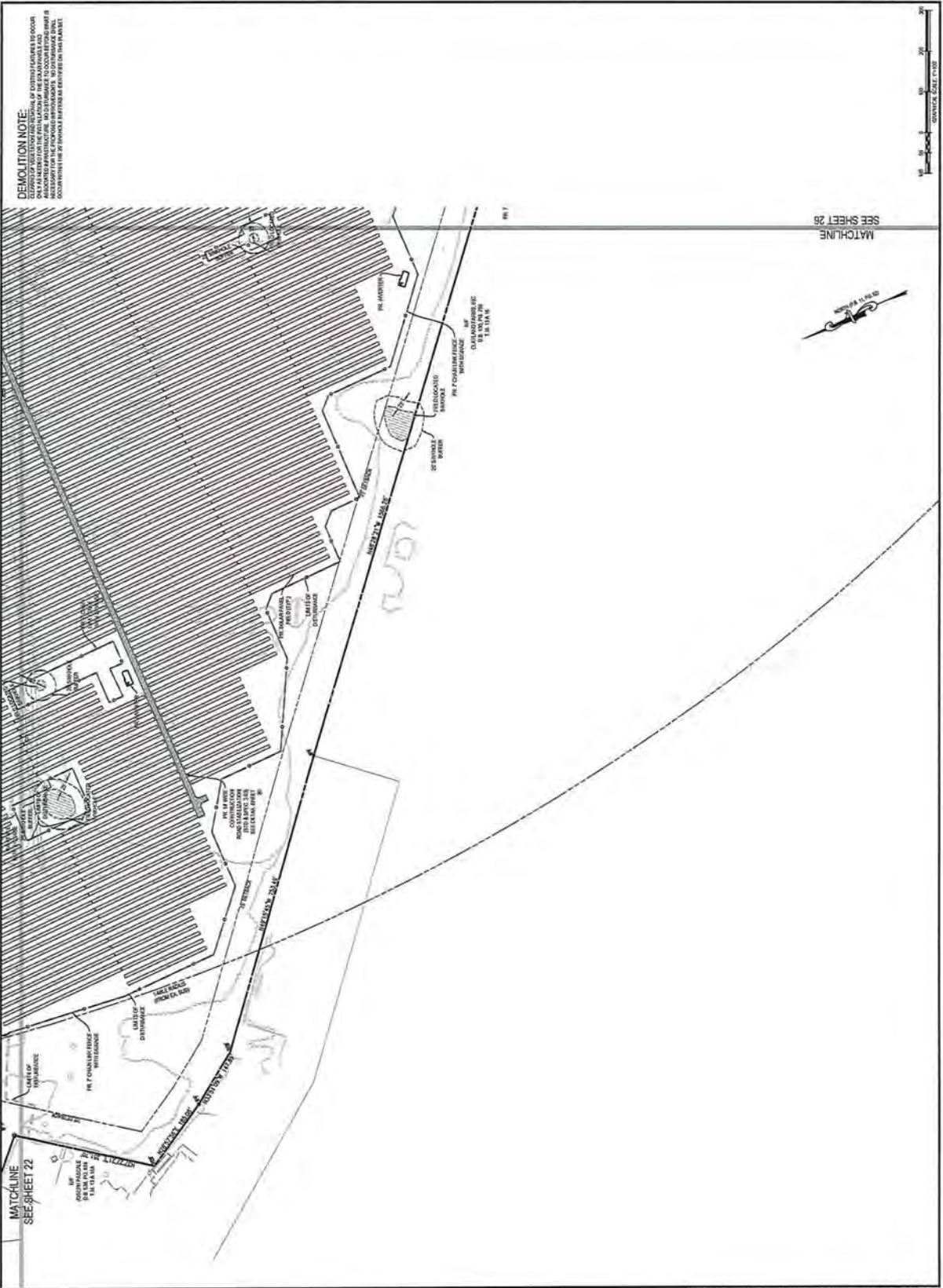
1. REVISIONS - REVISED PER DEED AND COUNTY COMMENTS
2. REVISIONS - REVISED PER DEED AND COUNTY COMMENTS
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19. REVISIONS - REVISED PER DEED AND COUNTY COMMENTS
20. REVISIONS - REVISED PER DEED AND COUNTY COMMENTS

BECKETT 50MW SOLAR PROJECT

TAX MAP 12A PARCEL 12.0A.028 PG. 419
RUSSELL ELECTION DISTRICT
CLARKE COUNTY, WEST VIRGINIA

SITE LAYOUT PLAN

SCALE: 1"=100'	SHEET: 26 OF 51
DATE: APRIL 2022	
FILE: 3304-450	
DRAWN: DAS	CHECKED: R
CADD: C-02-10-000	
PROJECT: NA	



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NO.	DESCRIPTION
1.	04/22/2024 - ISSUED PER OSC AND COUNTY COMMENTS
2.	04/22/2024 - ISSUED PER OSC AND COUNTY COMMENTS
3.	05/15/2024 - ISSUED WITH ADDITIONAL ENTRIES & REVISIONS
4.	07/15/2024 - ISSUED PER OSC & VDOT COMMENTS
5.	08/22/2024 - ISSUED PER OSC & VDOT COMMENTS
6.	09/22/2024 - ISSUED PER OSC & VDOT COMMENTS
7.	04/22/2024 - ISSUED PER OSC COMMENT
8.	05/22/2024 - ISSUED PER OSC COMMENTS

BECKETT 50MW SOLAR PROJECT

SITE LAYOUT PLAN

73X MAR 19A PARCEL 13.048.579 PG. 419
 RUSSELL ELECTION DISTRICT
 CLARKE COUNTY, VIRGINIA

SCALE	1" = 100'
DATE	APRIL 2024
NO.	2406-001
DRAWN BY	CHUCK EBP
CHECKED BY	
CADD	CDS-101270
SHEET	26 OF 51



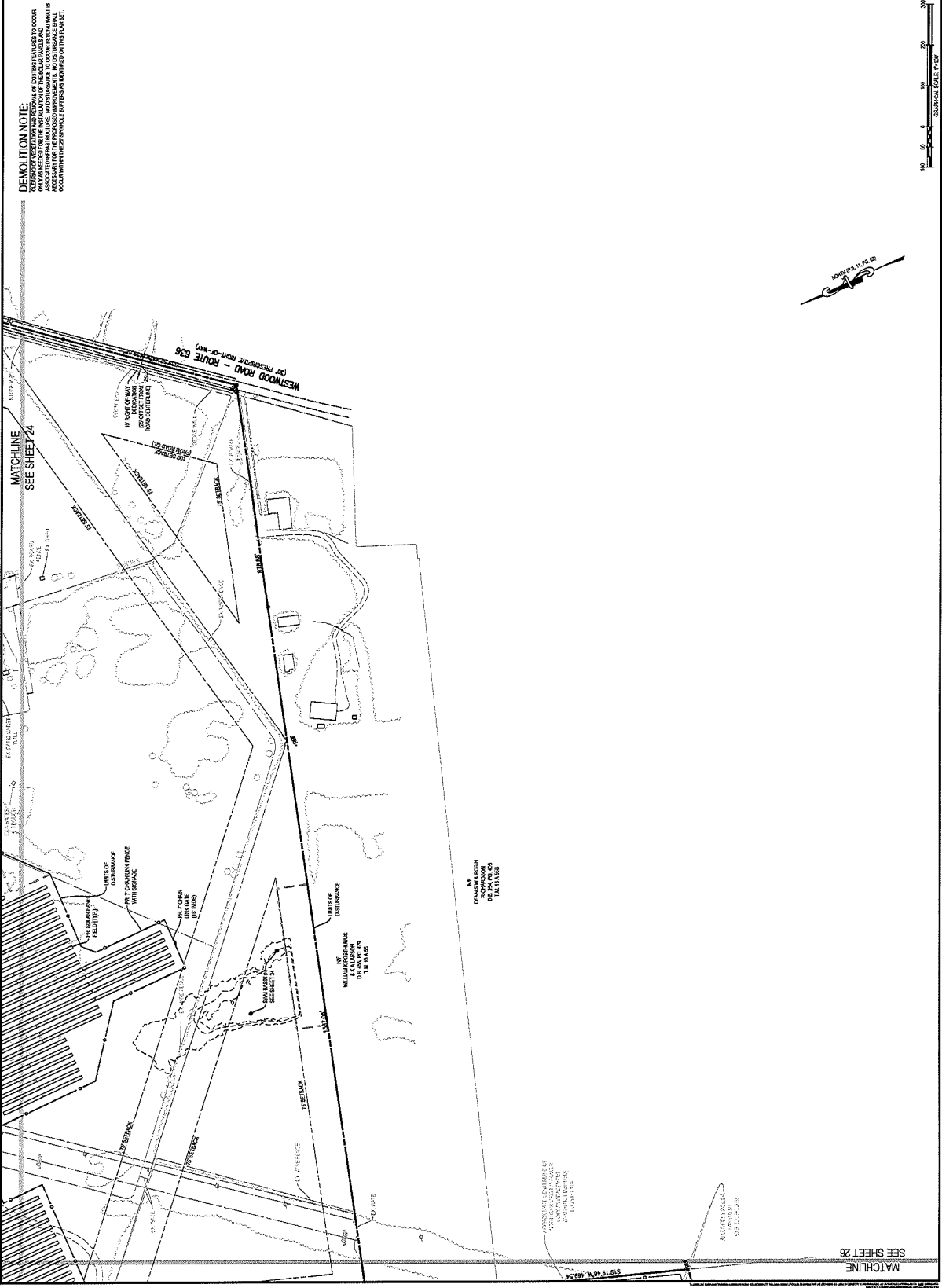
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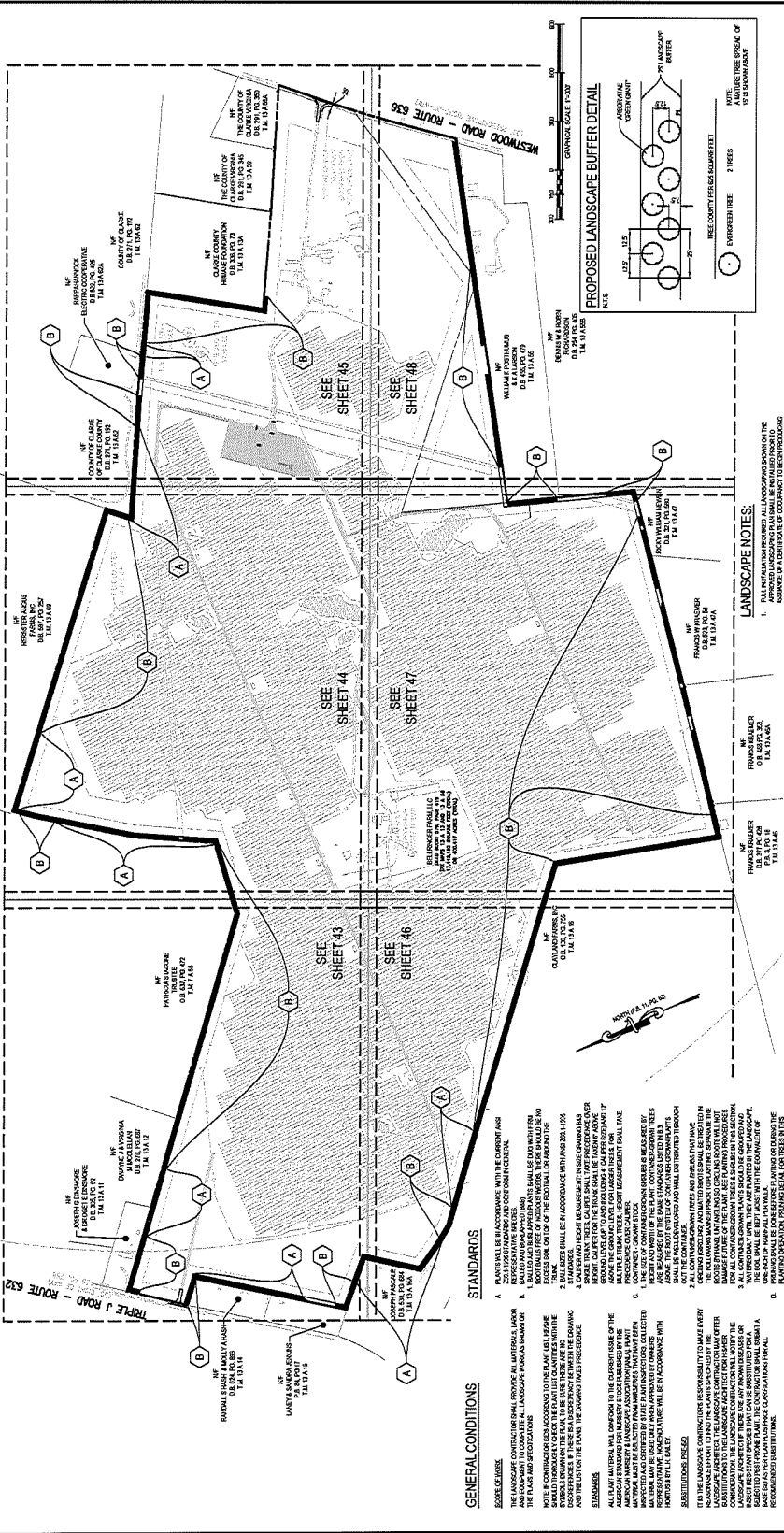
NO.	DATE	DESCRIPTION
1	03/29/2024	ISSUED PER ORD AND COUNTY COMMENTS
2	04/25/2024	ISSUED WITH ADDITIONAL ENHANCEMENTS & CHECKS
3	05/02/2024	ISSUED PER ORD AND COUNTY COMMENTS
4	05/02/2024	ISSUED PER PLANNED LAYOUT AND COUNTY COMMENTS
5	05/02/2024	ISSUED PER PLANNED LAYOUT AND COUNTY COMMENTS
6	05/02/2024	ISSUED PER PLANNED LAYOUT AND COUNTY COMMENTS
7	05/02/2024	ISSUED PER PLANNED LAYOUT AND COUNTY COMMENTS

SITE LAYOUT PLAN
BECKETT 50MW SOLAR PROJECT
 TAX MAP 13A, PARCEL 13.23.025 PG. 419
 RUSSELL ELECTION DISTRICT
 CLARKE COUNTY, VIRGINIA

SCALE	HORIZ. 1" = 100'
DATE	APRIL 2024
APP.	WFC/010
DRAWN BY	CS/010
CHECKED BY	WFC
DATE	04/11/24
PROJECT NO.	24-001
SHEET NO.	27 OF 51



NO.	REVISION
1.	APPROVED: REVISED PER BOARD AND COUNTY COMMENTS
2.	APPROVED: REVISED PER BOARD AND COUNTY COMMENTS
3.	APPROVED: REVISED PER BOARD AND COUNTY COMMENTS
4.	APPROVED: REVISED PER BOARD AND COUNTY COMMENTS
5.	APPROVED: REVISED PER BOARD AND COUNTY COMMENTS
6.	APPROVED: REVISED PER BOARD AND COUNTY COMMENTS
7.	APPROVED: REVISED PER BOARD AND COUNTY COMMENTS
8.	APPROVED: REVISED PER BOARD AND COUNTY COMMENTS
9.	APPROVED: REVISED PER BOARD AND COUNTY COMMENTS
10.	APPROVED: REVISED PER BOARD AND COUNTY COMMENTS



PROPOSED LANDSCAPE BUFFER DETAIL

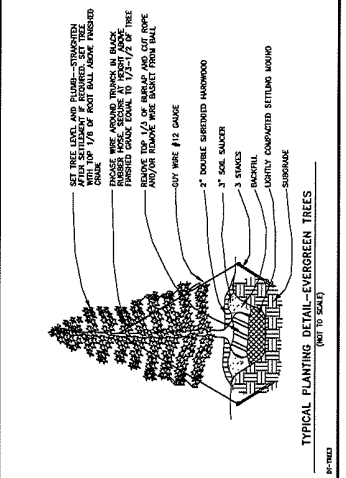
LANDSCAPE BUFFER LEGEND:

(A)	TREES OF LANDSCAPE BUFFER (SEE PERIMETER LANDSCAPE BUFFER DETAIL, THIS SHEET)
(B)	TREES OF PERIMETER BUFFER (SEE PERIMETER BUFFER DETAIL, THIS SHEET)

LANDSCAPE BUFFER LEGEND:

(A)	SMALL CONYFERS TREE
(B)	100' ROW
(C)	10' BUFFER
(D)	10' BUFFER
(E)	10' BUFFER
(F)	10' BUFFER
(G)	10' BUFFER
(H)	10' BUFFER
(I)	10' BUFFER
(J)	10' BUFFER

- LANDSCAPE NOTES:**
- APPROVED LANDSCAPE BUFFER SHALL BE PERMITTED TO BE PLANTED WITH ANY TREE SPECIES THAT IS LISTED ON THE CLARKE COUNTY TREE LIST. THE LANDSCAPE BUFFER SHALL BE PLANTED WITH TREES THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT SITE. THE LANDSCAPE BUFFER SHALL BE PLANTED WITH TREES THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT SITE. THE LANDSCAPE BUFFER SHALL BE PLANTED WITH TREES THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT SITE.
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INTEGRITY FEDERAL SERVICES

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING

1418 Queen Street, Suite 301 • Phone: 504-795-4455
 Metairie, LA 70002 • Email: info@integrityfs.com



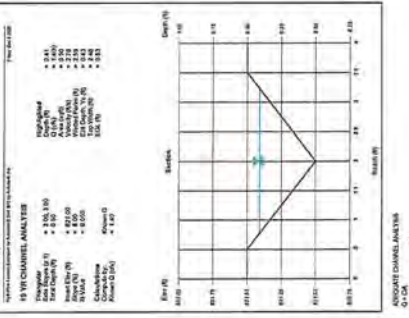
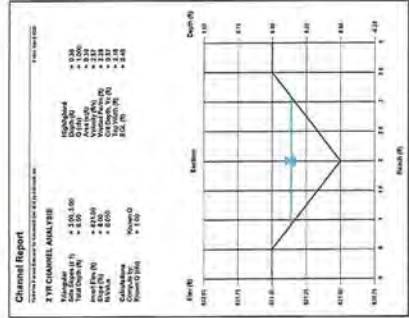
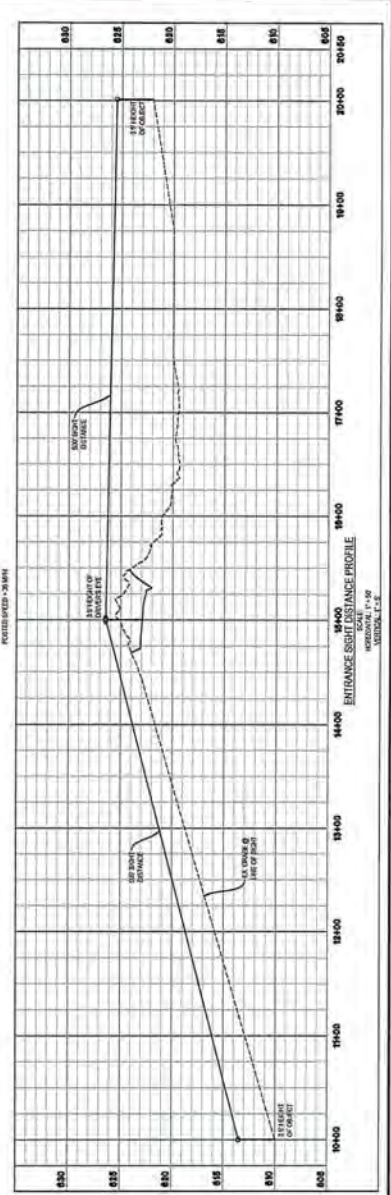
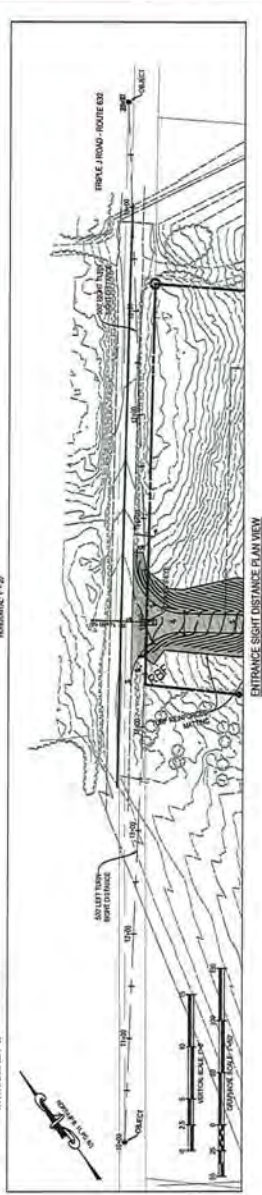
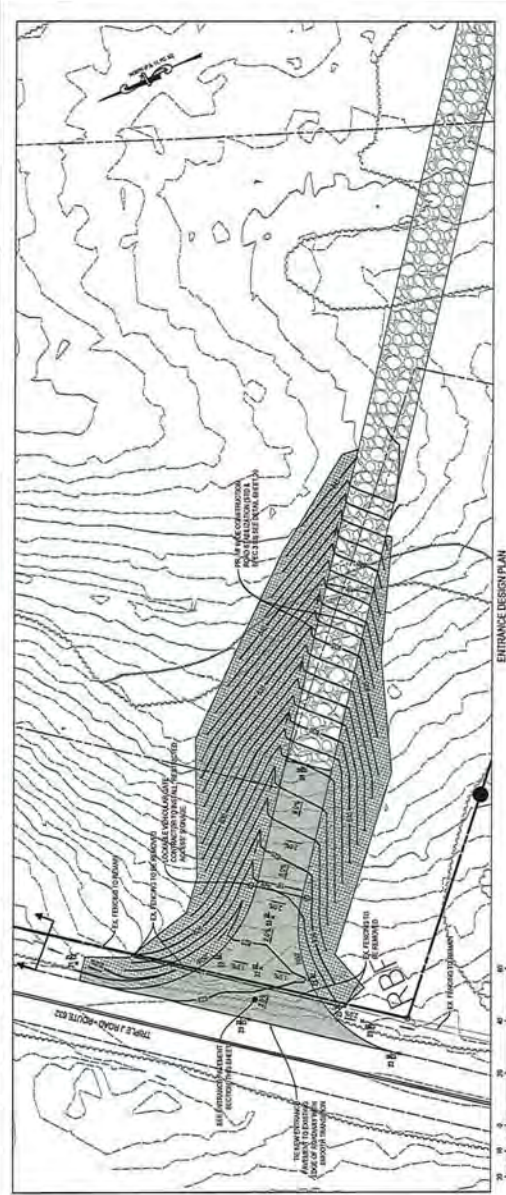
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9. PREPARED - REVIEWED WITH DESIGN CONSULTANT	10. PREPARED - REVIEWED WITH DESIGN CONSULTANT

BECKETT 50MW SOLAR PROJECT

7414 MP 19A, PARCEL 12 DB 578 PG 419
 RUSSELL ELECTION DISTRICT
 CLARKE COUNTY, VIRGINIA

VDOT TRIPLE J ROAD ENTRANCE PLAN AND PROFILE

SCALE: HORIZONTAL: 1" = 40'	VERTICAL: 1" = 2'
DATE: APRIL 2022	
DRAWN BY: JAMES GRUBER	
CHECKED BY: JAMES GRUBER	
PROJECT NO: 22-0000	
SHEET NO: 51	TOTAL SHEETS: 51



Clarke County Board of Supervisors

Adjournment

Clarke County Board of Supervisors

Reports:

- VATI
 - February Project Report
 - February Financial Report
- Building Department
 - February Single Family Dwellings Report
 - February Inspections Report
 - February Project Applications Report
- Commissioner of the Revenue
 - February Deed Transfers Report
- Virginia Regional Transit
 - February Clarke County Demand Response Metrics
- Fire/EMS
 - February Billing Report

- Manage
- Downloads
- Program Search
- Apply
- Application Status
- Projects And Reports
- Remittances

User Guide



Broadband Monthly Report (State Fiscal Recovery Fund)

* Indicates a required field.

Organization: Northern Shenandoah Valley Regional Commission
 Project: NSVRC 2022 Accelerated Fiber Deployment Initiative

Contract#: VATISF#2022-027
 Report Status: Submitted
 Date due: 02/15/2024
 Last Updated: 2/16/2024
 Updated by: Gretchen Henderson

Expenditure

Each expenditure field (i.e. Grant, Local/Private/Commonwealth Connect Fund Match) is required. Input 0 if funds from an expenditure category have not yet been spent or if no funds will be spent as the category does not apply to the project.

1) Expenditures to Date (State Fiscal Recovery Fund Grant) *

2) Expenditures to Date (Local Match) *

3) Expenditures to Date (Private Match) *

4) Expenditures to Date (Commonwealth Connect Fund Match) *

Total Project Expenditures

Performance

1) # of Currently Serviceable Passings *

2) # of Current Subscribers *

3) # of Linear Feet of Fiber/Coax Completed *

4) Milestones Achieved this Month

5) Milestones Overdue (Scheduled but Missed - Provide Explanation)

6) Milestones Scheduled per Milestone Timeline or Rescheduled (Overdue/Missed) for Next 30 Days

7) Contract Extension Needed? * Yes No

8) Contract Extension Date (If Applicable)

9) Comments / Questions / Concerns

i.e. Homes, Businesses, and Community Anchor Institutions

Project Activity Progress Report

Indicate the status of **each** project activity listed below by selecting an option from the corresponding dropdown menu. Some activities do not apply to all project types (e.g. Aerial Construction, Tower Foundation, etc.) If the activity is not applicable, select the "N/A (Wireless/Wireline Project)" option from the dropdown menu.

1) VATI Project Type * ▼

Planning Phase

2) Field Design and Engineering * ▼

3) Field Walkout * ▼

4) Permit Applications * ▼

Execution Phase

5) Make Ready * ▼

6) Aerial Construction * ▼

7) Underground/Buried Construction * ▼

8) Fiber Splicing * ▼

9) Cabinet/Enclosure Installation * ▼

10) Tower Foundation * ▼

11) Tower Erection * ▼

12) Telecom Equipment Installation on Towers * ▼

13) On-Site Electronics Installation * ▼

14) Cabinet In-Service * ▼

15) Tower In-Service * ▼

Monitoring and Controlling Phase

16) Quality Assurance Checks * ▼

17) Quality Control Verification * ▼

18) Service Available at All Locations * Yes No

19) Locality Inspection Report [NSVRCVATI Locality QAQC Report February 2024 216202431100.pdf](#) Remove

An inspection report must be attached or the Broadband Monthly Report will be denied.

20) ISP Inspection Report [NSVRCVATI ISP QAQC Report February 2024 216202431104.pdf](#) Remove

An inspection report must be attached or the Broadband Monthly Report will be denied.

Discuss

[Contact Us](#) | [FAQ](#) | [DHCD Site](#) | [Audit Policy](#)
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Virginia Department of Housing and Community Development
600 East Main Street, Suite 300
Richmond, VA 23219



Clarke County Profile-February, 2024 Finance Report

Amount Pledged \$ 5,400,000.00

PAYMENT SCHEDULE										
Installments	1	2	3	4	5	6	7	8	9	TOTAL
Quarter Due Date	10/1/2022	1/1/2023	4/1/2023	7/1/2023	10/1/2023	1/1/2024	4/1/2024	7/1/2024	10/1/2024	
Percent of Total	20%	10%	10%	10%	10%	10%	10%	10%	10%	100%
	\$ 1,080,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 5,400,000

PAYMENT HISTORY			
Installment 1 Up Front Funds-20%	Date Invoiced	9/1/2022	
	Amount	\$ 1,080,000	
	Date Deposited	9/20/2022	
	Amount Paid	\$ 1,080,000	
	Check #	ACH	
Installment 2-10%	Date Invoiced	12/1/2022	
	Amount	\$ 540,000	
	Date Deposited	12/12/2022	
	Amount Paid	\$ 540,000.00	
	Check #	ACH	
Installment 3-10%	Date Invoiced	3/1/2023	
	Amount	\$ 540,000.00	
	Date Deposited	3/3/2023	
	Amount Paid	\$ 540,000	
	Check #	ACH	
Installment 4-10%	Date Invoiced	6/5/2023	
	Amount	\$ 540,000	
	Date Deposited	6/30/2023	
	Amount Paid	\$ 540,000	
	Check #	ACH	
Installment 5-10%	Date Invoiced	9/8/2023	
	Amount	\$ 540,000	
	Date Deposited	9/20/2023	
	Amount Paid	\$ 540,000	
	Check #	ACH	
Installment 6-10%	Date Invoiced	12/1/2023	
	Amount	\$ 540,000	
	Date Deposited	12/18/2023	
	Amount Paid	\$ 540,000	
	Check #	ACH	
Installment 7-10%	Date Invoiced		
	Amount		
	Date Deposited		
	Amount Paid		
	Check #		
Installment 8-10%	Date Invoiced		
	Amount		
	Date Deposited		
	Amount Paid		
	Check #		
Installment 9-10%	Date Invoiced		
	Amount		
	Date Deposited		
	Amount Paid		
	Check #		

ACCOUNT BALANCE						
Date	Begin Balance	Deposits	Withdrawals	Interest Earned	End Balance	
6/30/2023	\$ 2,160,000	\$ 540,000	\$ -	\$ 6,346.55	\$ 2,706,346.55	
7/30/2023	\$ 2,706,346.55	\$ -	\$ -	\$ 11,078.97	\$ 2,717,425.52	
8/31/2023	\$ 2,717,425.52	\$ -	\$ -	\$ 11,124.32	\$ 2,728,549.84	
9/30/2023	\$ 2,728,549.84	\$ 540,000	\$ -	\$ 11,598.76	\$ 3,280,148.60	
10/31/2023	\$ 3,280,148.60	\$ -	\$ -	\$ 13,433.51	\$ 3,293,582.11	
11/30/2023	\$ 3,293,582.11	\$ -	\$ -	\$ 13,053.42	\$ 3,306,635.53	
12/31/2023	\$ 3,306,635.53	\$ 540,000.00	\$ -	\$ 14,540.74	\$ 3,861,176.27	
1/31/2024	\$ 3,861,176.27	\$ -	\$ -	\$ 15,769.84	\$ 3,876,946.11	
2/29/2024	\$ 3,876,946.11	\$ -	\$ -	\$ 14,812.68	\$ 3,891,758.79	



Last statement: January 31, 2024
 This statement: February 29, 2024
 Total days in statement period: 29

Page 1 of 1
 008699 [REDACTED]
 (0)

Direct inquiries to:
 800 327 9862

NORTHERN SHENANDOAH VALLEY REGIONAL
 VATI-CLARKE CO.
 400 KENDRICK LN SUITE E
 FRONT ROYAL VA 22630-2910

United Bank
 500 Virginia St East PO Box 393
 Charleston WV 25322-0393

Super Money Market Account

Account number	008699 [REDACTED]	Beginning balance	\$3,876,946.11
Low balance	\$3,876,946.11	Total additions	14,812.68
Average balance	\$3,876,946.11	Total subtractions	0.00
Avg collected balance	\$3,876,946	Ending balance	\$3,891,758.79
Interest paid year to date	\$30,582.52		

CREDITS

Date	Description	Additions
02-29	Interest Credit	14,812.68

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	3,876,946.11	02-29	3,891,758.79		

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with United Bank

**Building Department - Clarke County
New Single Family Dwellings 2024**

	Battletown	Berryville	Boyce	Chapel	Greenway	Longmarsh	TOTAL
January	1	0	0	0	0	0	1
February	1	0	0	1	0	1	3
March							0
April							0
May							0
June							0
July							0
August							0
September							0
October							0
November							0
December	0	0	0	0	0	0	0
TOTAL	2	0	0	1	0	1	4

COMMENTS

INSPECTION REPORT

Building Inspections

INSPECTIONS PERFORMED: 02/01/24 to 02/29/24

INSPECTION	DATE	BY	RSLT	PROJECT	CITY	AREA	LOCATION	OWNER	INSP ID	T
Final Closing Gas	02/01/24	DS	F	Gas Per-R	BLMT	BLTN	287 BARKER LN	BALL GREGORY	34361	A
Final Closing Plumbi	02/01/24	DS	F	PlumPer-R	BLMT	BLTN	287 BARKER LN	BALL GREGORY	34363	A
Electric Service	02/01/24	DS	P	Solar	BVL		257 TYSON DR	NEWBY JASON TYLER& CHAN	34659	A
Footings	02/01/24	DS	P	Deck/Porch	BVL		301 TYSON DR	JOHNSON JOSEPH PAUL	34931	A
Ditch Electric	02/02/24	DS	P	SPIG	BYC	CHPL	346 SALEM CHURCH RD	GERENSKI EMILY	35111	A
Final Closing Electr	02/02/24	DS	P	ELEC RES	BYC		19 EAST MAIN ST	KERNS ALEXANDER H	34479	A
Final Closing Electr	02/02/24	DS	P	Solar	BVL		530 WEEKS CT	HONAKER ROBERT MICHAEL	34657	A
Final Closing Buildi	02/02/24	DS	P	Solar	BVL		530 WEEKS CT	HONAKER ROBERT MICHAEL	34658	A
Slab Porch/Deck	02/02/24	DS	P	Add Res	BVL	BLTN	3838 SHEPHERDS MILL RD	WOODSIDE LAND COMPANY L	35124	A
Slab Basement	02/02/24	DS	P	Add Res	BVL	BLTN	3838 SHEPHERDS MILL RD	WOODSIDE LAND COMPANY L	35125	A
Framing	02/02/24	DS	P	Deck/Porch	BVL		301 TYSON DR	JOHNSON JOSEPH PAUL	34932	A
Framing	02/02/24	DS	P	Rmdl Res	BLMT	BLTN	230 HACKBERRY LN	SMITH CLIFFORD M & KARE	34986	A
Electrical Rough In	02/02/24	DS	P	Rmdl Res	BLMT	BLTN	230 HACKBERRY LN	SMITH CLIFFORD M & KARE	35064	A
Plumbing Rough In	02/02/24	DS	P	Rmdl Res	BLMT	BLTN	230 HACKBERRY LN	SMITH CLIFFORD M & KARE	35066	A
Gas Line	02/02/24	DS	P	Rmdl Res	BLMT	BLTN	230 HACKBERRY LN	SMITH CLIFFORD M & KARE	35067	A
Gas Line Pressure Te	02/02/24	DS	P	Rmdl Res	BLMT	BLTN	230 HACKBERRY LN	SMITH CLIFFORD M & KARE	35068	A
Gas Rough In	02/02/24	DS	P	Rmdl Res	BLMT	BLTN	230 HACKBERRY LN	SMITH CLIFFORD M & KARE	35065	A
Electric Service	02/02/24	DS	F	ELEC RES	WHPT	GNWY	889 BERRYS FERRY RD	SHIN JIUEN	35127	A
Final Closing Electr	02/05/24	DS	F	Solar	BVL		328 TYSON DR	IBRAHIM FAROUK &	33995	A
Final Closing Buildi	02/05/24	DS	F	Solar	BVL		328 TYSON DR	IBRAHIM FAROUK &	33996	A
Final Closing Electr	02/05/24	DS	P	Solar	BVL	BVL	514 BURWELL CT	SCHILLING EDWARD L & JO	34800	A
Final Closing Buildi	02/05/24	DS	P	Solar	BVL	BVL	514 BURWELL CT	SCHILLING EDWARD L & JO	34801	A
Gas Line	02/05/24	DS	P	Gas Per-R	PRS	CHPL	21245 BLUE RIDGE MTN RD	BROOME ANDREW J JR & DI	34968	A
Gas Line Pressure Te	02/05/24	DS	P	Gas Per-R	PRS	CHPL	21245 BLUE RIDGE MTN RD	BROOME ANDREW J JR & DI	34969	A
Erosion & Sediment C	02/05/24	DS	P	Land Dis		LNGM		MOONEY JAMES O III	35137	A
Gas Line	02/05/24	DS	P	Gas Per-R	BVL	BLTN	2436 SHEPHERDS MILL RD	GRAY CARL D & GAIL W	35115	A
Gas Line Pressure Te	02/05/24	DS	P	Gas Per-R	BVL	BLTN	2436 SHEPHERDS MILL RD	GRAY CARL D & GAIL W	35116	A
Backfill	02/06/24	DS	P	Accessory	BYC	CHPL	335 MOUNT AIRY FARM LN	OVERCASH BRIDGET G	35138	A
Framing	02/06/24	DS	P	Rmdl Res	BVL	BVL	305 TAYLOR ST	SPITLER ROBERT W II & K	34378	A
Electrical Rough In	02/06/24	DS	P	Rmdl Res	BVL	BVL	305 TAYLOR ST	SPITLER ROBERT W II & K	35034	A
Plumbing Rough In	02/06/24	DS	P	Rmdl Res	BVL	BVL	305 TAYLOR ST	SPITLER ROBERT W II & K	35035	A
Gas Line	02/06/24	DS	F	Gas Per-R	BVL	BLTN	1543 WICKLIFFE FARM LN	SHARP GEORGE	34808	A
Gas Line Pressure Te	02/06/24	DS	F	Gas Per-R	BVL	BLTN	1543 WICKLIFFE FARM LN	SHARP GEORGE	34809	A
Electric Service	02/06/24	DS	P	ELEC RES	BVL	BLTN	1543 WICKLIFFE FARM LN	SHARP GEORGE	35101	A
Final Closing Electr	02/07/24	DS	P	Solar	BYC	CHPL	2611 MILLWOOD RD	FIELDING SUSAN	34730	A
Final Closing Buildi	02/07/24	DS	P	Solar	BYC	CHPL	2611 MILLWOOD RD	FIELDING SUSAN	34731	A
Gas Line	02/07/24	DS	P	Gas Per-R	BVL	CHPL	5912 SENESEY RD	DAVIS ERIN M & IAN C FI	34830	A
Gas Line Pressure Te	02/07/24	DS	P	Gas Per-R	BVL	CHPL	5912 SENESEY RD	DAVIS ERIN M & IAN C FI	34831	A
Final Closing Electr	02/07/24	DS	P	ELEC RES	BVL	BLTN	2436 SHEPHERDS MILL RD	GRAY CARL D & GAIL W	35148	A
Final Closing Gas	02/07/24	DS	P	Gas Per-R	BVL	BLTN	2436 SHEPHERDS MILL RD	GRAY CARL D & GAIL W	35117	A
Electrical Rough In	02/08/24	DS	PRT	Add Res	BVL	BVL	12 RICE ST	JOHNSON NORMAN G III	35154	A
Mechanical Rough In	02/08/24	DS	F	Add Res	BVL	BVL	12 RICE ST	JOHNSON NORMAN G III	35153	A
Footings	02/08/24	DS	P	Deck/Porch	BVL	BVL	345 TYSON DR	LUHRS RICHARD & LOUANN	34925	A
Final Closing Plumbi	02/08/24	DS	P	Rmdl Res	BYC	BYC	311 LIMESTONE CT	DEFRANGE JOSEPH LOUIS &	35110	A
Final Closing Electr	02/09/24	DS	P	ELEC RES	BVL	CHPL	5912 SENESEY RD	DAVIS ERIN M & IAN C FI	34773	A
Final Closing Gas	02/09/24	DS	P	Gas Per-R	BVL	CHPL	5912 SENESEY RD	DAVIS ERIN M & IAN C FI	34832	A
Final Closing Electr	02/09/24	DS	F	Rmdl Res	BLMT	CHPL	68 TADPOLE LN	RUSSELL MYLES ANDREW &	34317	A
Final Closing Plumbi	02/09/24	DS	F	Rmdl Res	BLMT	CHPL	68 TADPOLE LN	RUSSELL MYLES ANDREW &	34318	A
Final Closing Mechan	02/09/24	DS	F	Rmdl Res	BLMT	CHPL	68 TADPOLE LN	RUSSELL MYLES ANDREW &	34319	A
Final Closing Buildi	02/09/24	DS	F	Rmdl Res	BLMT	CHPL	68 TADPOLE LN	RUSSELL MYLES ANDREW &	34320	A
Plumbing Rough In	02/12/24	DS	PRT	Rmdl Res	BYC	CHPL	70 COLONIAL LN	SOPER JOHN	35152	A
Insulation	02/15/24	DS	PRT	Rmdl Res	BYC	CHPL	70 COLONIAL LN	SOPER JOHN	35224	A

INSPECTION REPORT

Building Inspections

INSPECTIONS PERFORMED: 02/01/24 to 02/29/24

INSPECTION	DATE	BY	RSLT	PROJECT	CITY	AREA	LOCATION	OWNER	INSP ID	T
Final Closing Electr	02/15/24	DS	P	Solar	BVL		257 TYSON DR	NEWBY JASON TYLER& CHAN	34660	A
Final Closing Buildi	02/15/24	DS	P	Solar	BVL		257 TYSON DR	NEWBY JASON TYLER& CHAN	34661	A
Electric Service	02/15/24	DS	P	ELEC RES	BYC	GNWY	773 OLD WINCHESTER RD	RASKOVSKIY MICHAEL	35179	A
Final Closing Electr	02/16/24	DS	P	Rmdl Res	BVL	BVL	741 MCGUIRE CIR	ROSENBOHM STEPHEN L & M	35217	A
Final Closing Plumbi	02/16/24	DS	P	Rmdl Res	BVL	BVL	741 MCGUIRE CIR	ROSENBOHM STEPHEN L & M	35218	A
Final Closing Buildi	02/16/24	DS	P	Rmdl Res	BVL	BVL	741 MCGUIRE CIR	ROSENBOHM STEPHEN L & M	35219	A
Final Closing Mechan	02/16/24	DS	P	Rmdl Res	BVL	BVL	741 MCGUIRE CIR	ROSENBOHM STEPHEN L & M	35216	A
Gas Line	02/16/24	DS	P	Gas Per-R	BVL	BLTN	1543 WICKLIFFE FARM LN	SHARP GEORGE	35220	A
Gas Line Pressure Te	02/16/24	DS	P	Gas Per-R	BVL	BLTN	1543 WICKLIFFE FARM LN	SHARP GEORGE	35221	A
Electrical Rough In	02/16/24	DS	F	Add Res	BVL	BVL	12 RICE ST	JOHNSON NORMAN G III	35222	A
Mechanical Rough In	02/16/24	DS	F	Add Res	BVL	BVL	12 RICE ST	JOHNSON NORMAN G III	35223	A
Framing	02/16/24	DS	P	Deck/Porch	BVL	BVL	345 TYSON DR	LUHRS RICHARD & LOUANN	34926	A
Framing	02/16/24	DS	P	Deck/Porch	BVL	BVL	301 TYSON DR	JOHNSON JOSEPH PAUL	35233	A
Backfill	02/20/24	DS	P	Add Res	BVL	BLTN	3838 SHEPHERDS MILL RD	WOODSIDE LAND COMPANY L	35237	A
Shower Pan	02/22/24	DS	P	Rmdl Res	BVL	BVL	305 TAYLOR ST	SPITLER ROBERT W II & K	35362	A
Insulation	02/22/24	DS	P	Rmdl Res	BVL	BVL	305 TAYLOR ST	SPITLER ROBERT W II & K	35291	A
Footings	02/22/24	DS	P	Rmdl Res	PRS	CHPL	21569 BLUE RIDGE MTN RD	KITCHIN HAROLD J & THER	35161	A
Footings	02/22/24	DS	P	Deck/Porch	BVL	BVL	344 TYSON DR	BENGE CRISTOPHER DANIEL	35194	A
Framing Porch/Deck	02/22/24	DS	F	Deck/Porch	BVL	BVL	344 TYSON DR	BENGE CRISTOPHER DANIEL	35306	A
Slab	02/23/24	DS	P	Accessory	BYC	CHPL	335 MOUNT AIRY FARM LN	OVERCASH BRIDGET G	35326	A
Electrical Rough In	02/23/24	DS	P	Add Res	BVL	BVL	12 RICE ST	JOHNSON NORMAN G III	35315	A
Mechanical Rough In	02/23/24	DS	P	Add Res	BVL	BVL	12 RICE ST	JOHNSON NORMAN G III	35316	A
Insulation	02/23/24	DS	P	Add Res	BVL	BVL	12 RICE ST	JOHNSON NORMAN G III	35368	A
Plumbing Groundworks	02/23/24	DS	P	NRSF			1061 PINE GROVE RD	MORGAN LORI DUKE	35327	A
Waterproofing/Pargin	02/23/24	DS	P	Rmdl Res	PRS	CHPL	21569 BLUE RIDGE MTN RD	KITCHIN HAROLD J & THER	35337	A
Gas Tank	02/23/24	DS	P	Gas Per-R	BLMT	BLTN	509 PINE GROVE RD	ROSE ROBERT B III& LORR	35373	A
Gas Line	02/23/24	DS	P	Gas Per-R	BLMT	BLTN	509 PINE GROVE RD	ROSE ROBERT B III& LORR	35330	A
Gas Line Pressure Te	02/23/24	DS	P	Gas Per-R	BLMT	BLTN	509 PINE GROVE RD	ROSE ROBERT B III& LORR	35331	A
Final Closing Buildi	02/26/24	DS	F	Rmdl Res	BVL	BVL	21 WEST FAIRFAX ST	FRANZEN MELISSA ELAINE	30945	A
Final Closing Plumbi	02/26/24	DS	F	Rmdl Res	BVL	BVL	21 WEST FAIRFAX ST	FRANZEN MELISSA ELAINE	35284	A
Insulation	02/26/24	DS	P	Add Res	BVL	LNGM	1986 LONGMARSH RD	VILLELA BAEZA RAUL E	35325	A
Electrical Rough In	02/26/24	DS	P	Deck/Porch	BVL	BVL	301 TYSON DR	JOHNSON JOSEPH PAUL	35322	A
Electrical Rough In	02/26/24	DS	P	Deck/Porch	BVL	BVL	345 TYSON DR	LUHRS RICHARD & LOUANN	35321	A
Framing Porch/Deck	02/26/24	DS	P	Deck/Porch	BVL	BVL	344 TYSON DR	BENGE CRISTOPHER DANIEL	35342	A
Beams	02/27/24	DS	P	Add Res	BVL	LNGM	1977 SUMMIT POINT RD	REEDY WILLIAM JOHN	35442	A
FOUNDATION	02/27/24	DS	P	Add Res	BVL	LNGM	1977 SUMMIT POINT RD	REEDY WILLIAM JOHN	35384	A
Gas Tank	02/27/24	DS	P	Gas Per-R	BVL	LNGM	1977 SUMMIT POINT RD	REEDY WILLIAM JOHN	35380	A
Gas Line	02/27/24	DS	P	Gas Per-R	BVL	LNGM	1977 SUMMIT POINT RD	REEDY WILLIAM JOHN	34977	A
Gas Line Pressure Te	02/27/24	DS	P	Gas Per-R	BVL	LNGM	1977 SUMMIT POINT RD	REEDY WILLIAM JOHN	34978	A
Final Closing Electr	02/27/24	DS	F	Add Res	BVL	BLTN	2483 PARSHALL RD	GREGG MICHAEL H & WENDY	35343	A
Final Closing Plumbi	02/27/24	DS	F	Add Res	BVL	BLTN	2483 PARSHALL RD	GREGG MICHAEL H & WENDY	35344	A
Final Closing Gas	02/27/24	DS	F	Add Res	BVL	BLTN	2483 PARSHALL RD	GREGG MICHAEL H & WENDY	35345	A
Final Closing Mechan	02/27/24	DS	F	Add Res	BVL	BLTN	2483 PARSHALL RD	GREGG MICHAEL H & WENDY	35346	A
Final Closing Buildi	02/27/24	DS	F	Add Res	BVL	BLTN	2483 PARSHALL RD	GREGG MICHAEL H & WENDY	35347	A
Slab Porch/Deck	02/28/24	DS	P	NRSF			1061 PINE GROVE RD	MORGAN LORI DUKE	35381	A
Slab Garage/Carport	02/28/24	DS	P	NRSF			1061 PINE GROVE RD	MORGAN LORI DUKE	35382	A
Slab Basement	02/28/24	DS	P	NRSF			1061 PINE GROVE RD	MORGAN LORI DUKE	35383	A
Final Closing Buildi	02/28/24	DS	P	Accessory	BVL	BVL	209 WEST MAIN ST	ALTMAN GAIL RHODES & MY	35372	A
Final Closing Electr	02/29/24	DS	F	Rmdl Res	BYC	GNWY	24 TANNERY LN	LEE EDWARD A & MONICA V	35338	A
Final Closing Plumbi	02/29/24	DS	F	Rmdl Res	BYC	GNWY	24 TANNERY LN	LEE EDWARD A & MONICA V	35339	A
Final Closing Buildi	02/29/24	DS	F	Rmdl Res	BYC	GNWY	24 TANNERY LN	LEE EDWARD A & MONICA V	32632	A
Final Closing Electr	02/29/24	DS	P	Solar	BVL	BVL	737 MCGUIRE CIR	ODOM JUNIOR O & MARIELL	34887	A

INSPECTION REPORT

Building Inspections

INSPECTIONS PERFORMED: 02/01/24 to 02/29/24

INSPECTION	DATE	BY	RSLT	PROJECT	CITY	AREA	LOCATION	OWNER	INSP ID	T	
Final Closing Buildi	02/29/24	DS	P	Solar	BVL	BVL	737 MCGUIRE CIR	ODOM JUNIOR O & MARIELL	34888	A	
INSPECTOR TOTALS:		105 INSPECTIONS		FEES:		.00		PAID TO DATE:		.00 UNPAID: .00	
Plumbing Rough In	02/09/24	JR	P	Rmdl Res	BVL	LNGM	1305 CRUMS CHURCH RD	BEITZEL DAWN M	35182	A	
Water Line Ditch	02/09/24	JR	P	Rmdl Res	BVL	LNGM	1305 CRUMS CHURCH RD	BEITZEL DAWN M	35188	A	
Trench	02/09/24	JR	P	Rmdl Res	BVL	LNGM	1327 CRUMS CHURCH RD	BEITZEL DAWN M	35183	A	
Plumbing Rough In	02/09/24	JR	P	Rmdl Res	BVL	LNGM	1327 CRUMS CHURCH RD	BEITZEL DAWN M	35181	A	
Framing	02/09/24	JR	P	Rmdl Res	BVL	LNGM	621 KIMBLE RD	FFC PROPERTIES	35142	A	
Plumbing Rough In	02/09/24	JR	P	Rmdl Res	BVL	LNGM	621 KIMBLE RD	FFC PROPERTIES	35416	A	
Framing	02/22/24	JR	P	Rmdl Res	BYC	CHPL	10544 LORD FAIRFAX HWY	SHEIKH IQRA YOUSAF	35289	A	
Plumbing Rough In	02/22/24	JR	P	Rmdl Res	BYC	CHPL	10544 LORD FAIRFAX HWY	SHEIKH IQRA YOUSAF	35290	A	
Sewer Line	02/22/24	JR	F	Add Res			103 NORTH GREENWAY AVE	LISETTE TUNER	35323	A	
Water Line	02/22/24	JR	F	Add Res			103 NORTH GREENWAY AVE	LISETTE TUNER	35324	A	
Sewer Line	02/26/24	JR	P	Add Res			103 NORTH GREENWAY AVE	LISETTE TUNER	35379	A	
Water Line	02/26/24	JR	P	Add Res			103 NORTH GREENWAY AVE	LISETTE TUNER	35378	A	
Electric Service	02/28/24	JR	P	ELEC RES	BYC	GNWY	336 GORHAM LN	MALONE CAMERON E & SHAW	35226	A	
INSPECTOR TOTALS:		13 INSPECTIONS		FEES:		.00		PAID TO DATE:		.00 UNPAID: .00	
Footings	02/01/24	RE	P	NRSF			1061 PINE GROVE RD	MORGAN LORI DUKE	35415	A	
FOUNDATION	02/06/24	RE	P	NRSF			1061 PINE GROVE RD	MORGAN LORI DUKE	35414	A	
INSPECTOR TOTALS:		2 INSPECTIONS		FEES:		.00		PAID TO DATE:		.00 UNPAID: .00	
DEPARTMENT TOTALS:		120 INSPECTIONS		FEES:		.00		PAID TO DATE:		.00 UNPAID: .00	
REPORT TOTALS:		120 INSPECTIONS		FEES:		.00		PAID TO DATE:		.00 UNPAID: .00	

INSPECTION REPORT

Building Inspections

INSPECTIONS PERFORMED: 02/01/24 to 02/29/24

INSPECTION TYPE SUMMARY	COUNT	INSPECTOR SUMMARY	COUNT	RESULT SUMMARY	COUNT
Backfill	2	Douglas Shaffer	105	FAIL	27
Beams	1	Jamie Royston	13	PARTIAL	3
Ditch Electric	1	Ruckman Engineering PLC	2	PASS	90
Electric Service	5				
Electrical Rough In	7				
Erosion & Sediment Control	1				
Final Closing Building	12				
Final Closing Electric	13				
Final Closing Gas	4				
Final Closing Mechanical	3				
Final Closing Plumbing	7				
Footings	5				
FOUNDATION	2				
Framing	7				
Framing Porch/Deck	2				
Gas Line	8				
Gas Line Pressure Test	8				
Gas Rough In	1				
Gas Tank	2				
Insulation	4				
Mechanical Rough In	3				
Plumbing Groundworks	1				
Plumbing Rough In	7				
Sewer Line	2				
Shower Pan	1				
Slab	1				
Slab Basement	2				
Slab Garage/Carport	1				
Slab Porch/Deck	2				
Trench	1				
Water Line	2				
Water Line Ditch	1				
Waterproofing/Parging	1				

TOTAL INSPECTIONS: 120

INSPECTION REPORT

ALL

INSPECTIONS PERFORMED: 02/01/24 to 02/29/24

INSPECTION TYPE SUMMARY	COUNT	INSPECTOR SUMMARY	COUNT	RESULT SUMMARY	COUNT
Backfill	2	Douglas Shaffer	105	FAIL	27
Beams	1	Jamie Royston	13	PARTIAL	3
Ditch Electric	1	Ruckman Engineering PLC	2	PASS	90
Electric Service	5				
Electrical Rough In	7				
Erosion & Sediment Control	1				
Final Closing Building	12				
Final Closing Electric	13				
Final Closing Gas	4				
Final Closing Mechanical	3				
Final Closing Plumbing	7				
Footings	5				
FOUNDATION	2				
Framing	7				
Framing Porch/Deck	2				
Gas Line	8				
Gas Line Pressure Test	8				
Gas Rough In	1				
Gas Tank	2				
Insulation	4				
Mechanical Rough In	3				
Plumbing Groundworks	1				
Plumbing Rough In	7				
Sewer Line	2				
Shower Pan	1				
Slab	1				
Slab Basement	2				
Slab Garage/Carport	1				
Slab Porch/Deck	2				
Trench	1				
Water Line	2				
Water Line Ditch	1				
Waterproofing/Parging	1				

TOTAL INSPECTIONS: 120

** END OF REPORT - Generated by Annabella Vega **

Project Application Report - Building Dept

For Period: 2/1/2024 to 2/29/2024

Project Type	Project Number	Project Fees
Commercial Accessory	240051	1244.32
Commercial Remodel	240067	260.10
Residential Accessory	240057	55.08
Residential Addition	240046	433.60
Residential Deck/Porch no Roof	240033	51.00
	240043	201.00
	240073	91.80
Residential Electric Permit	240024	102.00
	240029	122.40
	240032	81.60
	240038	45.90
	240042	56.10
	240045	45.90
	240052	56.10
	240053	56.10
	240062	56.10
	240064	45.90
Residential Garage	240058	111.20
	240060	759.66
Residential Gas Permit	240040	40.80
	240049	40.80
	240050	40.80
	240055	40.80
	240056	40.80
	240068	40.80
Residential Mechanical Permit	240044	45.90
	240048	40.80
	240054	40.80
	240074	40.80
Residential New	240039	3640.25
	240047	2140.19
Residential Remodel	240026	255.00
	240027	944.33

Project Application Report - Building Dept

For Period: 2/1/2024 to 2/29/2024

Project Type	Project Number	Project Fees
Residential Remodel	240028	498.90
	240031	545.04
	240065	102.00
	240066	648.77
Solar Array System	240059	545.80
Total		13609.24

Project Application Report - Building Dept

For Period: 2/1/2024 to 2/29/2024

Project Type	Project Number	Location	Owner	Estimated Building Value	Fees <small>Blank = collected by another dept</small>	Project Status
Commercial Accessory	240051	890 W MAIN ST	RURITAN CLUB OF CLARKE COUNTY	\$227,520	\$1,244.32	ISSUED W/O CONDITIONS
Commercial Remodel	240067	115 S CHURCH ST	KAISERWEBB LC	\$0	\$260.10	ISSUED W/O CONDITIONS
Residential Accessory	240057	209 W MAIN ST	ALTMAN GAIL RHODES & MYRON L	\$12,000	\$55.08	ISSUED W/O CONDITIONS
Residential Addition	240046	3823 CRUMS CHURCH RD	CONAHAN NANCY A	\$8,223	\$433.60	ISSUED W/O CONDITIONS
Residential Deck/Porch no Roof	240033	344 TYSON DR	BENGE CRISTOPHER DANIEL &	\$0	\$51.00	ISSUED W/O CONDITIONS
	240043	828 MORGANS MILL RD	GREENE CHRISTOPHER W & ANNIE J	\$0	\$201.00	ISSUED W/O CONDITIONS
	240073	3195 LORD FAIRFAX HWY	OWENS WILLIAM J & ILLA JANE	\$0	\$91.80	ISSUED W/O CONDITIONS
Residential Electric Permit	240024	2124 SENSENY RD	POTTER JOHN C & CYNTHIA H	\$0	\$102.00	ISSUED W/O CONDITIONS
	240029	309 WHITE OAK LN	THOMAS MATTHEW AARON	\$0	\$122.40	ISSUED W/O CONDITIONS
	240032	20 LINCOLN AVE	JESTER JACOB	\$0	\$81.60	ISSUED W/O CONDITIONS
	240038	336 GORHAM LN	MALONE CAMERON E & SHAWNA M	\$0	\$45.90	ISSUED W/O CONDITIONS
	240042	307 BRECKINRIDGE CT	WILKERSON ROBERT E & APRIL F	\$0	\$56.10	ISSUED W/O CONDITIONS
	240045	96 FRANKFORD LN	FRANKFORD FARM MANAGEMENT LLC	\$0	\$45.90	ISSUED W/O CONDITIONS
	240052	767 SHENANDOAH RIVER LN	EISENHauer KATE	\$0	\$56.10	ISSUED W/O CONDITIONS
	240053	435 PIERCE RD	ODIORNE FAMILY TRUST	\$0	\$56.10	ISSUED W/O CONDITIONS
	240062	740 WEEKS CT	CAPERS DONNELL JR	\$0	\$56.10	ISSUED W/O CONDITIONS

Project Application Report - Building Dept

For Period: 2/1/2024 to 2/29/2024

Project Type	Project Number	Location	Owner	Estimated Building Value	Fees <small>Blank = collected by another dept</small>	Project Status
Residential Electric Permit	240064	326 GREENSTONE LN	BELL KENNETH U	\$0	\$45.90	ISSUED W/O CONDITIONS
Residential Garage	240058	803 MCGUIRE CIR	RUEDINGER RALF R & PHYLLIS A	\$24,226	\$111.20	ISSUED W/O CONDITIONS
	240060	1916 HARRY BYRD HWY	CLARK JACK & MELODY	\$111,038	\$759.66	ISSUED W/O CONDITIONS
Residential Gas Permit	240040	513 HARPER DR	NICKERSON MATTHEW JARED	\$0	\$40.80	ISSUED W/O CONDITIONS
	240049	416 HANCOCK CT	ZIMMERMAN RICHARD CHARLES & BRITTA	\$0	\$40.80	ISSUED W/O CONDITIONS
	240050	509 PINE GROVE RD	ROSE ROBERT B III & LORRAINE PHYLLIS TRST	\$0	\$40.80	ISSUED W/O CONDITIONS
	240055	416 HEMLOCK LN	ROMEDY KATHERINE	\$0	\$40.80	ISSUED W/O CONDITIONS
	240056	435 PIERCE RD	ODIORNE FAMILY TRUST	\$0	\$40.80	ISSUED W/O CONDITIONS
	240068	309 WHITE OAK LN	THOMAS MATTHEW AARON	\$0	\$40.80	ISSUED W/O CONDITIONS
Residential Mechanical Permit	240044	96 FRANKFORD LN	FRANKFORD FARM MANAGEMENT LLC	\$0	\$45.90	ISSUED W/O CONDITIONS
	240048	416 HANCOCK CT	ZIMMERMAN RICHARD CHARLES & BRITTA	\$0	\$40.80	ISSUED W/O CONDITIONS
	240054	767 SHENANDOAH RIVER LN	EISENHauer KATE	\$0	\$40.80	ISSUED W/O CONDITIONS
	240074	767 SHENANDOAH RIVER LN	EISENHauer KATE	\$0	\$40.80	ISSUED W/O CONDITIONS
Residential New	240039	0	WARFIELD HOMES INC	\$592,713	\$3,640.25	ISSUED W/O CONDITIONS
	240047	817 HEMLOCK LN	POE TRACY L	\$275,902	\$2,140.19	ISSUED W/O CONDITIONS
Residential Remodel	240026	21569 BLUE RIDGE MTN RD	KITCHIN HAROLD J & THERESA M TRS	\$0	\$255.00	ISSUED W/O CONDITIONS

Project Application Report - Building Dept

For Period: 2/1/2024 to 2/29/2024

Project Type	Project Number	Location	Owner	Estimated Building Value	Fees <small>Blank = collected by another dept</small>	Project Status
Residential Remodel	240027	211 SWAN AVE	SLATTERY NORMA	\$194,625	\$944.33	ISSUED W/O CONDITIONS
	240028	475 HUNTINGDON LN	SCHUTTE C H INC	\$21,075	\$498.90	ISSUED W/O CONDITIONS
	240031	241 TYSON DR	BOWEN DAVID & LORALEE	\$84,300	\$545.04	ISSUED W/O CONDITIONS
	240065	2071 OLD CHAPEL RD	FRANKLIN JACK M & PATRICIA A	\$4,275	\$102.00	ISSUED W/O CONDITIONS
	240066	404 DUNLAP DR	DIGNACCO MICHAEL THOMAS & KAREN SELDEN	\$96,900	\$648.77	ISSUED W/O CONDITIONS
Solar Array System	240059	2232 ALLEN RD	STANFORD ALAN DUKE & MARTHA ELAINE	\$0	\$545.80	ISSUED W/O CONDITIONS

Open of R/W
FASBU042

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY
FOR FEBRUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
02/01/24 192 ⑤	24153	STILES FAMILY PARTNERSHIP NUMB	N STILES, JOHN STEVEN; JR 2396 SUMMIT POINT RD BERRYVILLE, VA. 22611	N 153,400.00 40K Family	DBS	100% 153,400 VAC
		RECORDED TIME: 09:20				
		DESCRIPTION 1: 20.908 ACRES				
		DATE OF DEED : 00/00/00 BOOK: 719	PAGE: 187	MAP: 5A2		
		NUMBER PAGES : 3				
02/01/24	24155	LEA, GEORGE; ADMR CTA	N WHINEREY REVOCABLE LIVING TRUS 42 POSA DRIVE BRISTOL, CT. 06010	N .00	DODS	100%
		RECORDED TIME: 11:20				
		DESCRIPTION 1: BATTLETOWN DISTRICT, SHEN RET				
		DATE OF DEED : 01/30/24 BOOK: 719	PAGE: 207	MAP: 17A1-5-17		
		NUMBER PAGES : 5				
02/01/24 7043 ②	24158	ELLIS, HENRY	N HARRISON, COREY THOMAS 1008 CAREFREE LANE BOYCE, VA. 22620	N 313,800.00	DBS	100% 245,200
		RECORDED TIME: 13:43				
		DESCRIPTION 1: 45.00 ACRES				
		DATE OF DEED : 00/00/00 BOOK: 719	PAGE: 237	MAP: 385709		
		NUMBER PAGES : 4				
02/02/24	24165	LAMBERT, KELSA JONES	N WINSATT, SHARON 104 SARATOGA AVE BOYCE, VA. 22620	N .00	DG	100%
		RECORDED TIME: 10:11				
		DESCRIPTION 1: BK 105 PG 497				
		DATE OF DEED : 01/24/24 BOOK: 719	PAGE: 288	MAP: 21A1 A83		
		NUMBER PAGES : 3				
02/02/24	24166	WINSATT, SHARON	N WINSATT, SHARON 104 SARATOGA AVE BOYCE, VA. 22620	N .00	DG	100%
		RECORDED TIME: 10:12				
		DESCRIPTION 1: BK 717 PG 522				
		DATE OF DEED : 01/24/24 BOOK: 719	PAGE: 291	MAP: 21A1 A 83		
		NUMBER PAGES : 4				
02/02/24	24000007	LAMBERT, GEORGE C	N/A N/A	N .00	REA	00%
		RECORDED TIME: 10:15				
		DESCRIPTION 1:				
		DATE OF DEED : 02/02/24 BOOK:	PAGE:	MAP:		
		NUMBER PAGES : 0				
02/02/24 4297 ②	24167	SHARON KEELER TREASURER OF CLA	Y WEIS, ROSE S 446 HACKBERRY LN BLUEMONT, VA. 20135	N 7,150.00	DBS	100% 3200 VAC
		RECORDED TIME: 11:25				
		DESCRIPTION 1: BATTLETOWN				
		DATE OF DEED : 01/12/24 BOOK: 719	PAGE: 295	MAP: 17A424 37		
		NUMBER PAGES : 3				
02/02/24 2903 ②	24168	SHARON KEELER TREASURER OF CLA	Y DAVE, BALKRISHNA 4410 BROOKFIELD CORPORATE DRE CHANTILLY, VA. 20153	N 9,350.00	DBS	100% 2000 VAC
		RECORDED TIME: 11:26				
		DESCRIPTION 1: BATTLETOWN				
		DATE OF DEED : 01/12/24 BOOK: 719	PAGE: 298	MAP: 17A1 2 176		
		NUMBER PAGES : 3				

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY
FOR FEBRUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
02/02/24 ④ 7161	24174	BEILER, JOHN W RECORDED TIME: 13:30 DESCRIPTION 1: CHAPEL DATE OF DEED : 01/25/24 BOOK: 719 NUMBER PAGES : 3	N WEBB, DANIEL AARON 13113 HOLLY LEAF CT WOODBRIDGE, VA. 22192	N 544,490.00	DBS	100% 394,300 WimpV
02/05/24 ② 3541	24177	HARDY, MARGARET F RECORDED TIME: 11:05 DESCRIPTION 1: SHEN RETREAT LOT 4 BLOCK 2B DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 2	Y CYPHER, TYLER RUSSELL 578 ROCKBRIDGE DR LEESBURG, VA. 20175	N 6,875.30	DSC	100% 2000 VAC
02/05/24 ② 2835	24178	HARDY, MARGARET RECORDED TIME: 11:06 DESCRIPTION 1: SHEN RETREAT LOT 103 DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 2	Y JAIN, PIYULI 2238 MORGAN LANE DUNN LORING, VA. 22027	N 28,600.00	DSC	100% 3600 VAC
02/05/24 ② 4416	24179	HARDY, MARGARET RECORDED TIME: 11:07 DESCRIPTION 1: SHEN RETREAT LOT 2 DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 2	Y REZENDE, THAIS PACHEO 9208 EMMETT ROAD GLEN ALLEN, VA. 23060	N 9,625.00	DSC	100% 2000 VAC
02/05/24 ② 3009	24180	HARDY, MARGARET RECORDED TIME: 11:08 DESCRIPTION 1: SHEN RETREAT LOT 7 DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 2	Y REZENDE, THAIS PACHECO 9208 EMMETT RD GLEN ALLEN, VA. 23060	N 5,390.00	DSC	100% 2000 VAC
02/05/24	24181	OWENS, LEAH RECORDED TIME: 12:30 DESCRIPTION 1: GREENWAY OISTRICT DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 2	N FOGLEMAN, RONALD A P.O. BOX 147 MOUNT SIDNEY, VA. 24467	N .00	DG	100%
02/05/24	24183	BROY, GLORIA RECORDED TIME: 13:50 DESCRIPTION 1: DATE OF DEED : 02/01/24 BOOK: 719 NUMBER PAGES : 4	N BROY, GLORIA 621 VAN FOSSEN ST WINCHESTER, VA. 22601	N .00	DODS	100%
02/05/24	24184	BROY, GLORIA MARIE RECORDED TIME: 13:51 DESCRIPTION 1: 4 PARCELS DATE OF DEED : 02/01/24 BOOK: 719 NUMBER PAGES : 5	N GLORIA MARIE BROY TRUST 621 VANFOSSEN ST WINCHESTER, VA. 22601	N .00	DBS	100%

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY
FOR FEBRUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
02/06/24	24187	THOMAS, CHRISTOPHER L RECORDED TIME: 11:48 DESCRIPTION 1: TOWN OF BERRYVILLE DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 3	N THOMAS, CHRISTOPHER L 25 N BUCKMARSH ST BERRYVILLE, VA. 22611 PAGE: 421 MAP: 141A1 A56	N .00	DBS	100%
02/07/24	24189	PARIS MOUNTAIN LLC RECORDED TIME: 11:09 DESCRIPTION 1: 5.020 ACRES CHAPEL DISTRICT DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 4	N INGRAHAM, JAMES WILLIAM 7711 TOMLINSON AVE CABIN JOHN, MD. 20818 PAGE: 426 MAP: 40A34	N .00	DG	100%
02/07/24	24190	PARIS MOUNTAIN LLC RECORDED TIME: 11:10 DESCRIPTION 1: CHAPEL DISTRICT DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 5	N INGRAHAM, JAMES WILLIAM 7711 TOMLINSON AVE CABIN JOHN, MD. 20818 PAGE: 430 MAP: 40A35	N .00	DG	100%
02/07/24	24191	PARIS MOUNTAIN LLC RECORDED TIME: 11:11 DESCRIPTION 1: CHAPEL DISTRICT DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 4	N INGRHAM, JAMES WILLIAM 7711 TOMLINSON AVE CABIN JOHN, MD. 20818 PAGE: 435 MAP: 40A37	N .00	DG	100%
02/07/24	24192	PARIS MOUNTAIN LLC RECORDED TIME: 11:12 DESCRIPTION 1: CHAPEL DISTRICT DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 4	N INGRHAM, JAMES WILLIAM 7711 TOMLINSON AVE CABIN JOHN, MD. 20818 PAGE: 439 MAP: 40A38	N .00	DG	100%
02/07/24	24193	PARIS MOUNTAIN LLC RECORDED TIME: 11:13 DESCRIPTION 1: CHAPEL DISTRICT DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 4	N INGRAHAM, JAMES WILLIAM 7711 TOMLINSON AVE CABIN JOHN, MD. 20818 PAGE: 443 MAP: 40A136	N .00	DG	100%
02/08/24	24000008	REID, THEODORE STAPLES RECORDED TIME: 08:05 DESCRIPTION 1: DATE OF DEED : 02/08/24 BOOK: NUMBER PAGES : 9	N/A N/A PAGE: MAP:	.00	PROBATE	00%
02/08/24	24198	FLITCROFT, MARC W RECORDED TIME: 10:20 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 02/05/24 BOOK: 719 NUMBER PAGES : 3	N FLITCROFT, MARC W 542 BOOM RD BERRYVILLE, VA. 22611 PAGE: 454 MAP: 14 A 93B	N .00	DBS	100%

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY

FOR FEBRUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
02/08/24	24000009	KAVE, RICHARD VANCE RECORDED TIME: 11:09 DESCRIPTION 1: DATE OF DEED : 02/08/24 BOOK: 719 NUMBER PAGES : 6	N/A N/A	.00	PROBATE	00%
02/08/24	24201	TOLAR, ELEANOR W RECORDED TIME: 15:19 DESCRIPTION 1: GREENWAY DATE OF DEED : 02/07/24 BOOK: 719 NUMBER PAGES : 2	N EISENHAUER, JOHN W 767 SHENANOOAH RIVER LN FRONT ROYAL, VA. 22630	N 654,900.00	DBS	100%
			PAGE: 462 MAP: 37A1 3 22			495,300 w/impv
02/09/24	24203	SRFT RECORDED TIME: 10:14 DESCRIPTION 1: 13.1350 ACRES DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 3	N REICHERT, ALAN A 155 LLOYDS RIDGE LN BLUEMONT, VA. 20135	N .00	DG	100%
02/09/24	24204	REICHERT, ALAN A RECORDED TIME: 10:15 DESCRIPTION 1: 13.1350 DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 3	N REICHERT, ALAN A 155 LLOYDS RIDGE LN BLUEMONT, VA. 20135	N .00	DG	100%
02/09/24	24205	SHILEY, BRUCE A RECORDED TIME: 10:16 DESCRIPTION 1: 5.000 & 1.2995 ACRES DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 4	N SHILEY, BRUCE A 756 CHRISMORE RD WHITE POST, VA. 22663	N .00	DG	100%
02/09/24	24208	HOLCOMB, DAVID D RECORDED TIME: 11:56 DESCRIPTION 1: BATTLEFIELD ESTATES DATE OF DEED : 02/09/24 BOOK: 719 NUMBER PAGES : 3	N BREWER, ROBERT G 401 HANCOCK CT BERRYVILLE, VA. 22611	N 643,500.00	DBS	100%
			PAGE: 497 MAP: 14A7 9 88			430,700 w/impv
02/12/24	24000010	KERNS, SUSAN MATILDA RECORDED TIME: 10:09 DESCRIPTION 1: DATE OF DEED : 02/12/24 BOOK: 111 NUMBER PAGES : 4	N/A N/A	.00	QUAL	00%
02/12/24	24211	KEELER, SHARON RECORDED TIME: 11:55 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/30/24 BOOK: 719 NUMBER PAGES : 3	Y CYPHER, TYLER RUSSELL 578 ROCKBRIDGE DR SE LEESBURG, VA. 20175	N 5,885.00	DBS	100%
			PAGE: 518 MAP: 17A212 62			2000 TAX Sale UAC

6748
②

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CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY

FOR FEBRUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
02/12/24 ② 3992	24221	DANIELS, JEAN G RECORDED TIME: 15:17 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 01/26/24 BOOK: 719 NUMBER PAGES : 2	N KINSEY, RIANNE N/A N/A, XX. 00000 0000 PAGE: 533 MAP: 17A 223 116 216	N 3,000.00	DBS	100% 2000 VAC TAX sale
02/12/24	240000011	DANIELS, JOHN M; JR RECORDED TIME: 15:22 DESCRIPTION 1: DATE OF DEED : 02/12/24 BOOK: NUMBER PAGES : 0	N/A N/A PAGE: MAP:	.00	REA	00%
02/13/24 ① 1361	24226	TRABOLD, VICKI LYNN RECORDED TIME: 12:34 DESCRIPTION 1: TOWN OF BERRYVILLE DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 2	N DINKINS, GUY 16 DORSEY ST BERRYVILLE, VA. 22611 PAGE: 561 MAP: 14A1133A	N 445,000.00	OBS	100% 298,400 w/impv
02/13/24	24228	CASEY TREE FARM LLC RECORDED TIME: 12:45 DESCRIPTION 1: CHAPEL DISTRICT DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 9	N TOWN OF BERRYVILLE VIRGINIA N/A N/A, XX. 00000 0000 PAGE: 572 MAP: 23A56	.00	DE	100%
02/13/24	24229	CASEY TREE FARM LLC RECORDED TIME: 12:46 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: 15 NUMBER PAGES : 1	N TOWN OF BERRYVILLE, VIRGINIA N/A N/A, XX. 00000 0000 PAGE: 78 MAP: 23A56	.00	OPM	100%
02/15/24	24237	STIMMEL, CAROLYN W RECORDED TIME: 09:44 DESCRIPTION 1: 138.84 ACRES DATE OF DEED : 02/09/24 BOOK: 719 NUMBER PAGES : 2	N SLATEFIELD LLC 3446 OLD CHARLES TOWN RD BERRYVILLE, VA. 22611 PAGE: 606 MAP: 2 A 3	.00	DBS	100%
02/16/24 5996 ②	24240	BANKS, THEODORE LEWIS; JR RECORDED TIME: 09:00 DESCRIPTION 1: .5015 ACRE DATE OF DEED : 02/13/24 BOOK: 719 NUMBER PAGES : 7	N VILLEGAS, SEBASTIAN CORTES 12407 JOHN MARSHALL HWY MARKHAM, VA. 22643 PAGE: 647 MAP: 30 A 31	N 139,500.00	DBS	100% 139,500 w/impv
02/16/24 ② 3796	24244	MARSHALL, STEPHEN R RECORDED TIME: 11:49 DESCRIPTION 1: SHEN RETREAT LOT 1 BLOCK 2F DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 2	N TIGGES, JOSHUA 112 POPULAR LANE BLUEMONT, VA. 20135 PAGE: 674 MAP: 17A2212F01	N 260,000.00	DBS	100% 230,500 w/impv

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY
FOR FEBRUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
02/20/24	24248	HABTEMARIAM, GELILA M RECORDED TIME: 10:54 DESCRIPTION 1: LOT 261 HERMITAGE PHASE V DATE OF DEED : 02/16/24 BOOK: 719 NUMBER PAGES : 3	N HABTEMARIAM, GELILA M N/A N/A, XX. 00000 0000 PAGE: 714 MAP: 14A8 5 261	N .00	DG	100%
02/20/24	24249	KIRCHNER, BERNHARD DONALD RECORDED TIME: 11:13 DESCRIPTION 1: 2.142 ACRES DATE OF DEED : 02/14/24 BOOK: 719 NUMBER PAGES : 3	N OLMSTEAD, ABRAM 2912 SWIFT SHOALS RD BOYCE, VA. 22620 PAGE: 717 MAP: 38 A 12A	N 495,000.00	DBS	100%
						320,300 w/impv
02/20/24	24251	MARTINDALE, MICHELINE B RECORDED TIME: 11:28 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: 15 NUMBER PAGES : 1	N SUROMI LLC N/A N/A, XX. 00000 DD00 PAGE: 79 MAP: 23A37	N .00	OPM	100%
02/20/24	24252	SUROMI LLC RECORDED TIME: 11:29 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 2	N MARTINDALE, MICHELINE B N/A N/A, XX. 00000 0000 PAGE: 724 MAP: 23A37	N .00	DBL	100%
02/20/24	24255	NEWMAN, KEVIN LAMONT RECORDED TIME: 12:17 DESCRIPTION 1: BOYCE CROSSING LOT 20 DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 3	N MORELAND, LEE ANDREW 121 GRAND OAKS DRIVE BOYCE, VA. 22620 PAGE: 767 MAP: 21A3120	N 460,000.00	DBS	100%
						341,300 w/impv
02/22/24	24000012	KEEFER, JAMES MARSHALL RECORDED TIME: 11:55 DESCRIPTION 1: DATE OF DEED : 02/22/24 BOOK: 111 NUMBER PAGES : 4	N/A N/A PAGE: 562 MAP:	.00	PROBATE	00%
02/22/24	24000013	KEEFER, PEGGY HILL RECORDED TIME: 11:55 DESCRIPTION 1: DATE OF DEED : 02/22/24 BOOK: 111 NUMBER PAGES : 4	N/A N/A PAGE: 568 MAP:	.00	QUAL	00%
02/23/24	24262	NAJIM, ALI M RECORDED TIME: 10:41 DESCRIPTION 1: GREENWAY DATE OF DEED : 02/15/24 BOOK: 719 NUMBER PAGES : 3	N NAJIM FAMILY LIVING TRUST N/A N/A, XX. D0000 D000 PAGE: 827 MAP: 28 A 22	N .00	DBS	100%

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CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY
FOR FEBRUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
02/23/24	24266	ROCKWOOD RIVERSIDE RECORDED TIME: 13:43 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 00/00/00 BOOK: 15 NUMBER PAGES : 1	N SAME N/A PAGE: 80 MAP: 16 A 46	N .00	OPM	100%
02/26/24	24267	SHARON KEELER, TREASURER RECORDED TIME: 11:16 DESCRIPTION 1: BATTLETOWN DATE OF DEED : 02/06/24 BOOK: 719 NUMBER PAGES : 3	Y SEYMOUR, BRYANT 189 EVERGREEN LN BLUEMONT, VA. 20135 PAGE: 869 MAP: 17A211 59	N 8,800.00	DBS	100%
					TAX Sale	2000 VAC
02/26/24	24268	STUNKLE, CHARLES E RECORDED TIME: 11:36 DESCRIPTION 1: 2.5015 ACRES LOT 10 CHAPEL DISTRICT DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 4	N ADAMSON, FRANKIE E 674 BROWNTOWN RD BOYCE, VA. 22620 PAGE: 872 MAP: 22310	N 635,000.00	DBS	100%
						499,500 w/impv
02/26/24	24269	ERICKSON, ERNESTINE RECORDED TIME: 14:06 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 3	N ERICKSON, CHET WILLIAM 715 DUKE LANE BLUEMONT, VA. 20135 PAGE: 876 MAP: 24A20A	.00	DG	100%
02/26/24	24270	ERICKSON, ERNESTINE RECORDED TIME: 14:07 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 4	N ERICKSON, JON KYLE 270 DUKE LANE BLUEMONT, VA. 20135 PAGE: 879 MAP: 24A20H	.00	DG	100%
02/26/24	24271	MREC SHENANDOAH VA RECORDED TIME: 14:47 DESCRIPTION 1: DATE OF DEED : 01/16/24 BOOK: 719 NUMBER PAGES : 8	N FREDERICK WATER N/A N/A, XX. 00000 0000 PAGE: 883 MAP: 27 A 16E	.00	DE	100%
02/26/24	24272	MREC SHENANDOAH VA RECORDED TIME: 14:48 DESCRIPTION 1: DATE OF DEED : 01/16/24 BOOK: 719 NUMBER PAGES : 8	N FREDERICK WATER N/A N/A, XX. 00000 0000 PAGE: 891 MAP: 27 A 16D	.00	DE	100%
02/26/24	24273	MREC SHENANDOAH VA RECORDED TIME: 14:49 DESCRIPTION 1: DATE OF DEED : 01/16/24 BOOK: 719 NUMBER PAGES : 8	N FREDERICK WATER N/A N/A, XX. 00000 0000 PAGE: 899 MAP: 27 A 16C	.00	DE	100%

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CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY

FOR FEBRUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
02/27/24	24274	COLEMAN, RACHEL RECORDED TIME: 12:20 DESCRIPTION 1: 23.04 ACRES DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 36	Y COUNTY OF CLARKE, VIRGINIA N/A N/A, XX. 00000 0000	Y .00	DE	100%
			PAGE: 907		MAP: 6A6	
02/27/24	24275	MCOONALD, BEVERLY LYNN RECORDED TIME: 13:03 DESCRIPTION 1: LOT 4 9600 SQ FT DATE OF DEED : 02/14/24 BOOK: 719 NUMBER PAGES : 4	N CANNONBALL HOLOING 25 CATOCTIN CIRCLE SE LEESBURG, VA. 20175	N 222,000.00	DBS	100%
			PAGE: 943		MAP: 14A6 2 4	170,100 w/impv
02/28/24	24278	COLEMAN, RACHEL RECORDED TIME: 12:16 DESCRIPTION 1: LONGMARSH DISTRICT DATE OF DEED : 00/00/00 BOOK: 720 NUMBER PAGES : 4	N WILLIS, KENNETH LANG 1805 WRIGHTS MILL RO BERRYVILLE, VA. 22611	N 575,000.00	DBS	100%
			PAGE: 1		MAP: 6A6	2 parcels 205,200 INV 50,000 VAC
02/28/24	24280	WARFIELO, MATTHEW C RECORDED TIME: 14:46 DESCRIPTION 1: LONGMARSH DATE OF DEED : 02/27/24 BOOK: 720 NUMBER PAGES : 3	N RUSSELL, ALAN SPENCER; II 252 RUSSELL RD BERRYVILLE, VA. 22611	N 403,000.00	DBS	100%
			PAGE: 6		MAP: 7 A31	2 parcels 168K w/impv 80K VAC
02/29/24	24282	OSAGE FIELDS LLC RECORDED TIME: 08:26 DESCRIPTION 1: LONGMARSH DATE OF DEED : 02/26/24 BOOK: 720 NUMBER PAGES : 3	N LOPEZ, JORGE LUIS 317 PIERCE RD BERRYVILLE, VA. 22611	N 835,000.00	OBS	100%
			PAGE: 27		MAP: 6 A41	452,600 w/impv
02/29/24	240000014	FELTNER, JUDD MADISON RECORDED TIME: 14:10 DESCRIPTION 1: DATE OF DEED : 02/29/24 BOOK: NUMBER PAGES : 0	N/A N/A	.00	COPY	00%
			PAGE:		MAP:	

CLARKE COUNTY CIRCUIT COURT
MONTH END DEEDS OF PARTITION AND CONVEYANCE
LOCAL TAXATION DEPARTMENT
COUNTY
FOR FEBRUARY, 2024

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
***** DEEDS TRANSFER UPON DEATH *****						
02/07/24	24196	FIELDING, SUSAN LYON RECORDED TIME: 15:11 DESCRIPTION 1: GREENWAY DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 2	N FIELDING, ANDREW N/A N/A, XX. 00000 0000 PAGE: 450 MAP: 3D A 3DA	N .00	DTD	100%
02/09/24	242D6	HOPE, BEECHER A RECORDED TIME: 10:17 DESCRIPTION 1: LONGMARSH DISTRICT DATE OF DEED : 00/00/00 BOOK: 719 NUMBER PAGES : 4	N WALLACE, CATIE HOPE 846 TRIPLE J RD BERRYVILLE, VA. 22611 PAGE: 492 MAP: 13A8	N .00	OTD	100%

TOTAL COUNTY DEEDS OF PARTITION AND CONVEYANCE: 58
TOTAL NUMBER OF COUNTY DEEDS OF CORRECTION : 0
TOTAL NUMBER OF COUNTY WILL/FIDUCIARY : 6

Clarke County Demand Response Metrics

Month	Service Days	Service Hours	Passengers	Miles Traveled
Jan-24	20	77	122	701
Feb-24	20	80	120	634
Mar-24				
Apr-24				
May-24				
Jun-24				
Jul-24				
Aug-24				
Sep-24				
Oct-24				
Nov-24				
Dec-24				

**Clarke County Fire-Rescue
FY 23-24 Closing Balance Summary**

Description	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	YTD Totals
Billable Calls										
Enders (Co 1)	79	82	84	103	88	98	115	111		760
Boyce (Co 4)	22	14	16	19	14	18	15	8		126
Blue Ridge (Co 8)	16	3	7	7	6	3	5	8		55
Total # of Billable Calls	117	99	107	129	108	119	135	127		941
ALS Trips Billed	64	60	69	80	64	64	93	78		572
BLS Trips Billed	50	38	35	46	42	52	41	47		351
TNT Trips Billed	3	1	3	3	2	3	1	2		18
Total	117	99	107	129	108	119	135	127		941
Net Mileage Reimbursement										
Enders (Co 1)	\$18,623.39	\$14,249.32	\$12,292.56	\$12,183.64	\$11,101.10	\$8,076.46	\$8,970.66	\$12,974.36		\$98,471.49
Boyce (Co 4)	\$1,456.74	\$2,794.76	\$1,123.61	\$1,737.81	\$1,891.31	\$1,040.08	\$1,520.74	\$1,147.46		\$12,712.51
Blue Ridge (Co 8)	\$2,695.82	\$2,165.37	\$472.25	\$609.46	\$2,113.49	\$267.24	\$371.12	\$1,603.41		\$10,298.16
Total	\$22,775.95	\$19,209.45	\$13,888.42	\$14,530.91	\$15,105.90	\$9,383.78	\$10,862.52	\$15,725.23		\$121,482.16
Calls Dispatched										
Co 1 Career	62	86	83	88	94	90	95	97		695
Co 1 Volunteer	2	2	3	2	2	2	3	2		18
Co 1 Split	59	40	42	36	31	37	40	37		322
Co 4 Career	15	17	9	12	11	1	6	2		73
Co 4 Volunteer	6	2	11	4	7	7	3	5		45
Co 4 Split	25	14	13	22	7	17	16	14		128
Co 8 Career	14	5	3	9	3	5	4	2		45
Co 8 Volunteer	3	1	5	4	2	3	4	8		30
Co 8 Split	8	4	7	11	6	4	5	6		51
Unknown	19	20	16	11	26	20	19	20		151
Total # of Calls Dispatched	213	191	192	199	189	186	195	193		1558
Patient Payments	\$8,353.06	\$5,856.14	\$2,870.95	\$5,129.29	\$2,393.51	\$4,248.50	\$4,832.34	\$2,452.00		\$36,135.79
TNT Payments	\$300.00	\$200.00	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$150.00		\$950.00
Total Payments	\$73,196.48	\$60,057.21	\$43,239.03	\$51,174.38	\$52,634.85	\$46,192.72	\$49,256.96	\$71,274.87		\$447,026.50